



Creation of the Chisholm Summit Public Improvement District (PID)

CITY COUNCIL

MAY 5, 2025

Chisholm Summit PID Request

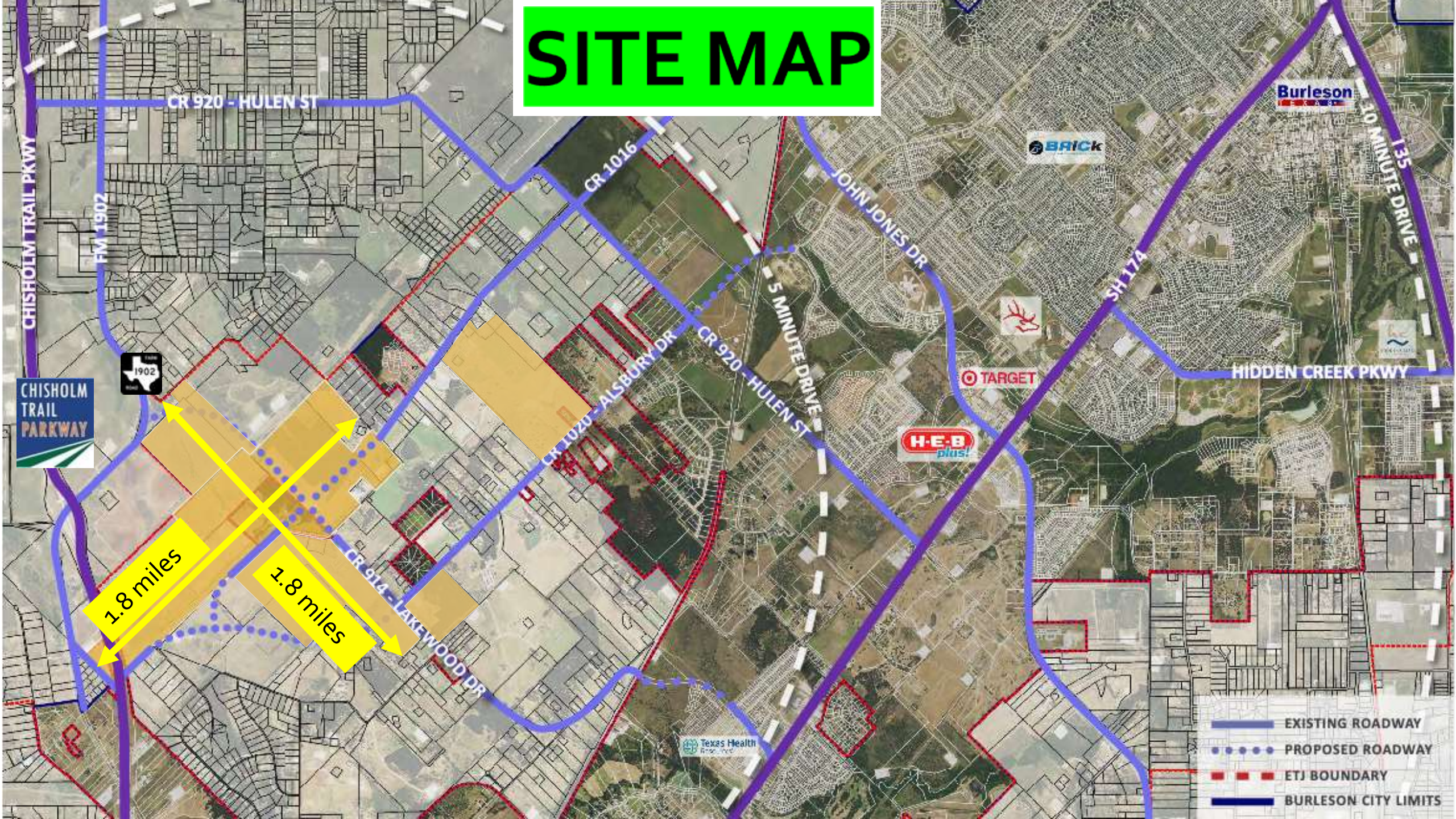
- A Public Improvement District (PID) is a defined geographical area established to provide specific types of improvements or maintenance which are financed by assessing property owners within the area.
- On April 7, 2025, City Council approved a resolution accepting the petition for the Chisholm Summit Public Improvement District (PID), finding that it meets the requirements of Chapter 372 of the Texas Local Government Code and the City's Public Improvement District Policy.
- City Council also set a May 5, 2025 public hearing date for the creation of the PID.

Chisholm Summit Summary

Chisholm Summit is an 800+ 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 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”

SITE MAP



CURVE DATA TABLE

CURVE	ARC LENGTH	INCHES	DELTA ANGLE	C BEARING	C LENGTH
C1	1305.79	1189.18	5°59'43"	N44°29'33"W	1305.79
C2	87.38	840.00	1°04'34"	S45°06'53"E	87.37
C3	193.81	190.50	11°58'48"	S21°11'42"E	190.83

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S45°25'10"E	238.12
L2	N45°32'47"E	241.82
L3	N46°02'43"E	239.33
L4	N46°03'33"E	235.35
L5	N46°12'33"E	125.44
L6	S45°20'10"W	258.05
L7	N45°00'30"W	418.27
L8	N45°11'19"E	432.23
L9	S55°11'12"E	83.00
L10	N59°23'39"E	94.10
L11	N59°12'00"E	236.00
L12	S43°39'40"E	251.00
L13	S46°24'54"E	20.00
L14	S45°04'40"E	43.27
L15	N44°45'10"E	78.71
L16	N45°42'23"E	421.45
L17	S45°35'37"E	383.00
L18	N44°35'45"E	302.45
L19	S45°18'10"W	56.70
L20	N44°47'32"W	134.20
L21	S45°39'21"E	170.84
L22	N45°43'31"E	352.75

NOTES:

- THIS REPORT HAS BEEN PREPARED FOR PLANNING PURPOSES ONLY AND IT IS NOT TO BE CONSTRUED AS BOUNDARY SURVEY.
- BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

**AN EXHIBIT OF
CHISHOLM SUMMIT
PUBLIC IMPROVEMENT DISTRICT
CITY OF BURLESON, JOHNSON COUNTY, TEXAS**

02/15/22

SHEET 1 OF 3

Chisholm Summit PID Petition

- The PID Petition includes 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 petitioner 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 Rate Comparables

	JOHNSON					TARRANT	
	BISD	JISD (CS)	JISD (PF)	JISD	AISD	BISD	CISD
CITY	\$0.6627	\$0.6627	\$0.6627	\$0.6627	\$0.6627	\$0.6627	\$0.6627
ISD	\$1.2552	\$1.2575	\$1.2575	\$1.2575	\$1.1669	\$1.2552	\$1.2552
COUNTY	\$0.329276	\$0.329276	\$0.329276	\$0.329276	\$0.329276	\$0.1875	\$0.1875
JC LATERAL RD	\$0.05	\$0.05	\$0.05	\$0.05	\$0.05		
JC ESD #1	\$0.057513			\$0.057513	\$0.057513		
PID		\$0.40	\$0.18				
HILL COLLEGE		\$0.048242	\$0.048242				
TARRANT COLLEGE						\$0.11228	\$0.11228
TARRANT HOSPITAL						\$0.1825	\$0.1825
TC REGIONAL WATER						\$0.0267	\$0.0267
TOTAL	\$2.354689	\$2.747718	\$2.527718	\$2.356989	\$2.266389	\$2.426880	\$2.426880

Authorized Improvements

- Authorized Improvements are defined in two categories:

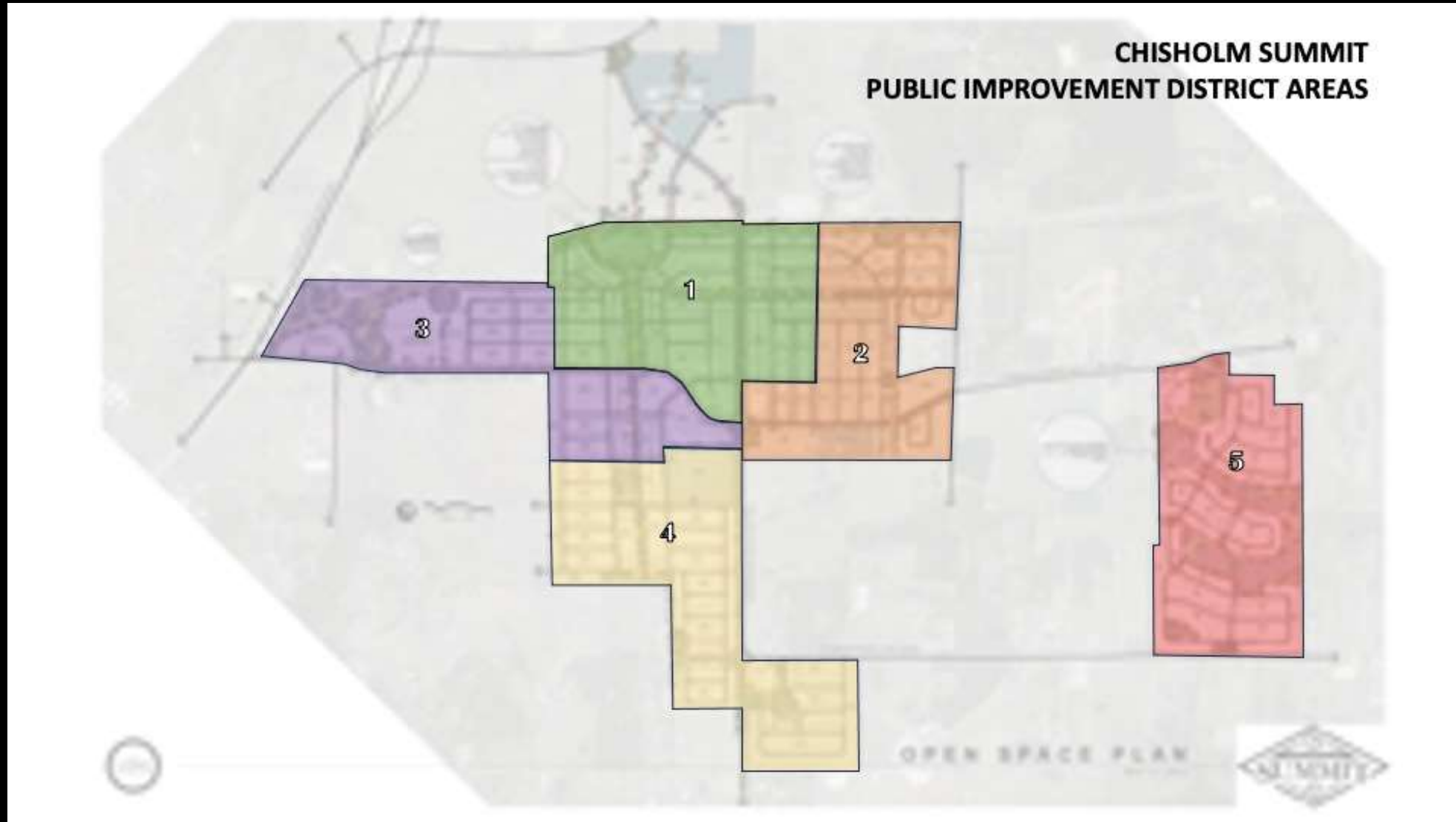
Major Improvements

- Capital projects that enhance public infrastructure and amenities (ex: thoroughfare road, water trunk line)
- Proportionate share split between each improvement area in the PID

Internal Improvements

- Infrastructure and amenities built within a private development but funded through the PID assessment (ex: parks, trails, utilities to each lot)
- Assessments will only pay for public authorized improvements
- Unique cost specific to each improvement area

PID Improvement Areas



Council Next Steps

If the Council approves the PID, the next Council steps will include:

- Call for Assessment Hearing
- First Reading of Bond Ordinance
- Second Reading of Bond Ordinance

Requested Actions

- Approve a resolution creating the Chisholm Summit Public Improvement District (PID), finding that it meets the requirements of Chapter 372 of the Texas Local Government Code and the City's Public Improvement District Policy.