



COLLIN COUNTY

Engineering Department
4690 Community Ave.
Suite 200
McKinney, Texas 75071
972-548-3733
www.collincountytx.gov

MEMO

Date: December 16, 2024

To: Commissioners Court

From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering

Subject: Final Plat for Daybreak Phase 1

Lennar Homes of Texas Land and Construction, LTD., owner and developer of the Daybreak Subdivision (Proposed Collin County Municipal District #2), requests Commissioners Court consideration of the attached Final Plat of Daybreak phase 1.

This development is proposed to be annexed into Municipal Utility District #2. The entire infrastructure will be owned and maintained by the district. Application has been made for annexation and approval is expected in June of 2024.

Phase 1 is 27.47 acres consisting of 102 residential lots and 5 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

Water will be supplied to the development by Culleoka WSC and sanitary sewer will be provided by the City of Princeton. Storm drains and sanitary sewer plans will meet the standards for the City of Princeton and the roads will meet the County's minimum standards.

The plat generally meets the County's SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232; however, the developer will be required to make the necessary technical edits. Those items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval and will cite the reference in the County's Subdivision Regulations and LGC.

ACTION

We request Commissioners Court consideration for the approval of the Final Plat for Daybreak phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.