



**MANEO**

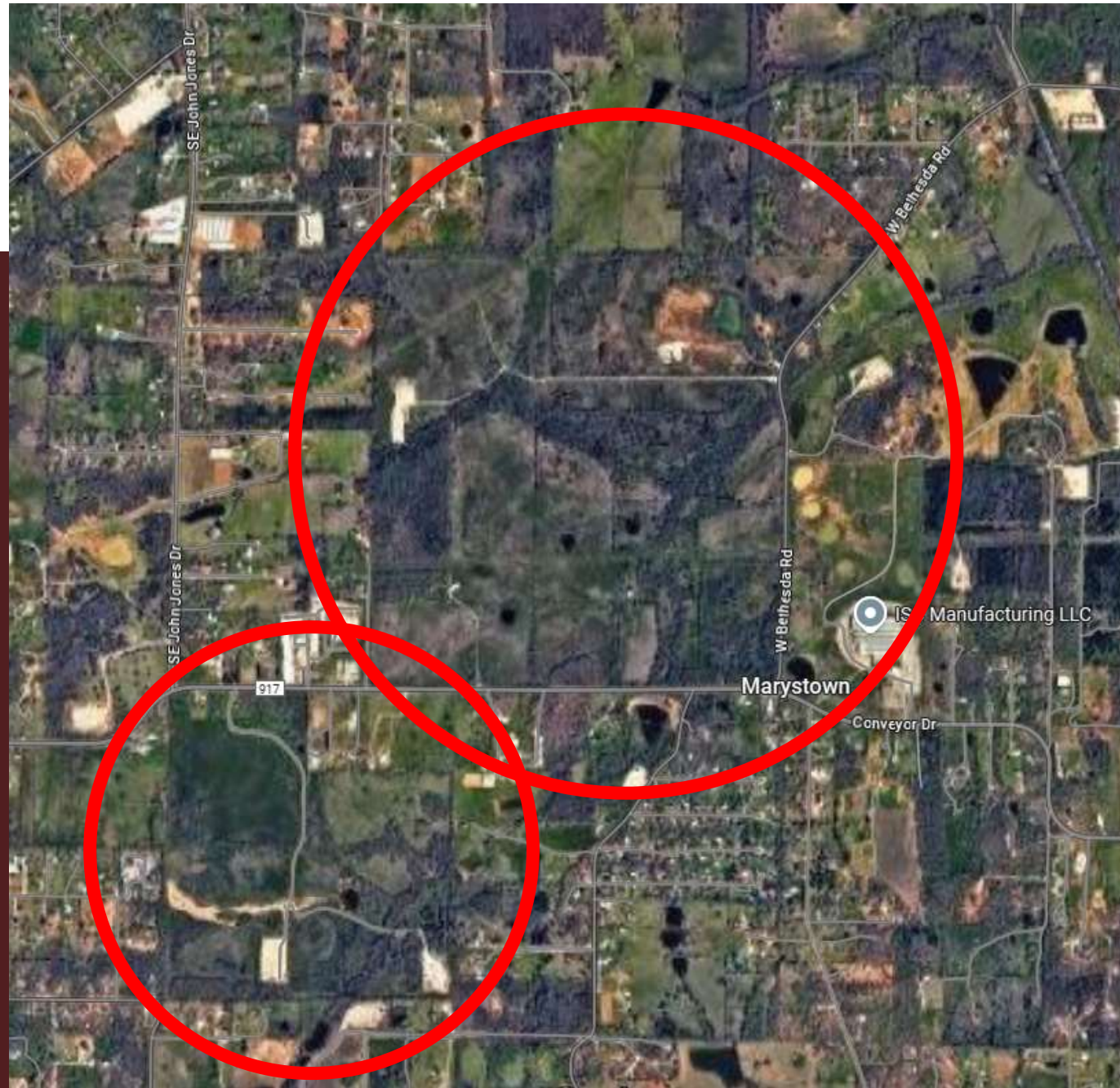
# **DEVELOPMENT AGREEMENT**

June 16, 2025: City Council

# BACKGROUND




- 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.
- Following purchase, the Developer will petition the City for creation of "one or more municipal utility districts over the property".
- Developer is willing to enter into a development agreement that establish restrictions and commitments for both parties.

# LOCATION



# 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

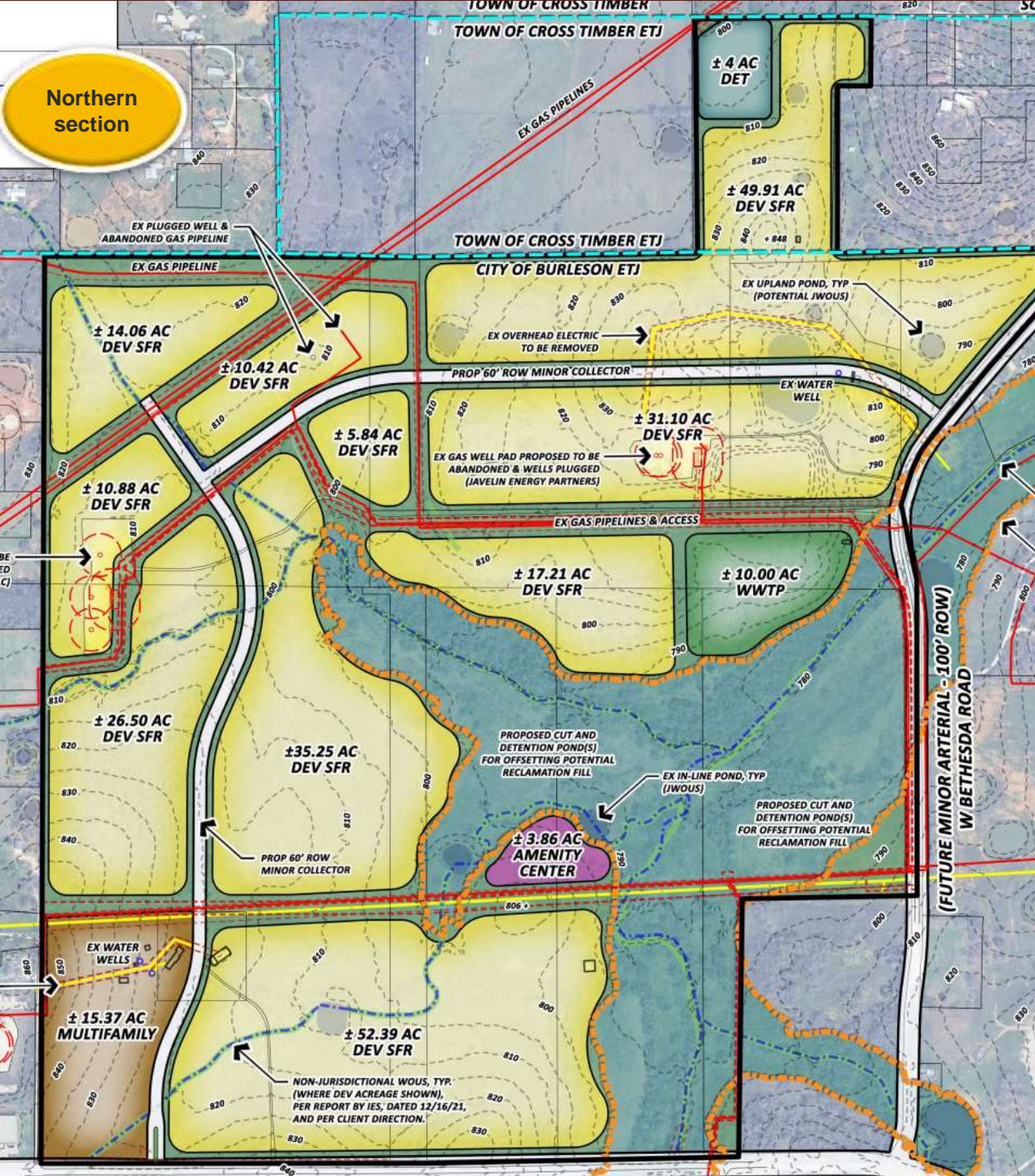
Lot Type	Minimum Lot Frontage	Minimum Lot Size	Planned Percentage	Allowable Percentage Range
40' LOTS	40'	4,000	25.00%	0.0% - 30.00%
50' LOTS	50'	5,400	45.00%	20.00% - 60.00%
60' LOTS	60'	7,000	30.00%	20.00% - No Max

## 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



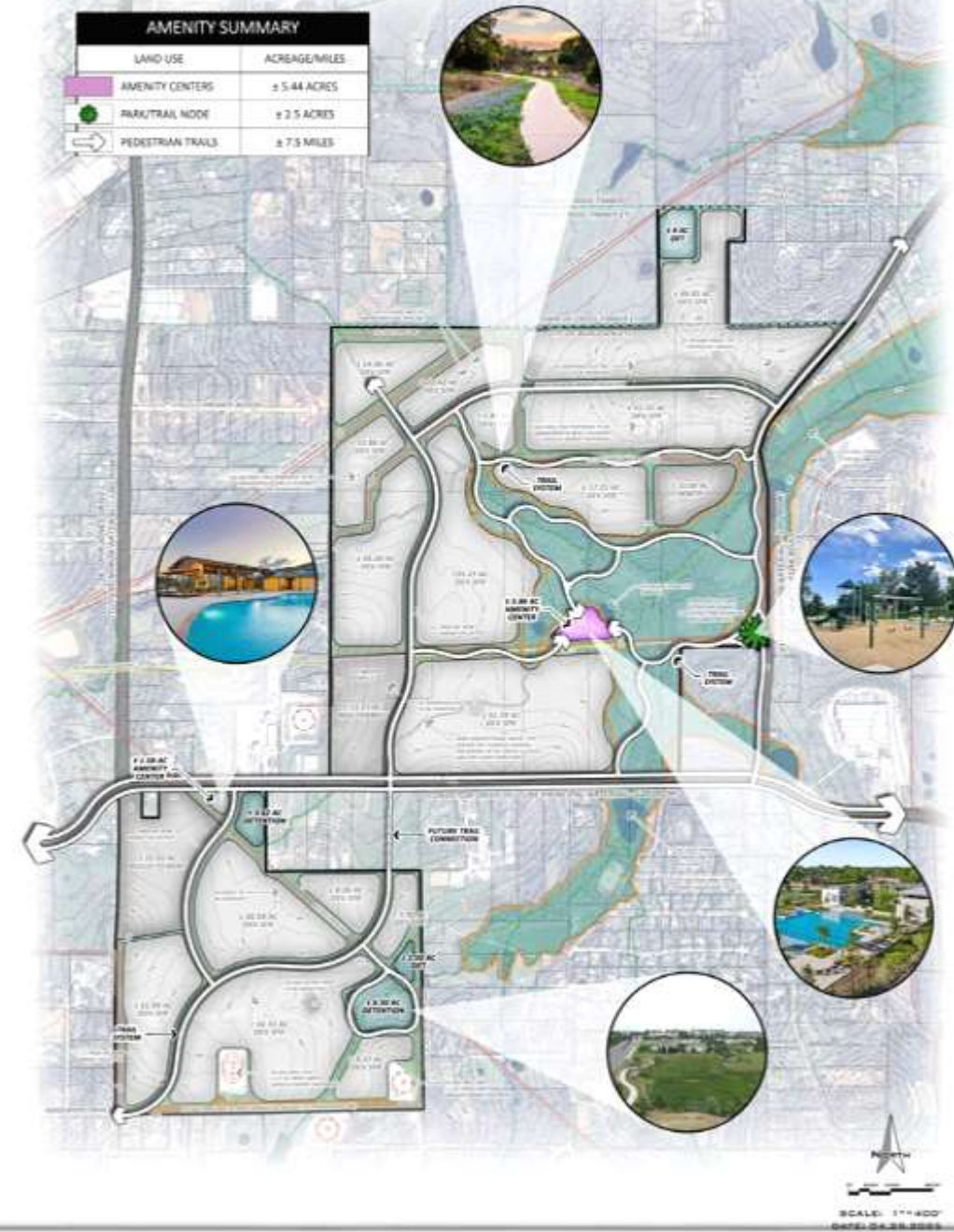


# AMENITIES SUMMARY

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

## Conceptual Amenity Exhibit

± 578.07 Acres in the City of Burleson ETJ, and the Town Limits and ETJ of Cross Timber, Johnson County, Texas



# DEVELOPMENT AGREEMENT

- Developer to request that Cross Timber releases a portion of the property (18.815 acre tract) from their ETJ.
- City will accept Developer's petition City to incorporate the 18.815 acre tract within its ETJ.
- City consenting to creation of the MUD.
- City releasing property from sewer CCN and assisting with decertification with Public Utility Commission.
- City may enter into a Strategic Partnership Agreement (SPA), which would allow for future annexation(s).



# DEVELOPMENT AGREEMENT

- City will review and approve wastewater, drainage/ detention and road facilities construction plans.
- Public roads will be designed to city standards and owned by the MUD.
- City has no obligation to provide police or fire protection, or any other services at this time



# RECOMMENDATION

- Staff recommends City Council approves and enters into the development agreement.