THE CITY OF BURLESON TEXAS

Department Memo

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Director of Economic Development**

MEETING: **November 9, 2026**

SUBJECT:

Consider and take possible action on an ordinance ratifying the approval of an amended and restated real estate contract (CSO#6297-10-2026) for the purchase of city owned property located at 112 SE Gardens Boulevard, Burleson, Texas in the amount of $500,000 dollars. (First Reading) (*Staff Contact*: Alex *Philips, Director of Economic Development)*

STRATEGIC PRIORITY AND GOAL(S):

Dynamic & Preferred City Through Managed Growth	Strategic Goal
	2.1 Attract and retain top-tier businesses
	2.2 Promote sustainable residential and commercial development through strategic and long-term planning
	2.3 Enhance connectivity and improve mobility
	2.4 Implement the city's Capital Improvement Program
	Develop and maintain facilities and utility services

SUMMARY:

The City Council approved this contract on October 5, 2026, but it did not do so via an ordinance. The purpose of this agenda item is to ratify the approval of the contract via an ordinance. The terms of the contract remain unchanged.

The City of Burleson released a request for proposal on the property on August 1, 2025. The site is 2.45 acres and is located at 112 SE Gardens Boulevard. The minimum bid for the proposal was $500,000 with a development scenario that would include multiple commercial buildings and have a compatible architecture to the surrounding area.

At the September 15, 2025 Council meeting BTX Flex, LLC was awarded the project from the request for proposal.

The proposal includes a commercial development that would have users that are currently in the City's code of ordinances. The minimum capital investment for the development would be at least $2,000,000 and would include 4-5 buildings ranging from 2,800 square feet to 5,900 square feet in size.

Earlier this year in March, City Council approved the performance agreement and the real estate contract for the development at 112 S.E. Gardens Boulevard. The amendment to the contract is due to the developers needing more time to zone the property for full development. The developers have been working with staff to create a planned development zoning document.

The amendment is changing dates within the real estate contract and the agreement as follows:

BTX Flex Obligations

- BTX Flex to obtain a building permit for the first building by April 30, 2027.
- BTX Flex to commence construction by May 31, 2027.
- BTX Flex to obtain the certificate of occupancy for the first building by April 1, 2028.
- BTX Flex to obtain the certificate of occupancy for the final building by January 1, 2030.

City of Burleson Obligations

- City of Burleson to issue a cash grant in the amount of $96,667 once a building permit for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,667 once the certificate of occupancy for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,666 once the certificate of occupancy for the final building is obtained.

RECOMMENDATION:

Staff recommends approval

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

City Council approved the real estate contract on April 6, 2026 and the amended and restated contract on October 5, 2026.

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: $500,000
Account Number(s): 1014201-47700, 1014201-66045

Fund: GF
Account Description: Land Sale, GF Economic Incentives

STAFF CONTACT:

Alex Philips
Director of Economic Development
aphilips@burlesontx.com
817-426-9613