
Economic Development Corporation (Type A)

DEPARTMENT: City Manager's Office
FROM: Eric Oscarson, Deputy City Manager
MEETING: April 21, 2025

SUBJECT:

Consider and take possible action on a first amendment and restatement of the Chapter 380 and economic development and performance agreement (CSO#1775-06-2021) for Chisholm Summit between the City of Burleson, the Burleson 4A Economic Development Corporation and the developer. *(Staff Contact: Eric Oscarson, Deputy City Manager)*

SUMMARY:

Chisholm Summit is an approximate 807-acre master-planned community contemplating 3,066 residential units, with a mix of single-family and townhome/senior living/ multifamily housing types. The other elements of the development include over 10 miles interconnected trails, 100 acres of dedicated Park land, a community park, pocket parks, an equestrian center, passive & natural areas, and commercial nodes.

The original agreement was executed on June 7, 2021, and included:

- Includes details of the project as previously discussed
- Entire property will be annexed into the city
- Property will be zoned PD
- City will fund the construction of Lakewood, a lift station, force main, and gravity sewer to support the business park and surrounding development
- RA Development will build a portion of those improvements on behalf of the city
- Developer will seek to create a maintenance PID to fund maintenance of public improvements
- Dedicate 3 acres for future FS4

As the project has progressed, the city and the developer identified the need for some adjustments to the agreement and the following changes are recommended:

- Update property ownership and all exhibits
- Require HOA to maintain all parks, trails, public parkland and public ROW, which will include landscaping along major roadways (Lakewood/1016) and internal corridors. Originally maintained by PID
- PID will be a capital PID
- City will be responsible for the capital improvements at the public parks in the future

- Update annexation schedule
- Update ROW dedication to include the developer dedicating proportionate share of ROW along all major corridors at no cost to the city. Previously only Lakewood Blvd.
- Update sewer fee language to clarify that the developer must pay sewer impact fees, and the fees may be amended by Fort Worth or the City.
- Update language stating that the city is managing construction of certain sewer improvements
- Future Lift Station will be designed and constructed by the city. RA Development will be responsible for its proportionate share of construction based on the size of lift station.
 - 1.4 MGD or less, City's participation is no more than 50%, with RA Development participating at no less than 50% or pro rate share of capacity.
 - Greater than 1.4 MGD, RA Development will participate at pro rata share.
 - Design must be completed by end of 2026, and construction complete by December 2028.
 - Either party can cause the initiation of the construction and provide 24 months for construction to be completed.
 - RA Development will provide the property/easements/ROW required for the LS and force main at no cost.
- 50% of parkland must have slopes between 2-5% and be well drained.
- Add language to clarify that roadway projects that are constructed as part of this development that are included in the Mobility Plan (1016), are eligible for roadway impact fee credits.
- Updates the exact location of the public safety land for FS4 to include approximately 8 acres.
- Added language on construction of roadways (not Lakewood) with regards to ROW dedication and construction requirements.
- Update Attachments

RECOMMENDATION:

Approval of the amendment

PRIOR ACTION/INPUT (Council, Boards, Citizens):

June 7, 2021 – City Council approved the agreement

REFERENCE:

CSO# 1775-06-2021

FISCAL IMPACT:

STAFF CONTACT:

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