



Chisholm Summit Public Improvement District

City Council – October 19, 2026

Tony D. McIlwain, Development Services Director

Public Improvement Districts (PIDs)

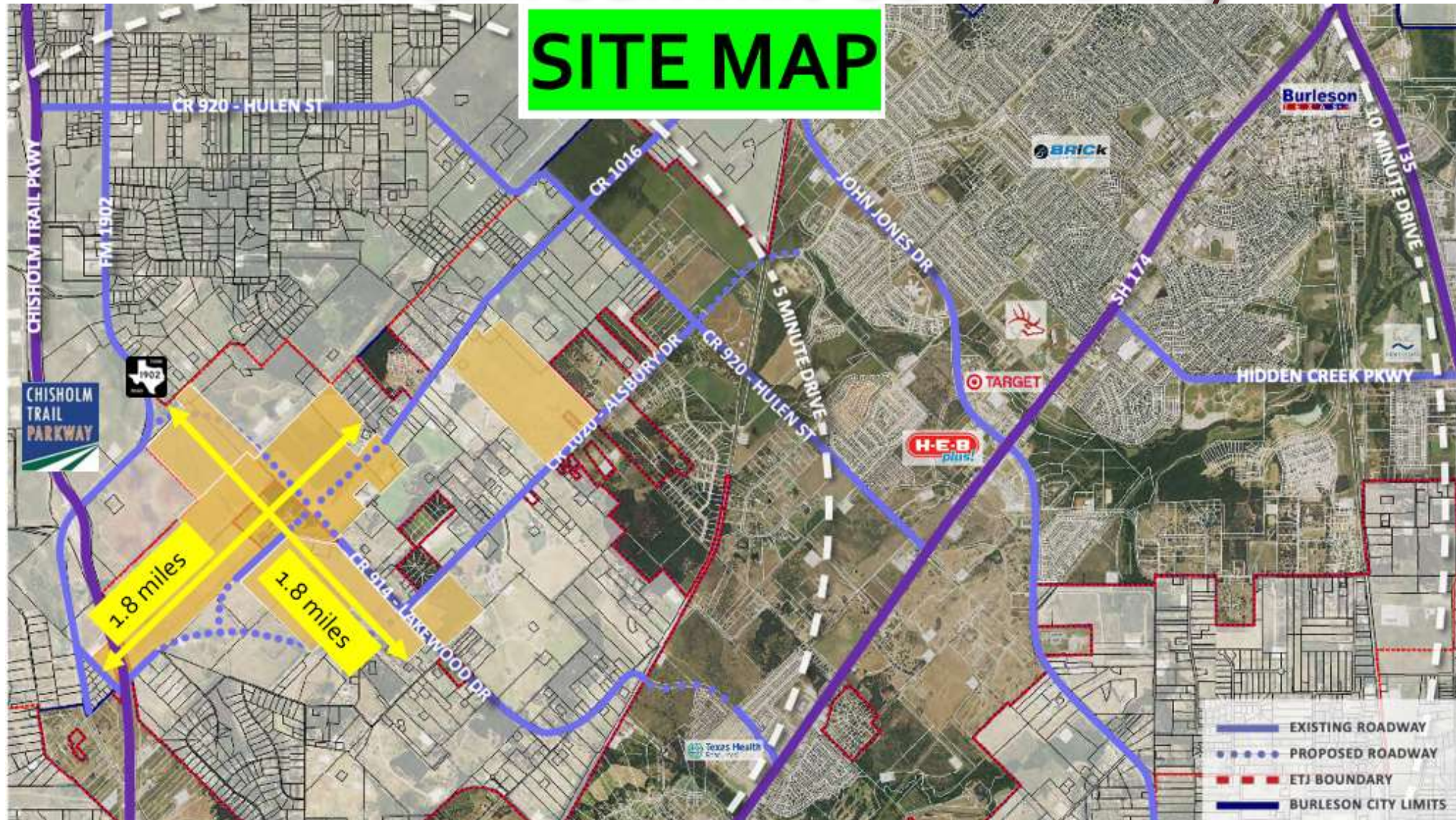
- A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements or maintenance which are financed by assessing property owners within the area.
- Chapter 372 of the Texas Local Government Code, the “Public Improvement District Assessment Act” (as amended, the “PID Act”), governs the creation and operation of public improvement districts within the State of Texas.
- City Council adopted an updated Public Improvement District Policy on March 24, 2025.

Chisholm Summit Community

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”

Chisholm Summit Community



Chisholm Summit PID Resolution

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.

Prior Council Action

- 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).

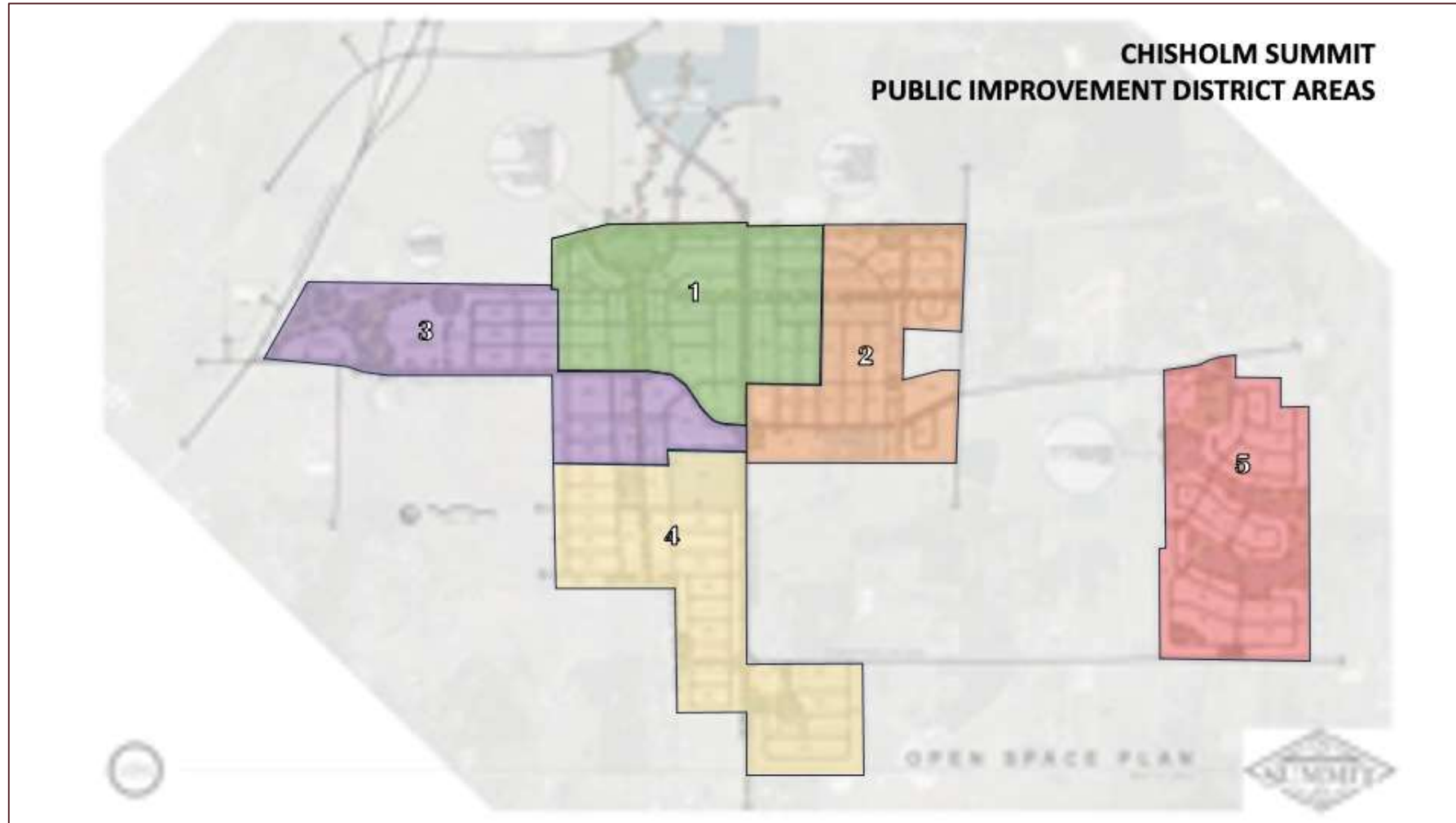
Authorized Improvements and Assessment

- The previously approved PID Petition included a statement that the cost of the Authorized Improvements to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$115,000,000.
- Based on discussions with staff, the Developer will establish a not-to-exceed 40-cent assessment for the proposed Public Improvement District (PID) to provide the authorized public community amenities and infrastructure.

Tax Stack

Taxing Entity	Tax Rates (with PID)	Tax Rates (without PID)
Joshua ISD	1.257500	1.257500
City of Burleson	0.721800	0.721800
Hill College Joshua	0.050000	0.050000
JC Lateral Road	0.050000	0.050000
PID	0.400000	N/A
Johnson County	0.339276	0.339276
Total Tax Rate	\$2.818576	\$2.418576

PID Improvement Areas



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

Future Council Actions

The following items are proposed for the November 9, 2026, City Council Meeting:

- A public hearing related to the Service and Assessment Plan.
- Consideration of an ordinance approving the Service and Assessment Plan.
- Consideration of assessment of property within Improvement Area#1.

Staff Recommendation

Staff recommends approval of the PID resolution that:

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Questions / Comments

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