
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: September 21, 2026

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing a land exchange involving 4.106 acres of land, addressed as 2100 Lakewood Drive, and being part of Lot 1, Block 2, Hooper Business Park and 4.267 acres of land addressed as 9028 CR 1019, Burleson, Texas. (Staff Contact: Tony D. McIlwain, Development Services Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park. This tract of land abuts public right-of way, which is favorable for real property development. The Burleson 4A Economic Development Corporation approved a resolution authorizing the submittal of a zoning application involving 4.106 acres of land in association with MCP18 LLC on June 15, 2026. Council subsequently ratified the EDC's action; the zoning change was approved by the City Council on August 17, 2026. This action represents the last step in the land swap process.

On June 15, 2026, City Council approved an annexation application submitted by Justin Bond (with RA Development) on behalf of David Shanks (MCPC 18, LLC) for approximately 32.252 acres of land, including the subject 4.267 acre tract.

The Developers are proposing a land exchange involving the EDC tract and the 4.267-acre piece of property owned by MPC18 LLC. The 4.106-acre parcel provides the necessary road frontage access for development along Lakewood Drive. The City would receive additional land abutting Hooper Business Park, with roadway frontage along CR 1019.

RECOMMENDATION:

Staff recommends approval of the minute order ratifying the Burleson 4A Economic Development Corporation's approval of a resolution authorizing the land exchange.

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

June 7, 2021: City Council approved minute orders ratifying the 4A Economic Development Corporation Board's actions approving two unimproved property contracts with Hooper & Company, Inc. and Rayford Shelton and Mary Graves in amounts not to exceed \$4.2 million dollars and \$300,000 dollars respectively, for the purchase of approximately 106 acres in Johnson County, Texas.

October 4, 2022: City Council approved the annexation and PD, Planned Development zoning for Hopper Business Park.

June 15, 2026: The Burleson 4A Economic Development Corporation approved a resolution authorizing submittal of a zoning application involving 4.106 acres of land, being part of Lot 1, Block 2, Hooper Business Park in association MCP18 LLC.

June 15, 2026: City Council approved a minute order ratifying the Burleson 4A Economic Development Corporation Board's action authorizing submittal of the zoning application.

August 17, 2026: City Council approved MF, Multifamily zoning for the subject 4.106 acres of land and an adjacent tract of privately owned property.

September 21, 2026: The Burleson 4A Economic Development Corporation approved a resolution authorizing the land exchange.

REFERENCE:

Insert CSO# 6153-06-2026

FISCAL IMPACT:

Proposed Expenditure/Revenue: N/A

Account Number(s): N/A

Fund: N/A

Account Description: N/A

Procurement Method: N/A

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

tmcilwain@burlesontx.com
817-426-9684