



COLLIN COUNTY

Administrative Services
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Date: August 25, 2026

To: Commissioners Court

From: Russell Schaffner, Deputy County Administrator

RE: Authorizing and Creating a Public Improvement District for Cobble Creek

Cope Equities, LLC is a developer that seeks to create a public improvement district (PID) on 108.53 acres in the unincorporated area of Collin County. The developer has submitted a petition for the creation of the Cobble Creek Public Improvement District in accordance with Chapter 372, Tex. Local Gov't Code. The petition was filed with the Collin County Clerk on July 15, 2026. Commissioners Court accepted the petition on August 10, 2026.

Chapter 372, Tex. Local Gov't Code, requires the Commissioners Court to hold a public hearing before the creation of a public improvement district, which was held on August 25, 2026. Notice was issued in a newspaper of record and each property owner was notified by certified mail in accordance with statute.

The development is located south of CR 643, west of FM 547, and north of FM 1778 (see attached map).

The petition outlines the general nature of public improvements anticipated through the PID assessment. Those public improvements include roadways and streets, improvements for parks and open space, sidewalks and landscaping, water, wastewater, and drainage improvements, administrative, and operations costs. The petition estimates the cost of eligible improvements would be \$12,000,000.

The petition does not obligate the County to provide any funds or any other obligation to the project. The developer has executed a petition of dissolution if the County and the developer are unable to come to terms on a development and services agreement.