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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony D. McIlwain, Development Services Director  
**MEETING:** May 5, 2025

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**SUBJECT:**

Hold a public hearing, consider, and take possible action on a resolution creating the Chisholm Summit Public Improvement District (PID). (*Staff Contact: Tony McIlwain, Development Services Director*)

**SUMMARY:**

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. The developer has submitted a petition for the creation of a PID and staff is presenting the petition to Council with the opinion that it meets policy objectives. A resolution accepting the petition and setting a public hearing date for the creation of the PID is included as Attachment 3. City Council adopted an updated Public Improvement District Policy on March 24, 2025.

City staff received a petition requesting the creation of the Chisholm Summit Public Improvement District (PID). 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 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”

The draft resolution (Attachment 3) creates the PID, but does not commit the City to particular improvements to be funded by the PID or an assessment rate. The resolution includes \$115,000,000 for the estimated cost.

Upon adoption of the PID Creation resolution, the next Council actions will be required:

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

**RECOMMENDATION:**

Staff recommends the Council approve the resolution creating the Chisholm Summit Public Improvement District (PID)

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

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

*April 18, 2025:* Notification to property owners within the proposed PID was provided. Public notice of a May 5, 2025 Council meeting for the PID appeared in the Fort Worth Star-Telegram.

**REFERENCE:**

Insert CSO# if applicable

Insert resolution or ordinance change

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: N/A

Account Number(s): N/A

Fund: N/A

Account Description: N/A

**STAFF CONTACT:**

Tony D. McIlwain, AICP, CFM  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684