COLLIN COUNTY

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

**Date:** May 18, 2026

**To:** Commissioners Court

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

**Subject:** Cost Share Agreement – With Deposit between Collin County and Lennar Homes of Texas Land and Construction, LTD regarding cost participation for CR 392

As part of the platting process for the Daybreak subdivision, Lennar Homes of Texas Land and Construction, LTD is required to comply with the Collin County Roadway Standards. These standards require that developments with lot sizes less than 1.0 acre construct Urban Residential roadway sections within the platted area. Additionally, if a development contains more than 150 lots contributing traffic to a specific roadway, that roadway must be constructed to Urban Collector standards. For roadways on the County's Thoroughfare Plan, the developer is required to reconstruct two (2) lanes of the future six (6) lane thoroughfare.

CR 392 borders the Daybreak Development to the south, and the plat extends to the centerline of the existing roadway. CR 392 is included on the County's Thoroughfare Plan; therefore, the developer is required to improve two (2) lanes of the future six (6) lane thoroughfare. In lieu of constructing these improvements at this time, the developer has agreed to provide a financial contribution representing their required share of CR 392 improvements.

Exhibit A identifies the fiscal responsibilities of Lennar Homes of Texas Land and Construction, LTD and outlines the estimated cost to the County. The developer's share for engineering and construction of CR 392 is $1,274,529.48. This estimate includes a twenty percent (20%) contingency.

Exhibit B provides a schematic illustration of the portions of CR 392 assigned to both the developer and the County. The parties have agreed that the developer's funds will be placed in a separate, interest-bearing account for a period of up to fifteen (15) years. If the County does not proceed with construction within that timeframe, the developer will be reimbursed the full contributed amount, including accrued interest. If construction costs do not require the full use of the deposited funds, any remaining balance, along with accrued interest, will be refunded to the developer.

Once the funds are received by the County, a budget amendment will be needed to transfer the developer's funds from the General Fund to a newly established account.

**Action:**
**We recommend that Commissioners Court approve the attached Cost Share Agreement with Deposit between Collin County and Lennar Homes of Texas Land and Construction, LTD regarding cost participation for CR 392.**