
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: September 27, 2022

SUBJECT:

Final Plat of Parks at Panchasarp Farms Phase 3A and 3B, containing 152 residential lots and 10 non-residential lots, located southeast of the intersection of County Road 1021 and Wicker Hill Road with an approximate address of 715 Wicker Hill Road within the City of Burleson. (Case 22-056): Consider approval of a Final Plat for Parks at Panchasarp Farms Phase 3A & 3B.

SUMMARY:

On April 4, 2022, an application for a Final Plat including 43 acres was submitted by Brent Caldwell, with Goodwin and Marshall, Inc. (applicant) on behalf of Ben Panchasarp (Owner). The plat includes 152 single-family residential lots and 10 non-residential lots which make up phase 3A and 3B of the Panchasarp Farms development. The subject property is zoned PD, Planned Development Panchasarp Farms (CSO#1352-05-2020). The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

- 1) Approve the final plat; or
- 2) Deny the final plat.

RECOMMENDATION:

Staff recommends approval of the Final Plat for Parks at Panchasarp Farms Phase 3A and 3B, containing 152 residential lots and 10 non-residential lots, located southeast of the intersection of County Road 1021 and Wicker Hill Road with an approximate address of 715 Wicker Hill Road within the City of Burleson. (Case 22-056)

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

May 4, 2020: The Parks at Panchasarp Farms Planned Development Amendment (Case 19-038) was approved by City Council.

February 25, 2020: The Parks at Panchasarp Farms Planned Development Amendment (Case 19-038) was recommended for approval by the Planning and Zoning Commission.

February 3, 2020: City Council adopted the Service and Assessment Plan for the PID.

January 6, 2020: City Council approved Phase 2 of the Final Plat.

February 4, 2019: Creation of the Parks at Panchasarp Farms Public Improvement District JC-1.

July 25, 2017: City Council approved Phase 1 of the Final Plat.

January 3, 2017: City Council approved the original Planned Development Ordinance and Preliminary Plat.

PUBLIC NOTIFICATION:

No public input required for this request.

Fiscal IMPACT:

None

STAFF CONTACT:

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