
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, AICP, CFM, Development Services Director

MEETING: June 16, 2025

SUBJECT:

Consider and take possible action on a development agreement with Phelps Real Estate III, LLC, RPO Properties, L.P., and an associated ETJ development project (*Staff Contact: Tony D. McIlwain, Development Services Director*)

SUMMARY:

Maneo Acquisitions (i.e. the Developer) is under contract to purchase approximately 578 acres of land located within City of Burleson's and Town of Cross Timber's ETJ. The property is located along the north and south rights-of-way of Conveyor Drive, east of SE John Jones Drive. To facilitate the development, the current property owners are willing to enter into a development agreement with the City that establishes restrictions and commitments for all parties.

The development agreement contemplates the following:

- Contemplates Cross Timber releasing portion of the property (18.815 acre tract) from their ETJ.
- Contemplates City will accept Developer's petition City to incorporate the 18.815 acre tract within its ETJ.
- Contemplates City consenting to creation of the MUD.
- Contemplates City releasing property from sewer CCN and assisting with decertification with Public Utility Commission.
- Contemplates City entering into a Strategic Partnership Agreement (SPA), agreeing to specific conditions for future annexation(s).

Following purchase, the Developer will petition the City for creation of "one or more municipal utility districts over the property". The development is proposed to be a mixture of residential housing types. 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.

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 SUMMARY

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

RECOMMENDATION:

Staff recommends the Council 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

STAFF CONTACT:

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