



JOHNSON COUNTY MUNICIPAL UTILITY DISTRICT #4

City Council: August 4, 2025

BACKGROUND

- June 16, 2025: The City entered into a Development Agreement with Phelps Real Estate III, L.L.C., RPO Properties, L.P., including successors and assigns. MV Burleson LLC has acquired both properties.
- The Development Agreement imposes certain restrictions and commitments with regard to a proposed ETJ development.
- Staff has received a Petition for Consent to Creation of Johnson County Municipal Utility District (MUD) No. 4 for the proposed ETJ development.

*PROJECT SUMMARY

- Property is located along the north and south rights-of-way of Conveyor Drive, east of SE John Jones Drive.
- Maximum density for residential units shall not to exceed five (5) units per acre, measured on the total acreage of the Property and subject to a pro rata adjustment upon annexation of additional land into the District.

LAND USE SUMMARY		
LAND USE	LOT/UNIT COUNT	ACREAGE
 SINGLE-FAMILY RESIDENTIAL	± 1,625 LOTS (BELOW)*	± 366.09 ACRES
 BUILD-TO-RENT RESIDENTIAL (12 U/A MAX)	± 264 UNITS (12 U/A)	± 22.01 ACRES
 MULTIFAMILY RESIDENTIAL (25 U/A MAX)	± 384 UNITS (25 U/A)	± 15.37 ACRES
 AMENITY CENTER		± 5.44 ACRES
 WASTEWATER TREATMENT PLANT		± 10.00 ACRES
SUBTOTAL (NET DEVELOPABLE)	± 2,273 (5.43 U/A)	± 418.91 ACRES
 UNDEVELOPABLE LAND AREA (INCLUDING DETENTION & MAJOR ROADWAYS)		± 159.16 ACRES
TOTAL AREA (GROSS)		± 578.07 ACRES
* PROJECTED LOT MIX FOR SINGLE-FAMILY RESIDENTIAL AREAS (± 366.09 ACRES):		
(25%)	± 4,800 SF LOTS (40' X 120', TYP) WITH NO ALLEY ACCESS: ± 467 LOTS @ 5.1 UNITS/ACRE	
(45%)	± 6,000 SF LOT (50' X 120', TYP) WITH NO ALLEY ACCESS: ± 741 LOTS @ 4.5 UNITS/ACRE	
(30%)	± 7,200 SF LOT (60' X 120', TYP) WITH NO ALLEY ACCESS: ± 417 LOTS @ 3.8 UNITS/ACRE	
PROJECTED TOTAL LOT COUNT FOR SINGLE-FAMILY RESIDENTIAL: ± 1,625 LOTS		
NOTE: 1. LOT/UNIT DENSITIES SHOWN (U/A) ARE CALCULATED PER NET DEVELOPABLE ACREAGE FOR ALL USES.		
2. FLOOD STUDY TO BE PREPARED FOR THE CURRENT FEMA ZONE 'A' FLOODPLAIN AND SURROUNDING AREAS; POTENTIAL FOR ADDITIONAL LOT YIELD AT AN AVERAGE DENSITY OF 4.5 UNITS/ACRE.		
3. MULTIFAMILY AND BUILD-TO-RENT PARCELS CAN BE EXCHANGED FOR ANY SIZE SINGLE-FAMILY LOT.		

PROJECT SUMMARY

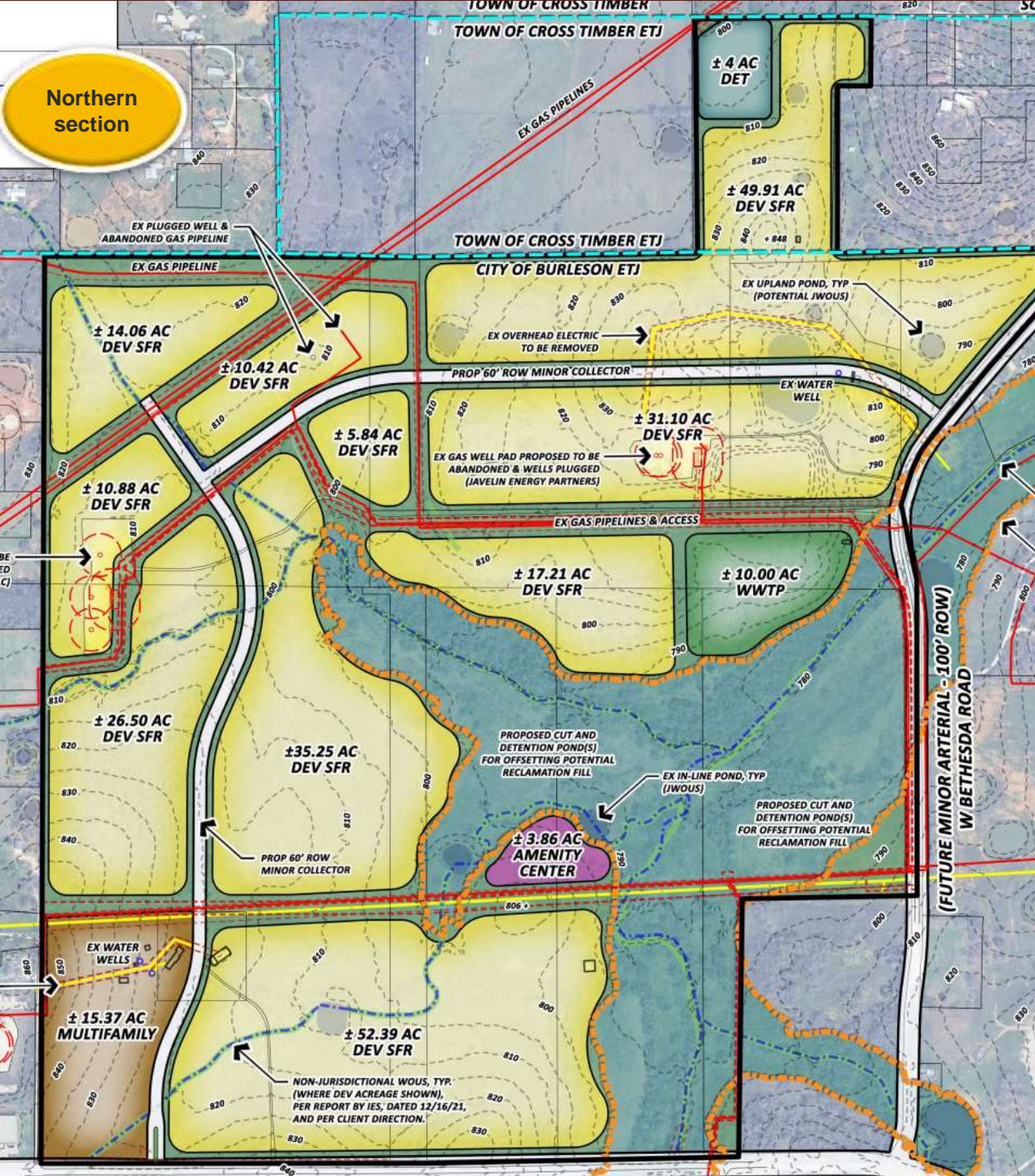
SINGLE FAMILY LOT SUMMARY

Lot Type	Minimum Lot Frontage	Minimum Lot Size	Planned Percentage	Allowable Percentage Range
40' LOTS	40'	4,000	25.00%	0.0% - 30.00%
50' LOTS	50'	5,400	45.00%	20.00% - 60.00%
60' LOTS	60'	7,000	30.00%	20.00% - No Max

MULTI-FAMILY AND BUILD TO RENT SUMARY

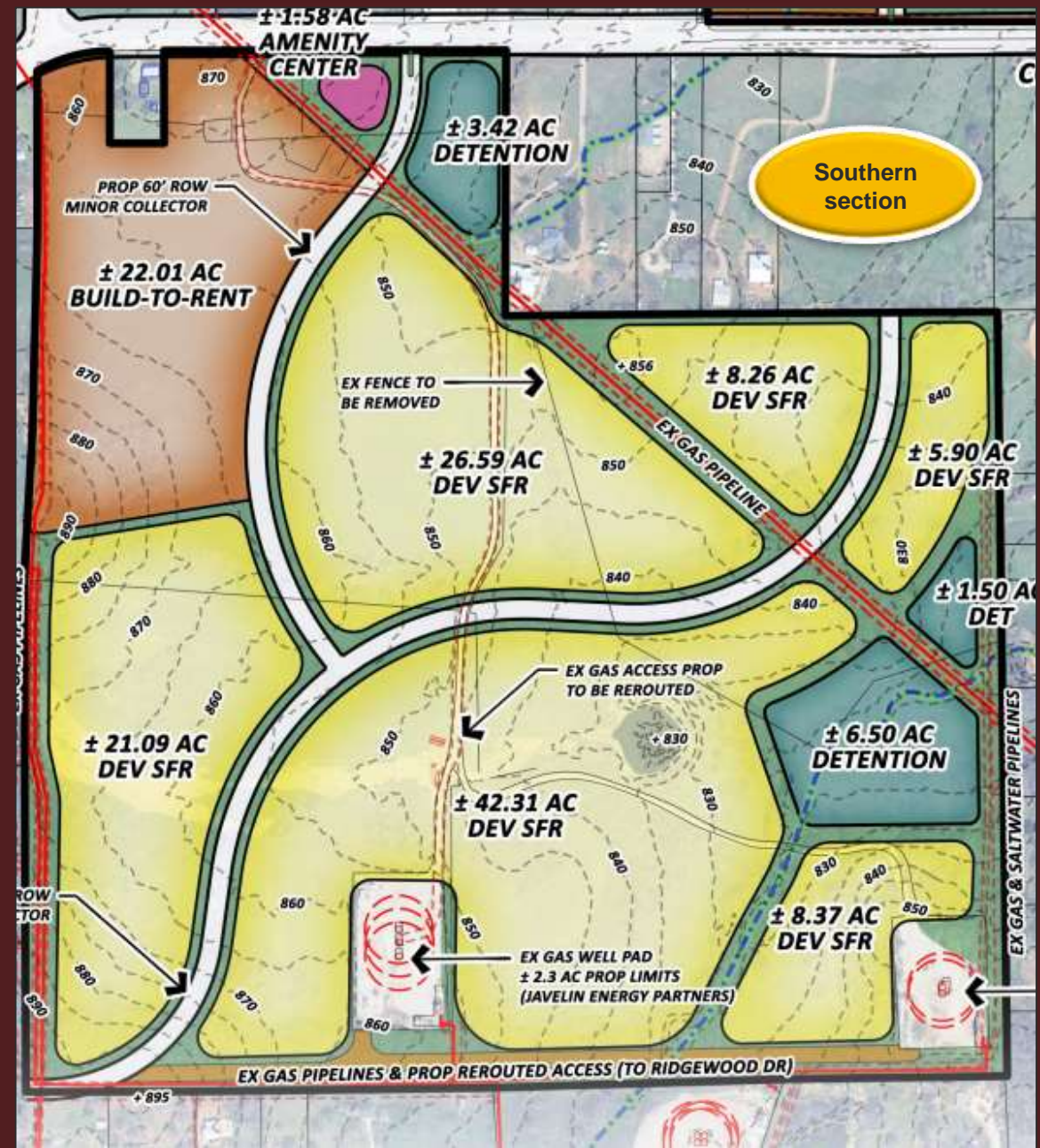
Product Type	Max Stories and Max Units Per Acre	Planned Acreage and Planned Unit Count	Max Units Per Acre	Allowable Acreage
Multifamily	3 Stories 25 Units Per Acre	15.37 Acres 384 Units	25 Units Per Acre	26 Acres
Build to Rent / SFR	2 Stories Max 12 Units Per Acre	22.01 Acres 264 Units	12 Units Per Acre	38 Acres

Northern section






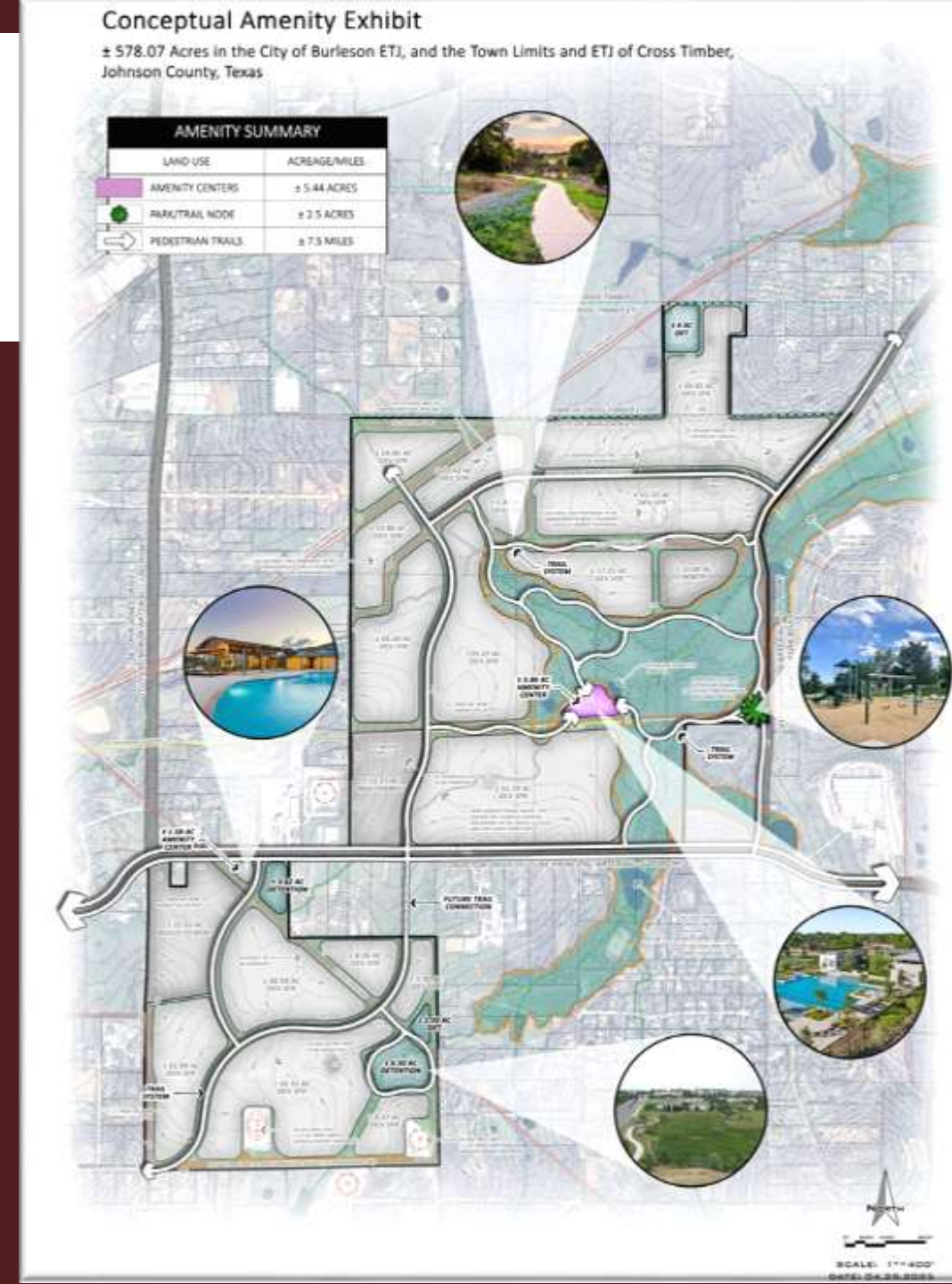
Concept Plan

Southern section



AMENITIES SUMMARY

AMENITY SUMMARY		
LAND USE		ACREAGE/MILES
	AMENITY CENTERS	± 5.44 ACRES
	PARK/TRAIL NODE	± 2.5 ACRES
	PEDESTRIAN TRAILS	± 7.5 MILES





RECOMMENDATION

- **Staff recommends City Council approve the Petition for Consent to Creation of Johnson County Municipal Utility District (MUD) No. 4 in the City of Burleson's extraterritorial jurisdiction (ETJ).**
- **If approved, the development standards as set forth in the approved Development Agreement shall apply to the MUD.**