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## City Council Regular Meeting

**DEPARTMENT:** Development Services

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

**MEETING:** August 4, 2025

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**SUBJECT:**

Consider and take possible action on a Petition for Consent to Creation of Johnson County Municipal Utility District (MUD) No. 4 in the City of Burleson's extraterritorial jurisdiction (ETJ). (*Staff Contact: Tony D. McIlwain, Development Services Director*)

**SUMMARY:**

On June 16<sup>th</sup>, City Council approved a development agreement with Phelps Real Estate III, LLC and RPO Properties, L.P., including successors and assigns, for an associated ETJ development. City staff received a Petition for Consent for the Creation of the Johnson County Municipal Utility District (MUD) No. 4. This project is located outside of the city limits, along the north and south rights-of-way of Conveyor Drive, east of SE John Jones Drive. The properties have been conveyed to MV Burleson LLC on July 22<sup>nd</sup> and July 24<sup>th</sup> respectively. The deed records have been included as attachments.

**Project Summary**

- Gross acreage: approximately 577.89 acres
- Net developable acreage: approximately 419 acres
- Single-family residential: 1,625 lots
- Build-to-rent residential: 264 lots
- Multifamily residential: 384 units
- Amenity center: approximately 5 acres

Per *ARTICLE IV. CITY'S CONSENT TO CREATION; DISTRICT MATTERS*, of the previously approved development agreement, the City's consent to the creation of the MUD must be evidenced by its written consent (either VIA a resolution or ordinance).

The City cannot require annexation as a condition of consenting to the creation of the MUD.

**RECOMMENDATION:**

Staff recommends approval of the Petition for the Consent for the Creation of Johnson County Municipal Utility District (MUD) No. 4 of in the City of Burleson's extraterritorial jurisdiction (ETJ).

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

June 16, 2025: City Council approved a development agreement with Phelps Real Estate III, LLC and RPO Properties, L.P. for an associated ETJ development.

**REFERENCE:**

CSO# 5841-06-2025

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

**STAFF CONTACT:**

Tony D. McIlwain  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
817-426-9684