
City Council Regular Meeting

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, AICP, CFM, Development Services Director

MEETING: January 20, 2026

SUBJECT:

Hold the first public hearing on a proposed strategic partnership agreement (SPA) with the North Johnson County Municipal Management District No. 1. (First Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

| Strategic Priority | Strategic Goal |
|---|---|
|  <p>Dynamic & Preferred City Through Managed Growth</p> | 2.1 Promote sustainable residential and commercial development through strategic and long-term planning |

SUMMARY:

The City of Burleson entered into a development agreement with AP-Groundwork Venture, LLC for North Johnson County Municipal Management District No. 1, also known as TallGrass. The project is being proposed at the intersection of Chisholm Trail Parkway and FM 1902. The District is bringing forward this strategic partnership agreement (SPA) to provide, among other things, conditions for annexation of the MMD and limited purpose annexation of land.

The SPA states the City will not fully annex the property until the following conditions have been met:

- All of the District's water, sanitary sewer, drainage, park and recreational, and road facilities have been constructed.
- The Developer has, and the Developer's successors and assigns have, been reimbursed to the maximum extent permitted by the rules of the Commission or other applicable law.

Prior to annexation, the MMD is authorized to exercise all powers and functions as provided by law. Following annexation, the MMD will continue to exist as a limited purpose district for an initial ten-year period to allow for the continued maintenance and operation of the Drainage Improvements, Park, Trail, and Open Space Improvements, and the street alleys.

The SPA allows the City to “annex the land within the District for the limited purposes of imposing and collecting the City’s Sale and Use Tax at any time after the effective date of this Agreement, as determined by the City and the District.” It shall be noted that limited purpose annexation of any property does not remove it from the MMD, nor is the City able to impose ad valorem taxes on any property. The limited purpose annexation is solely for the imposition and collection of the City’s Sales and Use Tax.

RECOMMENDATION:

Staff recommends the Council hold the first of two public hearings on the SPA. Council will conduct the second public hearing on February 2, 2026.

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

October 20, 2025: City Council granted consent to the annexation of 200.7453 acres of land in the City’s extraterritorial jurisdiction (ETJ) into the TallGrass Municipal Management District (MMD).

October 6, 2025: City Council approved a development agreement for the TallGrass Municipal Management District (MMD).

REFERENCE:

None

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:

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