
City Council Regular Meeting

DEPARTMENT: Economic Development

FROM: Alex Philips, Director

MEETING: August 18, 2025

SUBJECT:

Consider and take possible action on a Public Access and Trail Easement between Depot on Main Holdings, LLC and The City of Burleson for the public access and maintenance of improvements related to the Depot on Main development at 125 N Main Street. (*Staff Contact: Alex Philips, Economic Development Director*)

SUMMARY:

The Depot on Main is a multi-family development at 125 N. Main St. in Old Town Burleson consisting of 275 residential and six live/work, ground-floor units for future retail use. The site was previously the city-owned Public Works Service Center and was sold to the developer, Realty Capital Management (RCM) to redevelop. The project has an appraised value of over \$21 million.

On November 14, 2016, the City Council approved an agreement with RCM to reimburse the developer's cost for public improvements (roads, sidewalks, etc.) with funds from the Reinvestment Zone Number Two (TIF #2). On September 8, 2020, the City Council approved the First Amendment to the agreement extending performance dates, extending the term of the agreement, and decreasing the percentage of the TIF #2 fund reimbursement from 80% to 75%. The total maximum reimbursement of \$2,000,000 did not change.

The public improvements include parking, sidewalks, retaining walls and a pedestrian bridge to allow the public access to Depot on Main's dog park amenity. The pedestrian bridge crosses over a City maintained drainage channel. This easement grants access to the public and defines the maintenance responsibilities related to flatwork, retaining walls and the pedestrian bridge to ensure the safety and function of the drainage easement.

The improvements will be covered under the Depot's insurance and the City's insurance schedule with TMLIRP.

RECOMMENDATION:

Staff recommends approval

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

List date and description of any prior action related to the subject

REFERENCE:

Insert CSO# if applicable

Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A

Account Number(s):

Fund:

Account Description:

STAFF CONTACT:

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