
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: October 19, 2026

SUBJECT:

Consider and take possible action on a resolution determining the costs of certain authorized improvements to be financed by Chisholm Summit Public Improvement District for Improvement Area #1 thereof; approving a Preliminary Service and Assessment plan, including the proposed assessment roll for Improvement Area #1; calling a regular meeting and noticing a public hearing for November 9, 2026 to consider an ordinance levying assessments on property located within Improvement Area #1 of said District; directing the filing of the proposed assessment roll with the city secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

A Public Improvement District (PID) is a defined geographical area established to provide specific types of public improvements or maintenance which are financed by assessing property owners within the area. PIDs are regulated by Chapter 372 of the Texas Local Government Code.

Chisholm Summit is an approximate 807-acre master-planned community contemplating 2,853 single-family residential units, 100 townhome units, 600 senior living/ multifamily housing units and 100,000 square feet of commercial structures.

The other elements of the development are:

- Over 10 miles interconnected Trail System
- 100 acres dedicated Park land

- Community Park, Pocket Parks, Trail Parks
- Equestrian Center
- Passive & Natural Areas
- 28 acres-commercial nodes
- Neighborhood services at high-traffic corners
- Central node - “Chisholm Square”

This item requires Council’s consideration and possible action on a resolution that:

- Determines the costs of certain authorized improvements to be financed by Chisholm Summit Public Improvement District for Improvement Area #1.
- Approves Preliminary Service and Assessment plan, including the proposed assessment roll for Improvement Area #1.
- Calls for a regular meeting and noticing a public hearing for November 9, 2026, to consider an ordinance levying assessments on property located within Improvement Area #1.
- Directs the filing of the proposed assessment roll with the city secretary to make available for public inspection; and
- Directs city staff to publish and mail notice of said public hearing.

Proposed PID Development:

Proposed Development	Quantity	Measurement
Single family		
Lot Type 1 (Estate)	30	Units
Lot Type 2 (65')	334	Units
Lot Type 3 (60')	232	Units
Lot Type 4 (55'-56')	857	Units
Lot Type 5 (50')	401	Units
Lot Type 6 (Age 55+ Homes)	165	Units
Lot Type 7 (40' Patio)	134	Units
Lot Type 8 (Townhomes)	100	Units
Lot Type 9 (MF/Senior)	600	Units
<i>Subtotal Single family</i>	<i>2,853</i>	<i>Units</i>
Commercial		
Lot Type 10 (Commercial)	100,000	Sq Ft

Proposed PID Development-Improvement Area #1:

Proposed Development	Quantity	Measurement
Single family		
Lot Type 2 (65')	49	Units
Lot Type 3 (60')	57	Units
Lot Type 4 (55'-56')	87	Units
Lot Type 5 (50')	176	Units
Lot Type 6 (Age 55+ Homes)	165	Units
Lot Type 7 (40' Patio)	29	Units

<i>Subtotal Single family</i>	<i>563</i>	<i>Units</i>
Commercial		
Lot Type 10 (Commercial)	50,000	Sq Ft

RECOMMENDATION:

Staff recommends Council approve the resolution.

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

June 9, 2024: City Council approved a Development Agreement related to development within the PID.

April 7, 2025: City Council approved a resolution accepting the landowner petition requesting the creation of the Chisholm Summit Public Improvement District (PID).

May 5, 2025: City Council approved resolution CSO#5801-05-2025 approving and authorizing the creation of the Chisholm Summit Public Improvement District (the "PID") to finance the costs of certain public improvements.

June 16, 2025: City Council approved a reimbursement agreement for the Chisholm Summit Public Improvement District (PID).

REFERENCE:

Insert CSO# 5801-02-2025

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684