



# TALLGRASS

WHERE ROOTS RUN DEEP

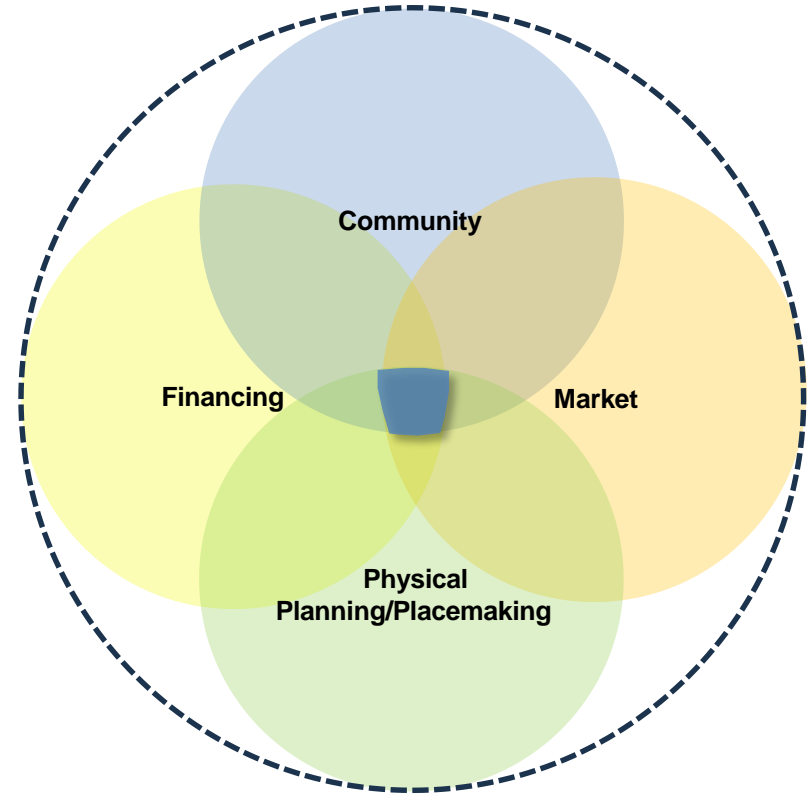
Johnson County, Texas

September 2025

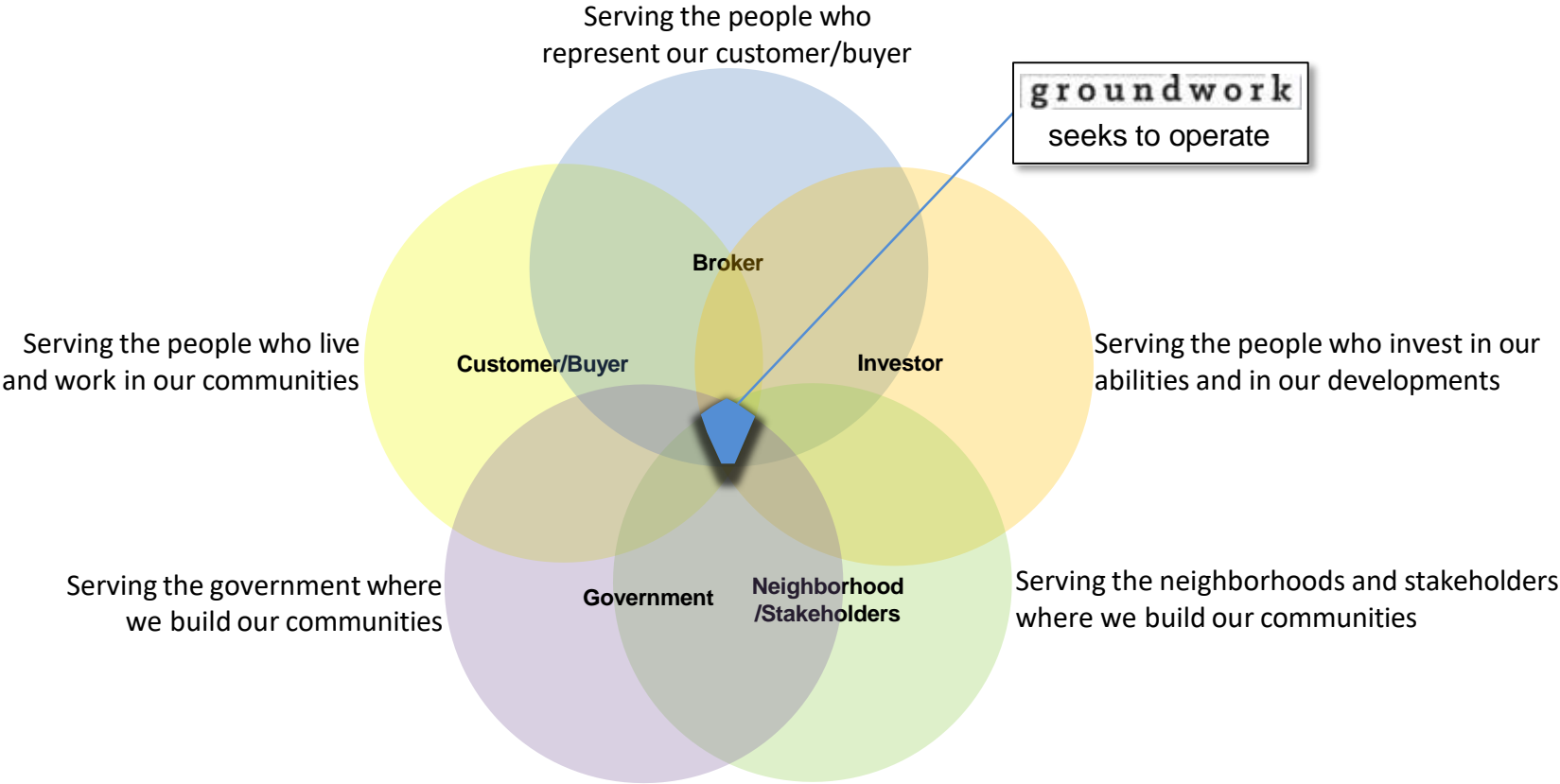
**groundwork**

# PROJECT TEAM | COMPREHENSIVE APPROACH

MUNICIPALITY:	City of Burleson, Texas
LANDOWNER:	AP-Groundwork Venture, LLC
APPLICANT:	Groundwork
PLANNING/LANDSCAPE ARCH:	Lionheart Places
CIVIL AND TRAFFIC ENGINEER:	Kimley Horn
ECOLOGIST/BIOLOGIST:	ACI
ATTORNEY/LEGAL COUNCIL:	ABHR
MARKET ANALYSIS:	RCLCO and RSI
LEGAL AND SITE SURVEY:	Kimley Horn



# COMMUNITY DEVELOPMENT | CREATING AND SERVING



# PROJECT SITE | REGIONAL CONTEXT

17 miles from downtown Fort Worth

Chisholm Trail Parkway/FM 1G02 Intersection

621 Acre Site

+/- 421 acres (68%) Unincorporated Johnson County

+/-200 acres (32%) City of Burleson ETJ

*“Southwest Fort Worth, surrounding the Chisholm Trail Parkway, is projected to have the most growth in the Metroplex with 60,000 residents expected by 2045”*

-North Central Texas Council of Government





# PROJECT SITE | BURLESON CONTEXT

621 acres

- Four quadrants of CTPW/FM 1G02
- Gentle rolling/flat terrain
- Two small creeks
- Ranching and agriculture
- Joshua ISD Schools
- JCSUD Water Service
- Burleson Wastewater Service (requested)

Surrounded by active investments

- Transportation/mobility improvements
  - NTTA Expansion
  - FM 1G02/Lakewood Drive
- Craftmaster School and Corp Campus
- Chisholm Summit MPC



## PROJECT SITE | HISTORY

1G51 – Family purchased land

Mid 1G50's – FM 1G02 created

1G70's – first rural residential subdivisions

1GG0's – additional rural residential subdivisions

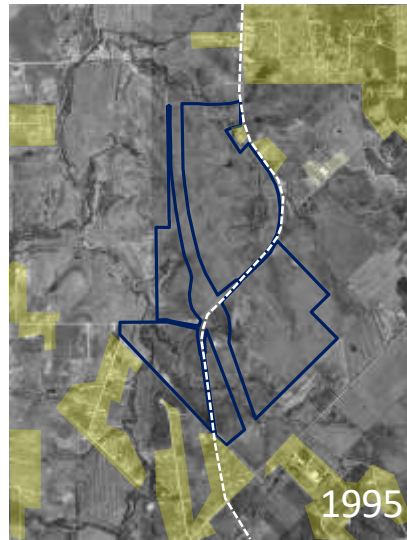
2005 – CTPW receives environmental approvals

2010's – CTPW constructed

2020's – planning for western growth

2024 – Lakewood Drive construction

2024/25 – Tallgrass MPC envisioned







# TALLGRASS

**WHERE ROOTS RUN DEEP**

**A MULTI-GENERATIONAL MIXED USE  
MASTER PLANNED COMMUNITY**

**A PLACE TO LEARN AND GROW**

**A PLACE TO CONNECT WITH  
PARKS AND NATURE**

**A WESTERN GATEWAY FOR BURLESON**

**A PLACE TO CONNECT WITH  
FAMILY AND FRIENDS**

**A PLACE TO BE A CHILD, YOUNG ADULT, PARENT, AND GRANDPARENT**

**A PLACE FOR EMPLOYMENT**

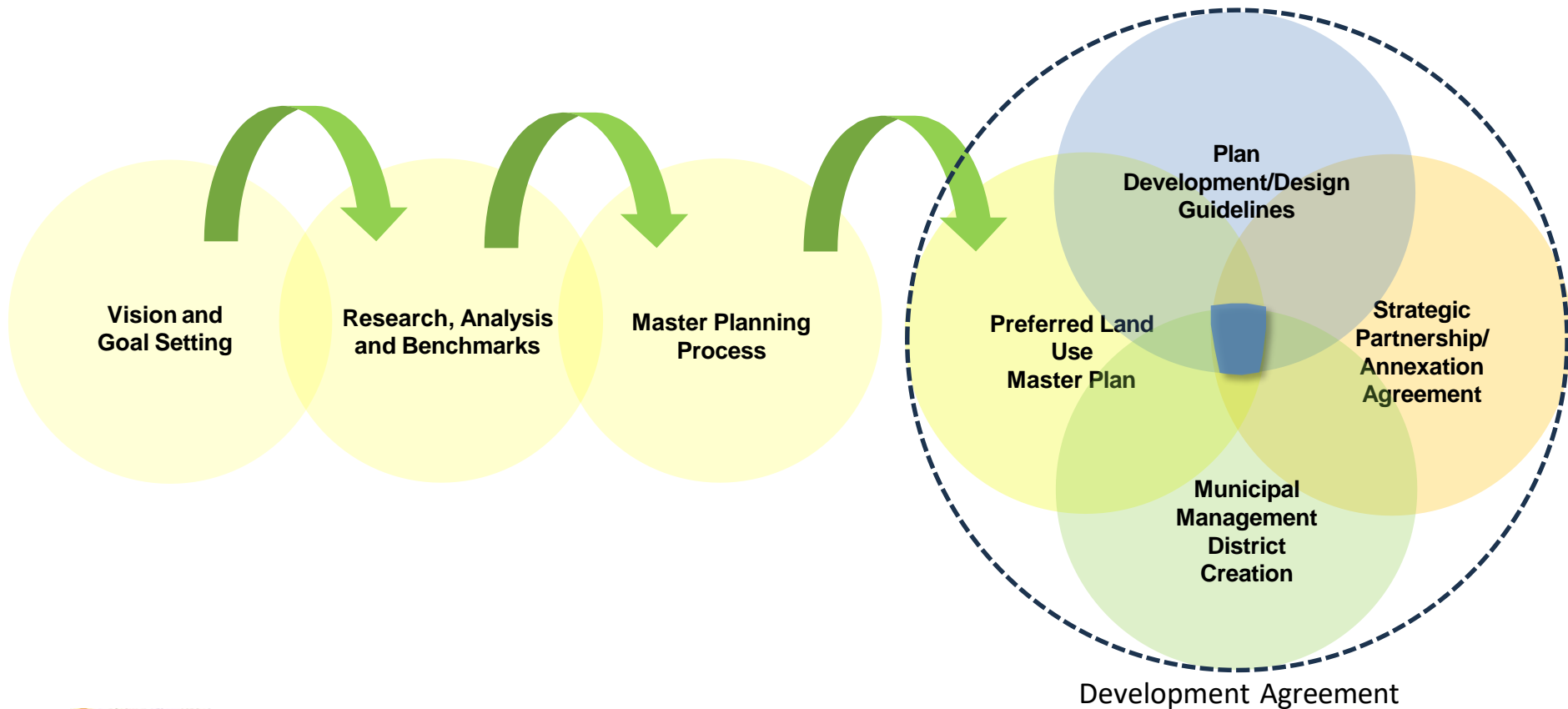
**A PLACE WITH MANY DESTINATIONS**

**A PLACE FOR COMMERCE**

**A PLACE TO EXERCISE AND BREATHE**

**A PLACE TO EXPERIENCE ART**

**A COMMUNITY WITH A HIGH QUALITY OF LIFE**





# TALLGRASS | A MIXED USE MASTER PLANNED COMMUNITY GOALS

WHERE ROOTS RUN DEEP



Provide a **high quality of life** by supporting overall well-being across generations and providing inclusive, comfortable, and accessible amenities for all generations.

- 1 Number of quality amenities desired by age group
- 2 Percent of site within ¼ mile radius of an amenity
- 3 Decibels of sound in residential area and at key amenities
- 4 Access to services (grocery, medical, schools, daycare, civic, amenities, etc)



Enhance **environmental sustainability** by creating accessible green spaces, conserving natural resources, and implementing eco-friendly urban design.

- 1 Acres of parks and open space per capita
- 2 Variety of native and adaptive plant species
- 3 Percent of impervious cover
- 4 Gallons of water captured and reused on-site



Foster **community connectivity** by creating a pedestrian-friendly network and walkable spaces that encourage interaction and reduce car dependency.

- 1 WalkScore / BikeScore
- 2 Linear feet of pathways and sidewalks
- 3 Intersection density
- 4 Average block size
- 5 LF of shaded and lighted pathways



Support high quality and **diverse housing** that meet the needs of the market, including families and multi-generational residents.

- 1 Variety of housing
- 2 Variety of lot size
- 3 Variety of housing for sale vs rental
- 4 Variety of price point



Develop **quality employment opportunities and retail services** that support the local and regional economy while avoiding large, impersonal developments.

- 1 Number of local businesses operating
- 2 Number of employees within the community
- 3 Jobs to housing ratio
- 4 Ratio of commercial to residential development acreage



Celebrate **local culture** by integrating art into the community.

- 1 Number of public art and interpretive installations
- 2 Venues for cultural events
- 3 Incorporating Johnson County/ Burleson vernacular in public spaces



Ensure **long-term community viability** by thoughtfully phasing development and planning for the sustained maintenance of amenities.

- 1 Operation and maintenance funding
- 2 Timeless design
- 3 Value creation over time

Summer 2024	Met with City leadership to introduce the property and discuss opportunities
July 2024	Project kick-off meeting, vision and goal setting session
July-November 2024	Market Analysis, Phase I ESA, Site/Environmental Analysis
September 2024	Charrette in Burleson, Texas
September-Dec 2024	Initial conceptual land planning process
December 2024-Mar 2025	Development Agreement Term Sheet Discussions with City of Burleson
December 2024	Opted out of Fort Worth ETJ for Tracts 1, 3-5.
February 2025	Submitted North Johnson County MMD #1 application to TCEQ
May 2025	Completed JCSUD Water Model
May-August 2025	Development Agreement Drafts with City of Burleson
July 2025	TCEQ Order to create the North Johnson County MMD #1
August 2025	Completed North Johnson County MMD #1 Organizational Board Meeting



# TALLGRASS | CONCEPT MASTER PLAN

WHERE ROOTS RUN DEEP

4000 residential units

- Traditional Single Family detached front and alley loaded (low density)
- Traditional Single Family attached (medium density)
- Estate Single Family detached (specialty density)
- Multi-family/for rent (high density)

Joshua ISD Elementary School

Major Employment, Regional and Local Commercial Services (1m SF)

- Major Employer(s)
- Grocery, Goods, and Services
- Regional Shopping
- Food and Beverage
- Walkable/Destination-oriented Town/Village Center

+/-60 acres of parks, open space, and amenities

5 miles of trails

\*Conceptual program only and subject to change







## MAJOR EMPLOYMENT, TOWN CENTER AND MIXED-USE DISTRICT

- Visibility and connectivity from FM 1G02 and CTPW
- Significant employment
- Destination-based retail and food/beverage town center
- Multi-family and medium density housing development
- Parks, greenway and trails
- Environmental education features

## RESIDENTIAL DISTRICT 1, 2, and 3

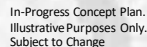
- Low density and medium density residential
- Parks, greenway and trails
- Educational facilities
- Amenity and wellness centers
- Environmental education features

## REGIONAL RETAIL AND MIXED-USE DISTRICT

- Visibility and connectivity from FM 1602 and CTPW
- Significant regional retail potential
- Destination-based goods such as grocer/home goods/etc.
- Multi-family and medium density housing development
- Parks, greenway and trails along Rock Creek
- Environmental education features

## RESIDENTIAL DISTRICT 4

- Estate lots, low density and medium density residential
- Parks, greenway and trails along Rock Creek
- Educational facilities
- Amenity and wellness centers
- Environmental education features



## CONCEPT PLAN

## 1. MAJOR EMPLOYMENT

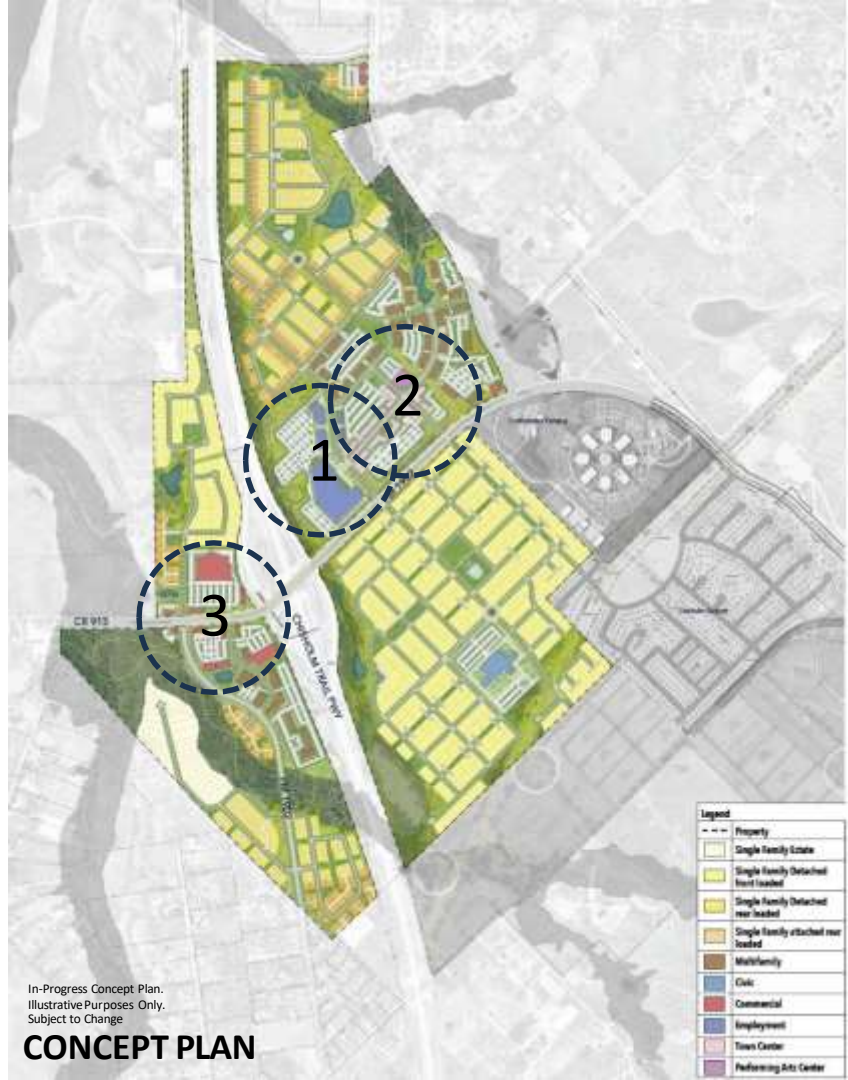
- 25-35 acres
- Great visibility from CTPW and FM 1G02
- Direct access from FM 1G02
- Adjacent to commercial services (Town Center))
- Housing variety within walking or short driving distance
- Connected to master planned community through trails, parks, roads

## 2. TOWN CENTER

- 15-25 acres
- Anchored with F/B and entertainment/performing arts
- Great visibility and direct access from FM 1G02
- Adjacent to Major Employment
- Housing variety within walking or short driving distance
- Connected to master planned community through trails, parks, roads

## 3. REGIONAL RETAIL SERVICES

- 20-35 acres
- Anchored with destination retail (ie. Grocery or regional retailer)
- Great visibility from CTPW and FM 1G02
- Direct access from FM 1G02
- Housing variety within walking or short driving distance
- Connected to master planned community through trails, parks, roads



In-Progress Concept Plan.  
Illustrative Purposes Only.  
Subject to Change

**CONCEPT PLAN**





Regional Retail

Major Employment

Chisholm Trail  
Parkway (CTPW)

Major Employment

Residential  
Development

Upgraded  
FM 1902

FM 1902/CTPW  
Interchange

New Traffic Light  
Controlled Intersection

Tallgrass Greenway Network

Commercial  
Town Center  
and Plaza

Performing Arts/  
Entertainment Center





"Main Street" with Pedestrian  
and Bicycle Amenities

Performing Arts/  
Entertainment Center

Vertical Mixed Use and  
Rooftop Decks

Outdoor Dining

Interactive  
Water  
Feature

Flexible Lawn Space





Paseo Park Spaces between  
lots connecting to Tallgrass  
Greenway Trail

Tallgrass Greenway  
Trail and Gardens

Roundabout with  
Art Program piece

Amenity and  
Wellness Center

Residential  
Boulevard

Directional and  
Educational Signage





Roundabout with  
Art Program piece

Amenity and  
Wellness Center

Tallgrass Park

Tallgrass Boulevard

Paseo  
Park

Paseo  
Park

Boulevard  
Park





FM 1902/CTPW Interchange

Regional Retail

Multi Family Housing

Residential  
Development

Tallgrass  
Nature  
Park

Medium Density Housing

Upgraded FM 1902

Restaurant overlooking  
park and creek

New Traffic Light  
Controlled Intersection

Tallgrass Nature Park  
and Rock Creek Trail

Residential Estate Lots  
backing up to Rock Creek  
and Tallgrass Nature Park

## NEAR TERM NEXT STEPS

Development Agreement between the City of Burleson and AP-Groundwork Venture negotiated and approved

Strategic Partnership Agreement for annexation (completed after Development Agreement is signed)

Phase I Preliminary Plat submittal (after Development Agreement is signed)

North Johnson County Municipal Management District #1 election (November 2025)







# TALLGRASS

WHERE ROOTS RUN DEEP

Johnson County, Texas

August 2025

groundwork

# COUNCIL CONSIDERATIONS

- Staff has engaged in discussions on a development agreement with the Developer.
- Developer is looking for Council's consideration on the following:
  - City will accept Developer's petition consenting to creation of the MMD.
  - City will accept Developer's request to extend City's ETJ to incorporate full project site.
  - City may enter into a Strategic Partnership Agreement (SPA), which will allow for future limited purpose and full purpose annexation(s).
  - City will amend its interlocal agreement (ILA) with Johnson County to allow for exclusive subdivision plat authority.

# COUNCIL CONSIDERATIONS

- Project will receive water from Johnson County Special Utility District (JCSUD).
- Developer would like the property included within City's sewer certificate of convenience and necessity (CCN) and extension wastewater services to the development site.
- City will review and approve wastewater plans.
- Drainage improvements shall be designed to comply with city regulations.
- Public roads will be owned and maintained by the MMD.
- City has no obligation to provide police or fire protection.



# COUNCIL CONSIDERATIONS

- City has no obligation to enter into a development agreement, nor consent to the MMD petition.
- If the city does not consent to the MMD petition, it cannot place any restrictions on it.
- Developer reserves the right to submit an application to the TCEQ for MMD creation.



# RECOMMENDATION

- Staff requests City Council's direction on this item.