



COLLIN COUNTY

Administrative Services
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Date: August 25, 2026

To: Commissioners Court

From: Russell Schaffner, Deputy County Administrator

RE: Public Hearing for the Creation of the Cobble Creek Public Improvement District

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.

Chapter 372, Tex. Local Gov't Code, requires the Commissioners Court to hold a public hearing before the creation of a public improvement district.

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.