
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Assistant Director of Development Services

MEETING: February 14, 2023

SUBJECT:

Silo Mills Phase 1C.2; Lots 2X, Block 1; Lots 6-9, Block 2; Lots 1-8, 18X & 20-39, Block W; Lots 1-4, 5X & 6-18, Block X; Lots 1-10, Block Z; Lots 1-2, 3X & 4-5, Block CC (Case 22-163): Consider approval of a Final Plat of Lots 2X, Block 1; Lots 6-9, Block 2; Lots 1-8, 18X & 20-39, Block W; Lots 1-4, 5X & 6-18, Block X; Lots 1-10, Block Z; Lots 1-2, 3X & 4-5, Block CC of Silo Mills Phase 1C.2. *(Staff Presenter: Emilio Sanchez, Assistant Director Development Services)*

SUMMARY:

On December 12, 2022, an application for a Final Plat, including 22.900 acres, was submitted by Tom Dayton with Johnson Volk Consulting Inc. (Applicant) on behalf of the Bret Pedigo with Silo Mills Investment V, LLC. (Owner). The Silo Mills Phase 1C.2, includes 63 residential lots and 4 open space lots on 22.900 acres with 7 of the residential lots and portions of 2 of the open space lots located in the City of Burleson ETJ, and the remaining 56 residential lots and the remainder of the 4 open space lots located in the City of Cleburne ETJ. The subject property is located in the City of Cleburne and the City of Burleson's Extraterritorial Jurisdiction (ETJ) so there is no zoning associated with the site.

On July 19, 2021, a revised Preliminary Plat for Silo Mills was approved by City Council (Case 21-057). The approved Silo Mills Preliminary Plat included the area that contains the Silo Mills Phase 1C.2 Final Plat area. The Final Plat (Case-22-163) is in compliance with the approved revised Preliminary Plat.

The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

- 1) Approve the Final Plat
- 2) Deny the Final Plat

RECOMMENDATION:

Recommend approval of the Final Plat for Silo Mills Phase 1C.2, containing Lots 2X, Block 1; Lots 6-9, Block 2; Lots 1-8, 18X & 20-39, Block W; Lots 1-4, 5X & 6-18, Block X; Lots 1-10, Block Z; Lots 1-2, 3X & 4-5, Block CC, located at the southeast intersection of FM 917 and CR 1017, with an approximate address of 3817 W FM 917, in the City of Burleson and the City of Cleburne ETJ. (Case 22-163)

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

February 2015 - Pre-development and Professional Services Agreement with Joshua Land Farm LLC approved by City Council

February 2018 - Development Agreement with Joshua Land Farm LLC and the Joshua Farms Municipal Management District No. 2 approved by City Council

November 2018 – Resolution consenting to the addition of approximately 180 acres in the ETJ to Joshua Farms Municipal Management District No. 2 approved by City Council.

September 2019 – Preliminary Plat and the Development Standards were incorporated into the Development Agreement, which was approved by City Council.

May 2021– A Silo Mills overview presentation was provided to Planning and Zoning Commission and City Council by staff.

June 22, 2021– The revised Preliminary Plat for Silo Mills was unanimously recommended for approval by the Planning and Zoning Commission.

July 19, 2021- The revised Preliminary Plat for Silo Mills was approved by City Council.

November 15, 2022- Final Plat for Silo Mills Phase 1C.1 was approved by Planning and Zoning Commission.

FISCAL IMPACT:

None

PUBLIC NOTIFICATION:

No public input required for this request

STAFF CONTACT:

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