



Chisholm Summit 380 Amendment

CITY COUNCIL

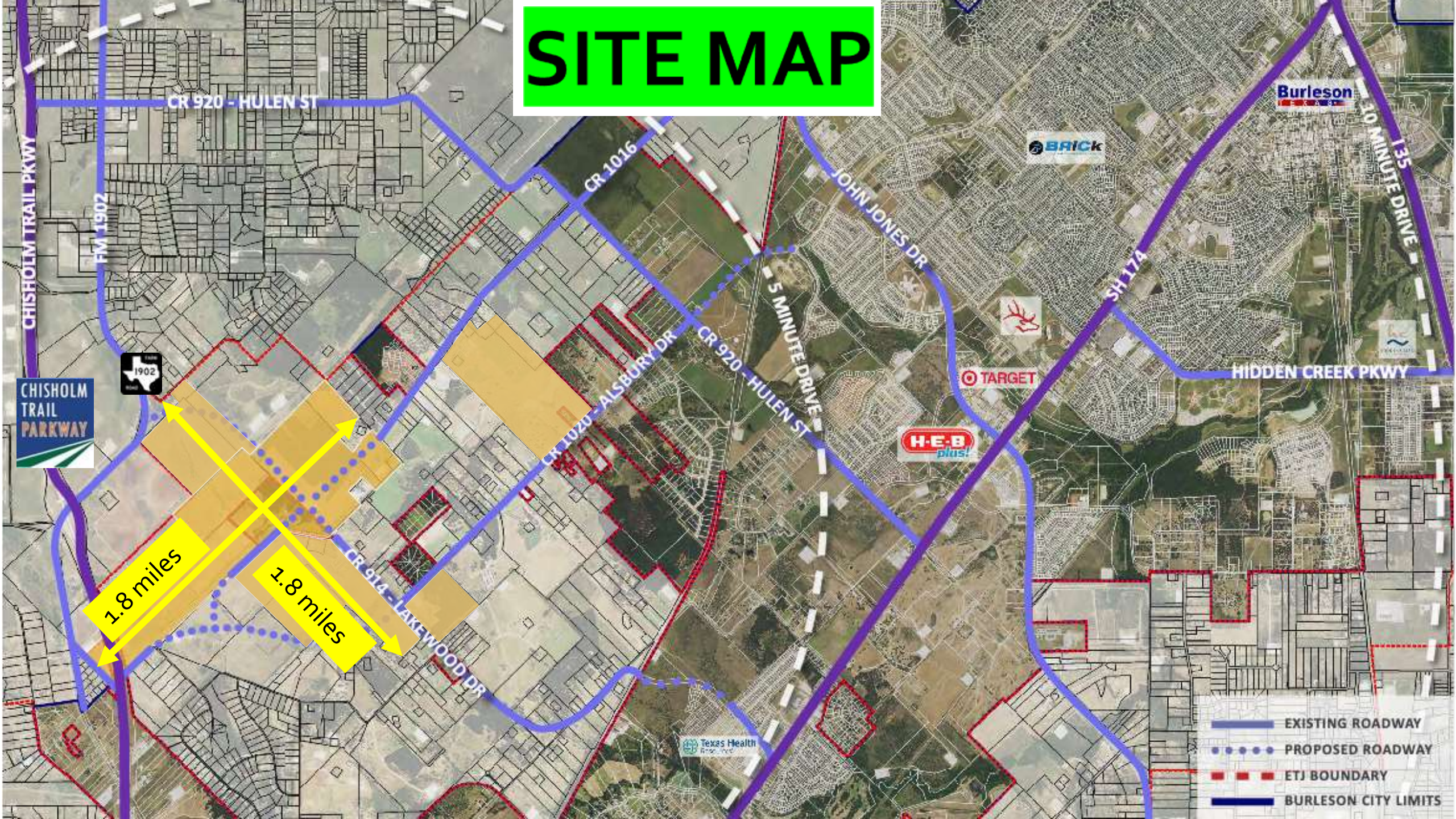
APRIL 7, 2025

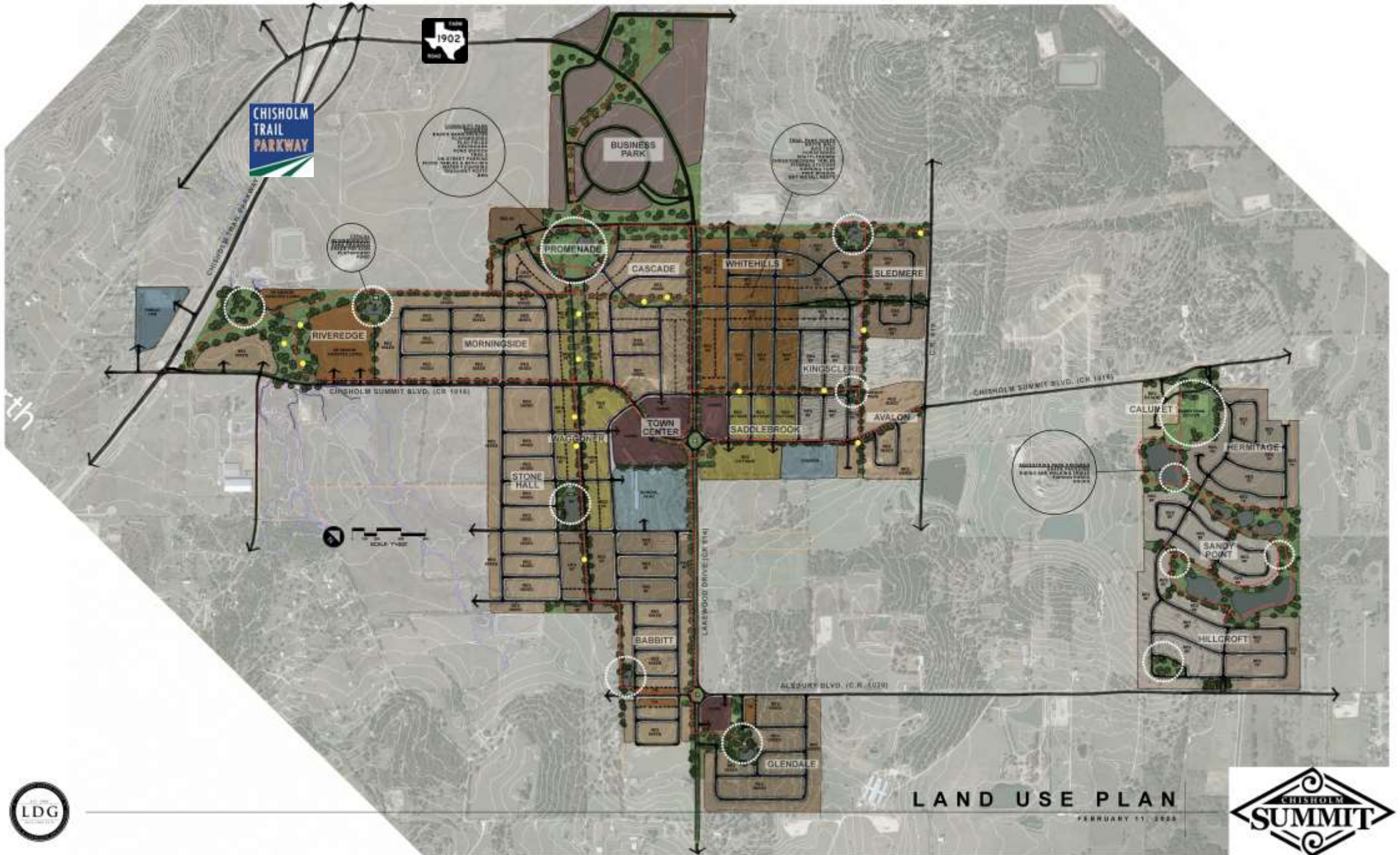
Chisholm Summit Summary

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”

SITE MAP





PROMENADE PARK



PROMENADE PARK



Original Chisholm Summit 380 Agreement

- Initially executed June 7, 2021
- Includes details of the project as previously discussed
- Entire property will be annexed into the city
- Property will be zoned PD
- City will fund the construction of Lakewood, a lift station, force main, and gravity sewer to support the business park and surrounding development
- RA Development will build a portion of those improvements on behalf of the city
- Developer will seek to create a maintenance PID to fund maintenance of public improvements
- Dedicate 3 acres for future FS4

Amended Chisholm Summit 380 Agreement

- Update property ownership and all exhibits
- Require HOA to maintain all parks, trails, public parkland and public ROW, which will include landscaping along major roadways (Lakewood/1016) and internal corridors. Originally maintained by PID
- PID will be a capital PID
- City will be responsible for the capital improvements at the public parks in the future
- Update annexation schedule
- Update ROW dedication to include the developer dedicating proportionate share of ROW along all major corridors at no cost to the city. Previously only Lakewood Blvd.
- Update sewer fee language to clarify that the developer must pay sewer impact fees, and the fees may be amended by Fort Worth or the City.
- Update language stating that the city is managing construction of certain sewer improvements

Amended Chisholm Summit 380 Agreement

- Future Lift Station will be designed and constructed by the City. RA Development will be responsible for its proportionate share of construction based on size of lift station.
 - 1.4 MGD or less, City's participation is no more than 50%, with RA Development participating at no less than 50% or pro rate share of capacity.
 - Greater than 1.4 MGD, RA Development will participate at pro rata share.
 - Design must be completed by end of 2026, and construction complete by December 2028.
 - Either party can cause the initiation of the construction and provide 24 months for construction to be completed.
 - RA Development will provide the property/easements/ROW required for the LS and force main at no cost.

Amended Chisholm Summit 380 Agreement

- 50% of parkland must have slopes between 2-5% and be well drained.
- Add language to clarify that roadway projects that are constructed as part of this development that are included in the Mobility Plan (1016), are eligible for roadway impact fee credits.
- Updates the exact location of the public safety land for FS₄ to include approximately 8 acres.
- Added language on construction of roadways (not Lakewood) with regards to ROW dedication and construction requirements.
- Update Attachments

Requested Actions

- Approve the amendment to the Chapter 380 Agreement between the City of Burleson and RA Development.

Questions?
