



EPIC CITY UPDATE

March 31, 2025

WHAT IS EPIC CITY?

- 402 acres outside of Josephine in Collin and Hunt counties
 - Land is outside of city limits and extraterritorial jurisdiction of Josephine
- The land was purchased September 2024
- Planned development of 1,000 homes, K-12 school, mosque, senior living center, and retail space
- Developed by Community Capital Partners
- Development regulation will be the responsibility of Collin County
- No application for development has been submitted to Collin County as of March 31, 2025

COLLIN COUNTY'S ROLE

- Collin County responsible to require new developments to comply with applicable State law and County regulations
- County CAN regulate plats, infrastructure, and flood plains
- County CANNOT regulate
 - land uses with the exception of
 - Auto salvage yards
 - Slaughtering plants
 - Sexually oriented businesses
 - density of residential lots

RESIDENTIAL DEVELOPMENT

- Must comply with Collin County development regulations
 - Subdivision regulations
 - Floodplain regulations
 - Streets and drainage standards
 - Fire code
 - Thoroughfare plan
 - OSSF regulations (on-site sewage facilities/septic systems)
- Plat approval by Commissioners Court (lots and streets)

RESIDENTIAL DEVELOPMENT

- Approval of design of streets, drainage, and septic systems by County staff
- Provisions of water and sewer certified by local water supplier or Texas Commission on Environmental Quality (TCEQ) if sewer plant
- Construction of streets and drainage inspected by County
- Plat filed for record when infrastructure is completed acceptably
- 2-Year warranty of construction
- County maintains roads after warranty period
- Septic systems inspected for compliance with design

COMMERCIAL DEVELOPMENT

- Must comply with International Fire Code and impact of construction on surrounding area
- Commercial development and septic system permits approved by County staff
- Construction inspected for compliance with design

RECENT DEVELOPMENTS

- Representative Jeff Leach sent a letter to AG Ken Paxton requesting an investigation into potential violations of the development¹
- AG Ken Paxton has “an open and ongoing investigation into EPIC City”²
- Governor Abbott has stated that EPIC City “has serious legal issues”³

^{1,3} Wooten, N. (2025). “Texas AG launches investigation into planned Muslim centric neighborhood near Dallas” *Dallas Morning News*. <https://www.dallasnews.com/business/real-estate/2025/03/25/texas-ag-launches-investigation-into-planned-muslim-centric-neighborhood-near-dallas/>

² Attorney General Press Release (March 25, 2025), Attorney General Ken Paxton issues CID as part of an ongoing investigation into real estate development tied to East Plano Islamic Center. <https://www.texasattorneygeneral.gov/news/releases/attorney-general-ken-paxton-issues-cid-part-ongoing-investigation-real-estate-development-tied-east>