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 Performance Agreement (CSO#6298-10-2026) between the City of Burleson and BTX Flex, LLC, Inc. for a commercial flex development located at 112 SE Gardens Boulevard in Burleson, Texas. (First Reading) *(Staff Contact: Alex Philips, Director of Economic Development)*

## STRATEGIC PRIORITY AND GOAL(S):

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

## SUMMARY:

The City Council approved this agreement 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 agreement via an ordinance. The terms of the agreement 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 is 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.

We anticipate only paying $96,667 in incentive this fiscal year, and that amount was budgeted in the 4A Fund. At the December 14, 2026, City Council meeting, when the second reading of the ordinance will be considered, we will also ask the Council to consider approving a budget amendment to reallocate the budgeted funds from the 4A Fund to the General Fund.

**RECOMMENDATION:**

Staff recommends approval

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

City Council approved the agreement on April 6, 2026 and the amended and restated agreement on October 5, 2026.

**REFERENCE:**

**FISCAL IMPACT:**

Proposed Expenditure/Revenue: Total - $290,000, FY27 – $96,666.66
Account Number(s): 1014201-66045
Fund: GF
Account Description: GF Economic Incentives

**STAFF CONTACT:**

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