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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony D. McIlwain, Development Services Director

**MEETING:** April 7, 2025

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**SUBJECT:**

Consider and take possible action on a resolution accepting the filing for a landowner petition requesting the creation of the Chisholm Summit Public improvement District (PID) and setting a public hearing date of May 5, 2025. (*Staff Contact: Tony D. 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 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. As stated, the City will pay none of the costs of the proposed Authorized Improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners. The petition also proposes that the City manage the PID with the assistance of a consultant, if desired.

The actions requested at this time include approving a resolution accepting the PID Petition and setting a public hearing date for the creation of the PID (with associated notices). These actions do not commit the City to the creation of the PID or set assessments.

### **RECOMMENDATION:**

Staff recommends the City Council:

- Adopt 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; and
- Set a public hearing date of May 5, 2025 for the creation of the Chisholm Summit PID; and
- Authorize staff to send notices of the public hearing to owners located within the boundary of proposed Chisholm Summit PID; and
- Authorize staff to post notice of the public hearing in a newspaper of general circulation.

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

June 7, 2021: City Council approved the Chapter 380 Agreement for Chisholm Summit.

October 3, 2022: City Council approved an annexation petition and zoning request from default Agricultural to Planned Development (PD) for Chisholm Summit.

May 6, 2024: City Council approved an annexation petition and zoning request from default Agricultural to Planned Development (PD) for Chisholm Summit.

March 3, 2025: City Council approved an annexation petition and zoning request from default Agricultural to Planned Development (PD) for Chisholm Summit.

### **REFERENCE:**

N/A

### **FISCAL IMPACT:**

Proposed Expenditure/Revenue: N/A  
Account Number(s): N/A  
Fund: N/A  
Account Description: N/A

**STAFF CONTACT:**

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