



Hooper Business Park Rezone Resolution

PRESENTED TO CITY COUNCIL– 6.15.26

TONY D. MCILWAIN, AICP, CFM

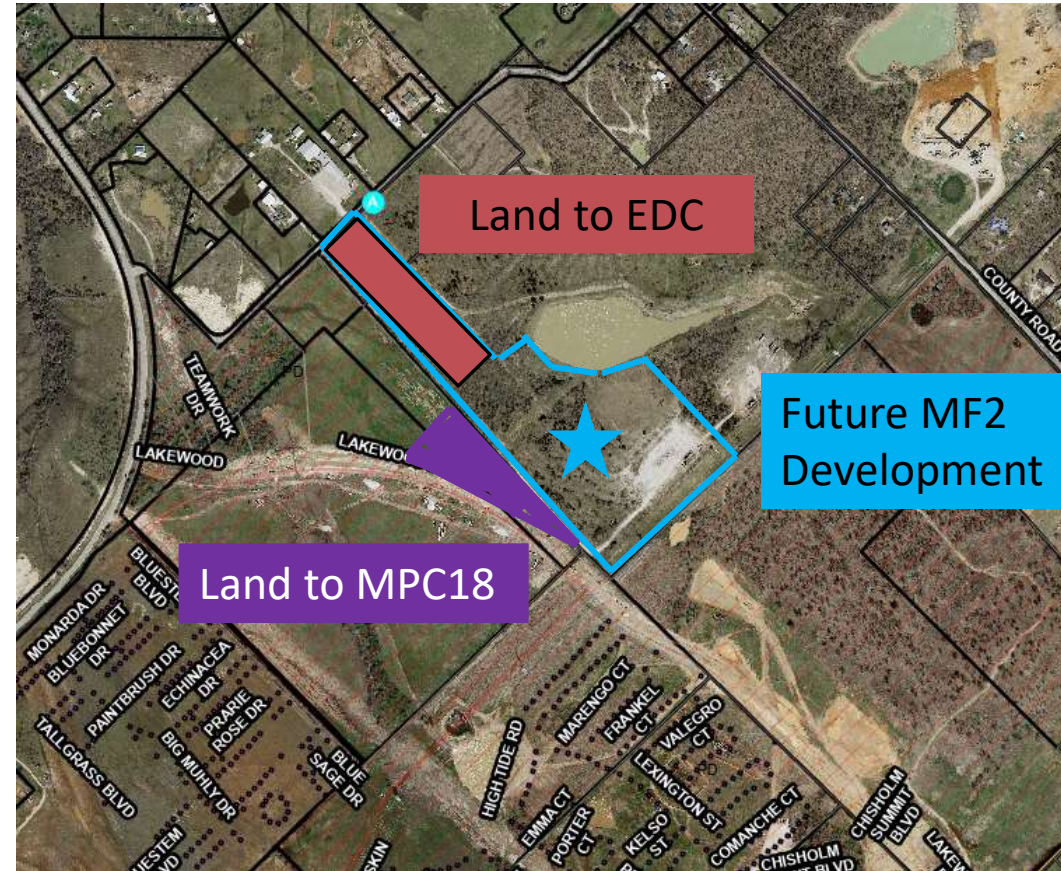
DEVELOPMENT SERVICES DIRECTOR

Background

Location: 9028 CR 1019 / Hooper Business Park

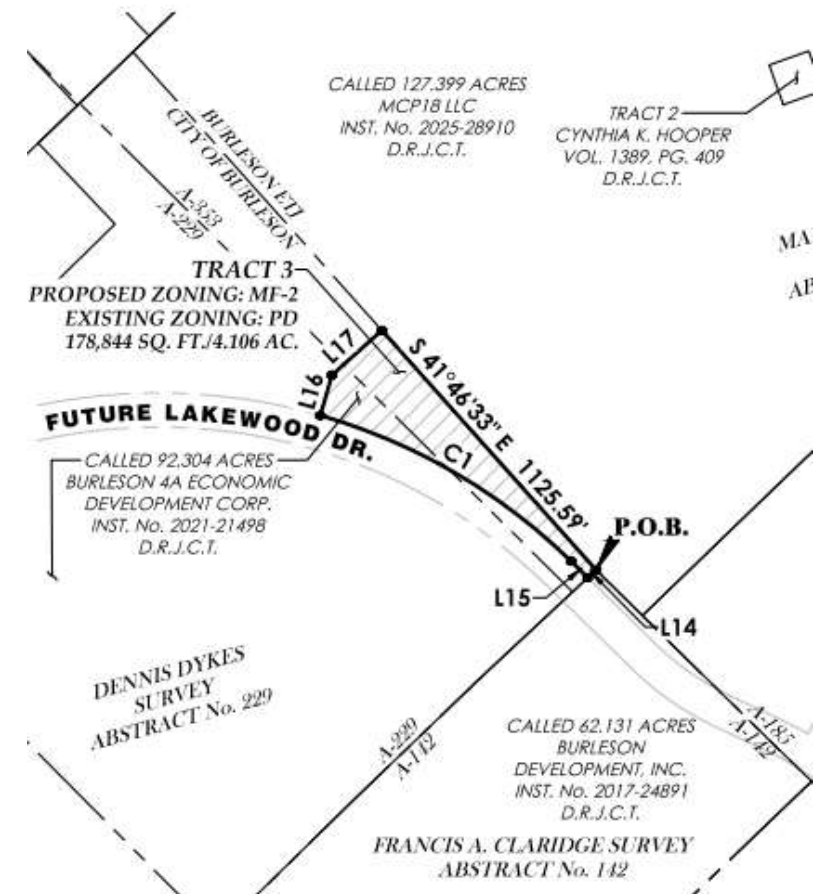
Background:

- The Burleson 4A Economic Development Corporation owns a 4.106-acre tract of land (purple parcel on map exhibit).
- RA Development and MPC18 LLC (i.e. Developers) have expressed interest in developing a multifamily project involving the subject 4.106-acre parcel. This tract of land abuts public right-of-way, which is favorable for real property development.
- The Developers are interested in gauging the Burleson 4A Economic Development Corporation's interest in pursuing a rezone application and future land swap to further development on the property.



Economic Development

- Burleson Economic Development Corporation plans to develop and market a national/ regional office park (i.e. Hooper Business Park) located at the northern edge of Chisholm Summit.
- Hooper Business Park will target national and regional headquarters for industries such as office/professional, healthcare/medical, information technology and other related business sectors.
- Development of MF2, Multifamily adjacent to the Hooper Business Park provides additional housing options to achieve the economic goals of the Hooper Business Park.



Annexation and Zoning

- On April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC) for the voluntary annexation of approximately 32.252 acres of land for future residential development.
- Consideration of any zoning request would follow the same process relating to public notice and public hearings before the Planning and Zoning Commission and City Council. This action does not obligate the Planning and Zoning Commission to a favorable recommendation, or City Council to approval of the zoning request.

Necessary Action

- Burleson 4A Economic Development Corporation approval of a resolution requesting the rezoning of the subject site.
- City Council's ratification of a minute order approving the EDC's action regarding the rezoning request.

Recommendation

- Staff has determined that a residential use would align with the Comprehensive Plan.
- Staff recommends approval of the minute order.

Questions / Comments

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