

Economic Development Corporation (Type A)

DEPARTMENT: Development Services


FROM: Tony D. McIlwain, Development Services Director

MEETING: June 15, 2026

SUBJECT:

Consider and take possible action on a resolution authorizing the submittal of a rezoning application for an approximately 4.106-acre portion of the Hooper Business Park to MF2, Multiple-family dwelling district for the purpose of a future private development generally located at 9028 CR 1019. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

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.

The rezoning of the 4.106-acre parcel would provide the necessary road frontage access for the development along Lakewood Dr. The land swap would involve the subject tract and a 4.267-acre piece of property located south of CR 1019 and adjacent to Lot 1, Block 2, Hooper Business Park. The property is currently owned by MPC18 LLC.

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. Residential development in this area would align with the economic development goals of the city, specifically it will attract and facilitate housing options for

office/professional, information technology, healthcare/medical and other related industries that will be associated with the adjacent Hooper Business Park.

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.

RECOMMENDATION:

Approval of the resolution authorizing submittal of a rezoning application.

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.

REFERENCE:

[LOCAL GOVERNMENT CODE CHAPTER 43.](#)
[MUNICIPAL ANNEXATION \(texas.gov\)](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

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