
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: October 6, 2025

SUBJECT:

Consider and take possible action on a development agreement with AP-Groundwork Venture L.L.C., a Texas limited liability company, and its successors or assigns, for a mixed-use, municipal management district known as TallGrass. (*Staff Contact: Tony D. McIlwain, Development Services Director*)

SUMMARY:

On September 2nd, City Council received a presentation on a mixed-use, municipal management district known as TallGrass. The project is being proposed at the 4-quadrant intersection of Chisholm Trail Parkway and FM 1902. The Developer's project team detailed elements of the project's scope, scale, standards and amenities. In order to facilitate the development, the property owner is willing to enter into a development agreement with the City that establishes standards, restrictions and commitments for all parties.

If the Development Agreement is approved, it will require 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 undertake effort to amend its interlocal agreement (ILA) with Johnson County to allow the City exclusive subdivision plat authority.

RECOMMENDATION:

Staff recommends the Council's approve the Development Agreement.

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

None

REFERENCE:

None

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

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