



Planning & Zoning Commission Agenda

Tuesday, November 15, 2022
6:30 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. Consent Agenda

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Approve the minutes from October 25, 2022 Planning & Zoning Commission meeting.

B. **Final Plat for Silo Mills Phase 1C, containing Lots 1-5, Block 2, Lots 9-19, Block W, 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 22-140):** Consider approval of a Final Plat for Silo Mills Phase 1C.

4. Public Hearing

A. **2220 W FM 917 (Case 22-125):** Hold a public hearing and consider a zoning change request from "A", Agricultural to "GR", General Retail for a 13.20 acre site.

5. Reports and Presentations

6. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

7. Recess into Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

8. Adjourn

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 11th of November 2022, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos
City Secretary



ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: November 15, 2022

SUBJECT:

Approve the minutes from October 25, 2022 Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the October 25, 2022 Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the October 25, 2022 Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

October 25, 2022
MINUTES

Roll Call

Commissioners Present

Adam Russell(Chair)
David Hadley
Dan Taylor
Cobi Tittle
Bill Janusch
Michael Tune
Clint Faram
Bobby Reading

Commissioners Absent

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:30 PM

Invocation – Dan Taylor

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A. Approve the minutes from October 11, 2022 Planning and Zoning Commission meeting.**
- B. Replat of Garza Addition, Lots 3R, 4R-1, 4R-2 and 4R-3, Block 1, located northeast of the intersection of White Marlin Drive and Linda Drive with an approximate address of 900 White Marlin Dr, within the**

City of Burleson. (Case 22-117): Consider approval of a Replat for Garza Addition.

Motion was made by Commissioner Michael Tune and second by Commissioner Dan Taylor to approve the consent agenda.

Motion passed, 8-0.

4. Public Hearing

None

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

8. Adjourn

There being no further business Chair Adam Russell adjourned the meeting.

Time – 6:31PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Assistant Director of Development Services

MEETING: November 15, 2022

SUBJECT:

Final Plat for Silo Mills Phase 1C, containing Lots 1-5, Block 2, Lots 9-19, Block W, 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 22-140): Consider approval of a Final Plat for Silo Mills Phase 1C.

SUMMARY:

On October 3, 2022, an application for a Final Plat, including 5.193 acres, was submitted by Alex Guzman with Johnson Volk Consulting Inc. (Applicant) on behalf of the Bret Pedigo with Silo Mills Investment V, LLC. (Owner). The Silo Mills Phase 1C, includes 15 residential lots on 5.193 acres with 6 of the residential lots located in the City of Burleson ETJ, and the remaining 9 residential 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 Final Plat area. The Final Plat (Case-22-140) 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, containing Lot 1-5, Block 2, Lots 9-19, Block W, 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 22-140)

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.

FISCAL IMPACT:

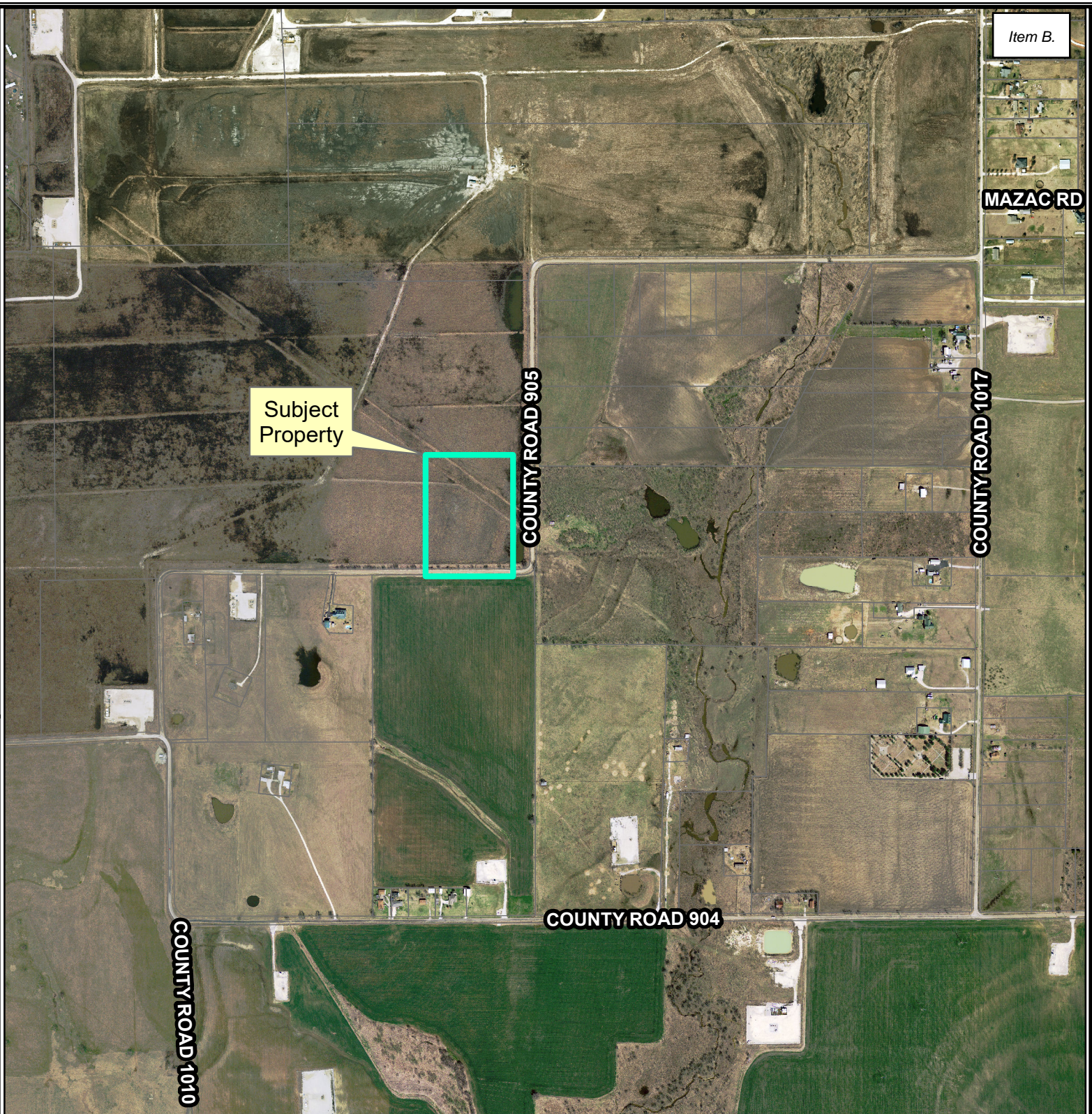
None

PUBLIC NOTIFICATION:

No public input required for this request

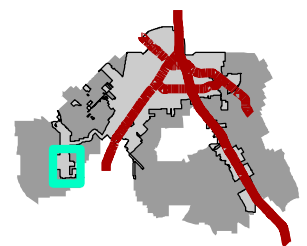
STAFF CONTACT:

Emilio Sanchez
Assistant Director of Development Services
esanchez@burlesontx.com
817-426-9686



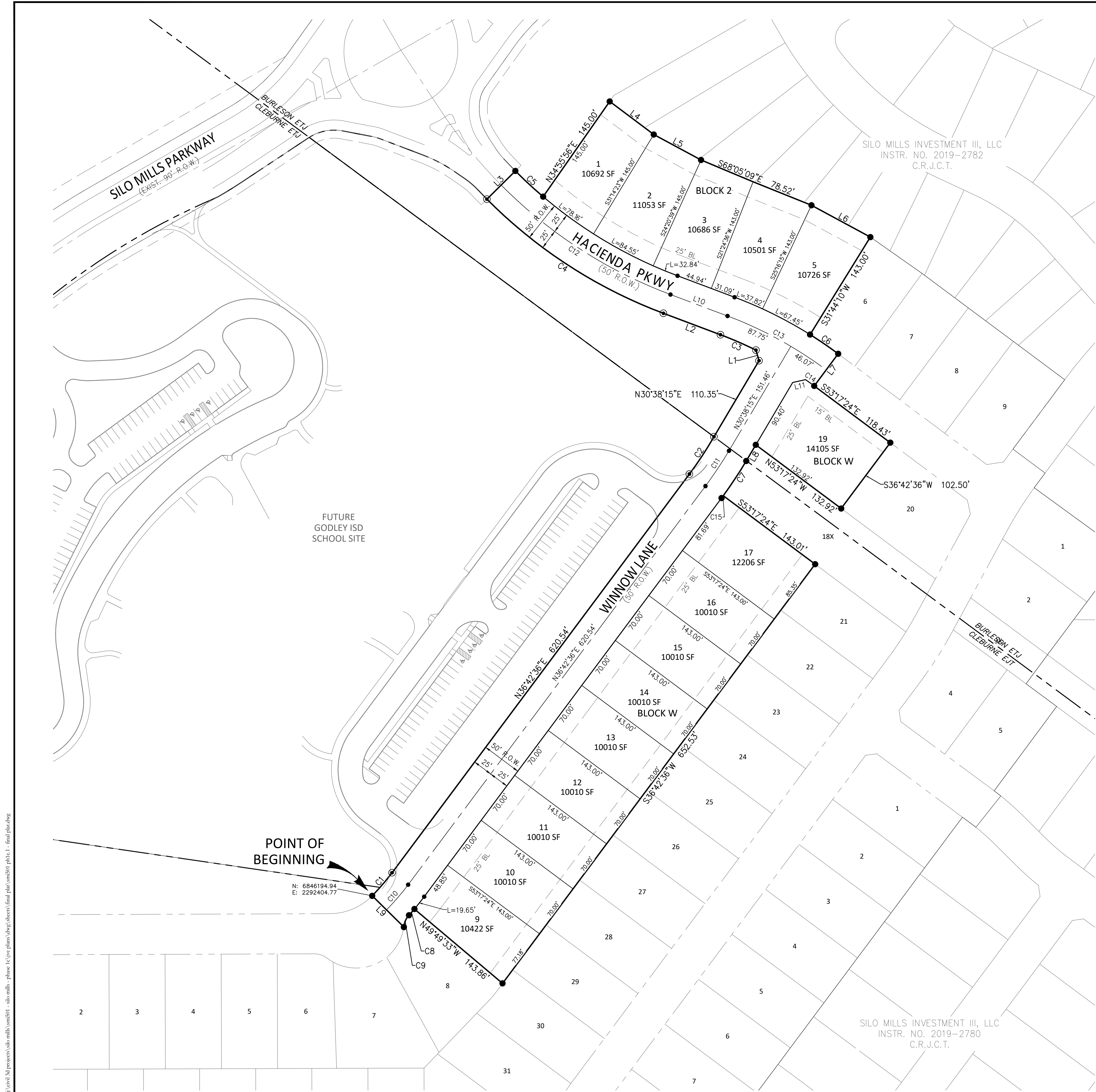
THE CITY OF
BURLESON
TEXAS

**Silo Mills Phase 1C
Lots 1-5, Block 2 &
Lots 9-19, Block W
Final Plat Case 22-140**



Vicinity Map

F:\civil 3d\projects\silos mills\ms01 - silo mills - phase 1c\live plans\dwg\sheets\final plat\ms0101 ph1c1 - final plat.dwg

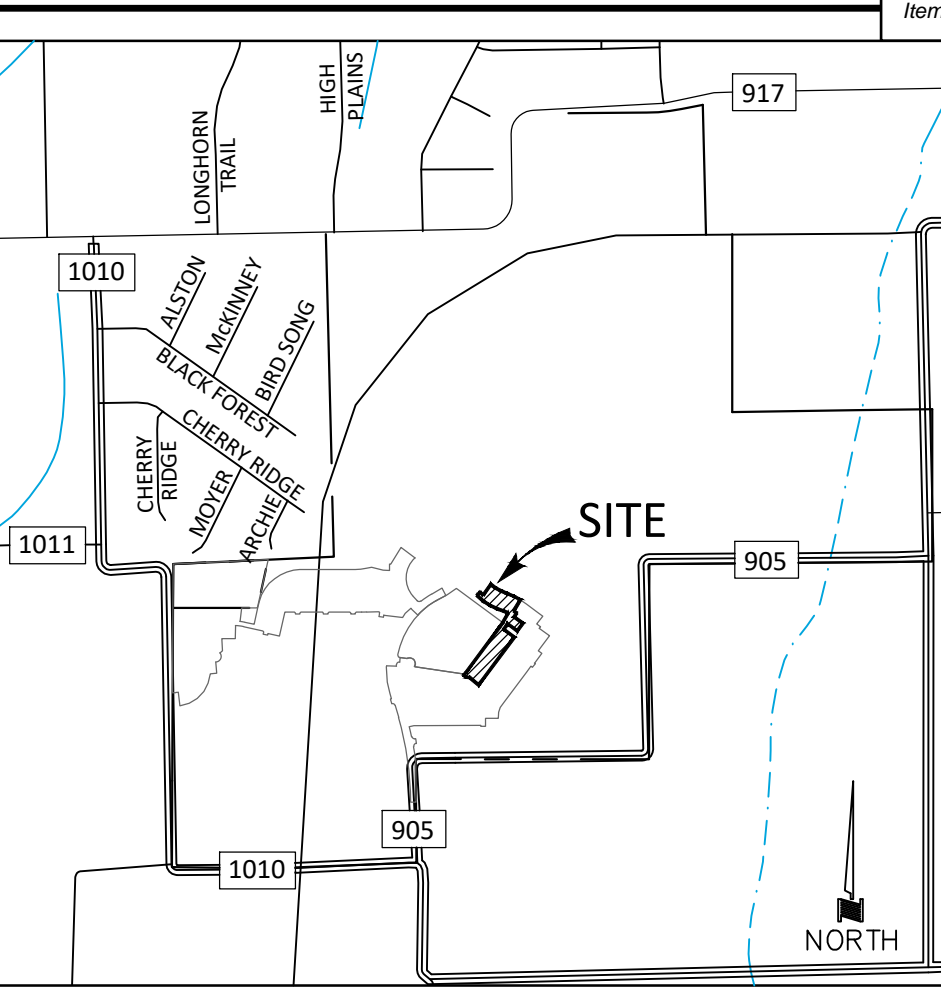


NOTES:

- PROPERTY IS LOCATED IN THE CITY OF CLEBURNE E.T.J., AND THE CITY OF BURLESON E.T.J., JOHNSON COUNTY, TEXAS.
- PROPERTY SHALL BE SERVED BY THE JOHNSON COUNTY SUD FOR WATER AND THE JOSHUA FARMS MUD NO. 2 FOR SEWER.
- ALL STREET INTERSECTIONS ARE 90° (±5°).
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE 4202, NAD 83.
- ON-SITE DRAINAGE SHALL BE CONVEYED BY DRAINAGE SWALES BETWEEN LOTS. SWALES SHALL BE A MINIMUM OF EIGHT (8) INCHES FROM BUILDING FOUNDATION TO FLOWLINE OF ADJACENT SWALE AND SHALL BE DIRECTED TOWARDS PUBLIC STREETS OR DRAINAGE EASEMENTS.
- ALL CORNERS ARE 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED "JVC" UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH LOCATIONS ON CORNER LOTS SHALL BE LOCATED TO APPROXIMATELY LINE UP WITH THE SIDE OF THE HOUSE OR GARAGE THAT IS THE FURTHEST FROM THE INTERSECTION.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0175J DATED 12/4/12, THE SUBJECT PROPERTY IS NOT WITHIN ANY FLOOD ZONES.
- THE RIGHT-OF-WAY DEDICATION IS GRANTED IN FEE SIMPLE TO JOHNSON COUNTY FOR USE AS STORM WATER, PUBLIC UTILITY, PEDESTRIAN OR OTHER PUBLIC PURPOSES.

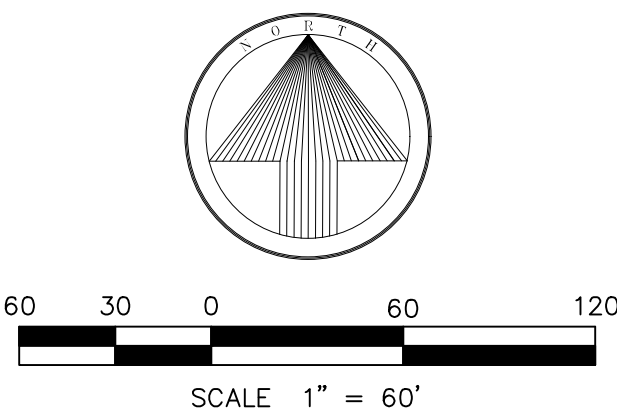
Line Table		
Line	Length	Direction
L1	13.70	N16° 07' 31"W
L2	76.03	N69° 25' 03"W
L3	50.00	N45° 12' 21"E
L4	68.77	S53° 05' 37"E
L5	67.03	S61° 41' 40"E
L6	83.53	S61° 35' 17"E
L7	50.00	S36° 42' 36"W
L8	23.40	S30° 38' 15"W
L9	55.51	N45° 21' 29"W
L10	76.03	S69° 25' 03"E
L11	16.41	N77° 30' 25"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	38.07	274.97	007°55'58"	38.04	N40° 40' 34"E
C2	55.78	483.52	006°36'36"	55.75	N33° 22' 36"E
C3	48.35	474.97	005°49'56"	48.33	N66° 30' 06"W
C4	264.30	615.00	024°37'25"	262.27	N57° 06' 21"W
C5	47.27	565.00	004°47'36"	47.25	S47° 11' 27"E
C6	42.51	525.00	004°38'22"	42.50	S55° 36' 35"E
C7	51.98	525.00	005°40'22"	51.96	S33° 28' 26"W
C8	10.31	325.00	001°49'06"	10.31	S41° 05' 00"W
C9	16.41	25.40	037°00'17"	16.12	S23° 21' 03"W
C10	41.53	300.00	007°55'54"	41.50	N40° 40' 34"E
C11	52.99	500.00	006°04'21"	52.97	N33° 40' 26"E
C12	253.56	590.00	024°37'25"	251.61	S57° 06' 21"E
C13	133.81	500.00	015°20'03"	133.42	N61° 45' 02"W
C14	13.33	475.00	001°36'29"	13.33	N54° 05' 38"W
C15	3.66	525.00	000°24'00"	3.66	N36° 30' 37"E



VICINITY MAP
NOT TO SCALE

LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" iron rod w/ yellow plastic cap stamped "JVC" set (unless otherwise noted)
•	1/2" iron rod found w/ yellow plastic cap stamped "JVC" (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
CL	Center Line
<CM>	Control Monument
DE	Drainage Easement
Esmt	Easement
L1	Line No.
C1	Curve No.
SF	Square Feet
UE	Utility Easement
WLE	Water Line Easement
C.R.J.C.T. = County Records of Johnson County, Texas	



Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20_____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

Owner/Applicant:
Silo Mills Investment V, LLC
202 Clariden Ranch Road
Southlake, Texas 76092
Phone: ~214-577-1431
Contact: Bret Pedigo

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Ryan.Renolds@johnsonvolk.com
TBPELS FIRM NO. 10194033

FINAL PLAT
SILO MILLS
PHASE 1C
LOTS 1-5, BLOCK 2
LOTS 9-19, BLOCK W
15 SINGLE FAMILY LOTS &
5.193 ACRES
OUT OF THE
A.J. TUCKER SURVEY, ABSTRACT NO. 833
CITY OF CLEBURNE ETJ,
CITY OF BURLESON ETJ,
JOHNSON COUNTY, TEXAS
PROPOSED ZONING: PD

November 3, 2022
SHEET 1 OF 2

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

F:\civil 3d projects\silu mills\sub01 - silo mills - phase 1c\jvc plans\dwg\sheet\final plat\sub010 ph1c.1 - final plat.dwg

OWNER’S CERTIFICATION & DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the A.J. TUCKER SURVEY, ABSTRACT NO. 833, City of Burleson ETJ and City of Cleburne ETJ, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment II LLC, as recorded in Document No. 2019–2780, Deed Records, Johnson County, Texas and being part of that tract of land described in Deed to Silo Mills Investment III LLC, as recorded in Document No. 2019–2782, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a red plastic cap stamped “PELTON” found for the northeast corner of that tract of land described in Deed to Godley Independent School District, as recorded in Document No. 2021–29781, Deed Records, Johnson County, Texas;

THENCE North 30 degrees 38 minutes 15 seconds East, a distance of 110.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 16 degrees 07 minutes 31 seconds West, a distance of 13.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 05 degrees 49 minutes 56 seconds, a radius of 474.97 feet and a chord bearing and distance of North 66 degrees 30 minutes 06 seconds West, 48.33 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 48.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 69 degrees 25 minutes 03 seconds West, a distance of 76.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 24 degrees 37 minutes 25 seconds, a radius of 615.00 feet and a chord bearing and distance of North 57 degrees 06 minutes 21 seconds West, 262.27 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 264.30 feet to a 5/8 inch iron rod with a red plastic cap stamped “PELTON” found for corner;

THENCE North 45 degrees 12 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 04 degrees 47 minutes 36 seconds, a radius of 565.00 feet and a chord bearing and distance of South 47 degrees 11 minutes 27 seconds East, 47.25 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 47.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 34 degrees 55 minutes 56 seconds East, a distance of 145.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 53 degrees 05 minutes 37 seconds East, a distance of 68.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 61 degrees 41 minutes 40 seconds East, a distance of 67.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 67 degrees 15 minutes 13 seconds East, a distance of 70.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 68 degrees 05 minutes 09 seconds East, a distance of 78.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 61 degrees 35 minutes 17 seconds East, a distance of 83.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 31 degrees 44 minutes 10 seconds West, a distance of 143.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 04 degrees 38 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of South 55 degrees 36 minutes 35 seconds East, 42.50 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 42.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 118.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 102.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 53 degrees 17 minutes 24 seconds West, a distance of 132.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 30 degrees 38 minutes 15 seconds West, a distance of 23.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 05 degrees 40 minutes 22 seconds, a radius of 525.00 feet and a chord bearing and distance of South 33 degrees 28 minutes 26 seconds West, 51.96 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 51.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 53 degrees 17 minutes 24 seconds East, a distance of 143.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 36 degrees 42 minutes 36 seconds West, a distance of 652.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 49 degrees 49 minutes 33 seconds West, a distance of 143.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 01 degrees 49 minutes 06 seconds, a radius of 325.00 feet and a chord bearing and distance of South 41 degrees 05 minutes 00 seconds West, 10.31 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 10.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angel of 37 degrees 00 minutes 17 seconds, a radius of 25.40 feet and a chord bearing and distance of South 23 degrees 21 minutes 03 seconds West, 16.12 feet;

THENCE Southerly, with said curve to the left, an arc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 45 degrees 21 minutes 29 seconds West, a distance of 55.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 07 degrees 55 minutes 54 seconds, a radius of 275.00 feet and a chord bearing and distance of North 40 degrees 40 minutes 34 seconds East, 38.04 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 38.07 feet to a 5/8 inch iron rod with a red plastic cap stamped “PELTON” found in the southeast line of the above–mentioned Godley Independent School District tract;

THENCE North 36 degrees 42 minutes 36 seconds East, with said southeast line, a distance of 620.54 feet to a

SURVEYOR’S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Burleson and City of Cleburne Planning and Zoning Commissions.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary public for and in the State of Texas

My commission expires: _____

Johnson County recording information:

Plat Filed _____, 20 _____.
Slide _____, Vol., _____ Pg. _____
Johnson County Plat Records
By: _____
County Clerk

Certificate of Director of Public Works

Addition: Silo Mills

Location Description: Along C.R. 1010 in the ETJ of the City of Cleburne and the ETJ of the City of Burleson, Johnson County, Texas.

I hereby certify that all requirements of the "Subdivision Ordinance" concerning submission and/or approval of information and data to the Director of Public Works and the City Engineer, required for Final Plat approval, have been complied for the above reference subdivision.

Director of Public Works

Date

Planning and Zoning Commission Approval:

WHEREAS, the Planning and Zoning Commission of the City of Cleburne, Texas voted affirmatively on this ____ day of _____, 20__, to approve this plat.

Chair, Planning and Zoning Commission

City Council Approval:

WHEREAS, the City Council of the City of Cleburne, Texas voted affirmatively on this ____ day of _____, 20__, to approve this plat.

Mayor, City of Cleburne

Attest: City Secretary

PRE DIRECTION

STREET NAME

STREET TYPE/SUFFIX

ROW (ACRES)

SE

HACIENDA PARKWAY

RESIDENTIAL

0.532

NW

WINNOW LANE

RESIDENTIAL

0.174

Owner/Applicant:

Silo Mills Investement V, LLC
202 Clariden Ranch Road
Southlake, Texas 76092
Phone: -214-577-1431
Contact: Bret Pedigo

Engineer/Surveyor:

Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Ryan.Renolds@johnsonvolk.com
TBPELS FIRM NO. 10194033

FINAL PLAT

SILo MILLS

PHASE 1C

LOTS 1-5, BLOCK 2

LOTS 9-19, BLOCK W

15 SINGLE FAMILY LOTS &
5.193 ACRES
OUT OF THE

A.J. TUCKER SURVEY, ABSTRACT NO: 833

CITY OF CLEBURNE ETJ,

CITY OF BURLESON ETJ,

JOHNSON COUNTY, TEXAS

PROPOSED ZONING: PD

November 3, 2022

SHEET 2 OF 2

JOHNSON VOLK

CONSULTING

TBPELS:Engineering Firm No.11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano,TX 75074 | 972.201.3100

11

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: November 15, 2022

SUBJECT:

2220 W FM 917 (Case 22-125): Hold a public hearing and consider a zoning change request from "A", Agricultural to "GR", General Retail for a 13.20 acre site.

SUMMARY:

On September 6, 2022, an application was submitted by John Hill (applicant/owner), to rezone approximately 13.20 acres from "A", Agricultural to "GR", General Retail to allow for future development of the subject site. If approved, the owner has preliminarily discussed developing the site to contain a mix of uses including a gas station, retail, and medical and professional offices. All of the aforementioned uses are allowed by right in the GR, General Retail zoning district. At this time, no tenants have been definitely determined.

Planning Analysis

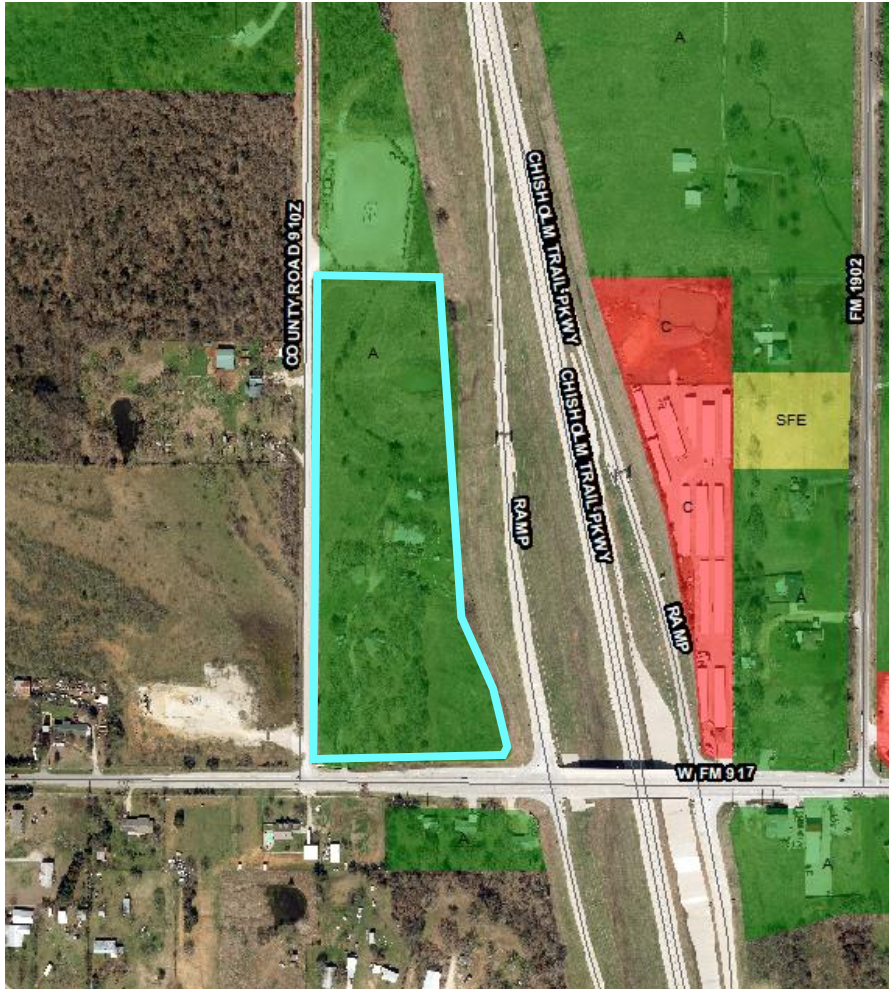
The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Chisholm Trail Corridor** that provides the following description:

"Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. This area is envisioned to develop in a coordinated manner, with both vehicular and pedestrian connectivity in mind. Development should emphasize quality building and site design and robust landscaping, reflecting a positive image of Burleson to those traveling along the corridor.

Much of this land is currently vacant or occupied by low-density residential development. As areas along the corridor begin to develop, compatibility measures will be important to prevent land use conflicts between the new development and adjacent residential developments. Examples of such measure include limited building heights, enhanced landscaping, additional setbacks, and access management controls."

Per the Chisholm Trail Corridor description, the vision of future development along the corridor should consist of large scale retail, offices and professional campuses. The Comp Plan also expressly mentions the General Retail zoning district as a corresponding district to the Chisolm Trail Corridor. Considering this, the subject request is in general conformance with the Comprehensive Plan and vision of the surrounding area. If the zoning request is approved, all

utility requirements and architectural standards will be evaluated during commercial site plan processes.



	Zoning	Use
Subject Site	A, Agricultural	Unoccupied Residential
North	A, Agricultural	Gas Well
East	C, Commercial	Developed, Commercial
South	A, Agricultural / ETJ	Developed, Residential
West	ETJ	Developed, Residential (DA)

OPTIONS:

- 1) Recommend approval of the zoning change request; or
- 2) Recommend denial of the zoning change request.

RECOMMENDATION:

Staff recommends approval of a zoning change request from “A”, Agricultural to “GR”, General Retail for 2220 W FM 917 (Case 22-125)

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

None

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time staff has not received any formal opposition regarding this case.

Fiscal IMPACT:

None

STAFF CONTACT:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648

2220 W FM 917 ZC

Item A.

Location:

- 13.20 acres
- 2220 W FM 917

Applicant/Owner:

John Hill

Item for approval:

Zoning Change (Case 22-125)

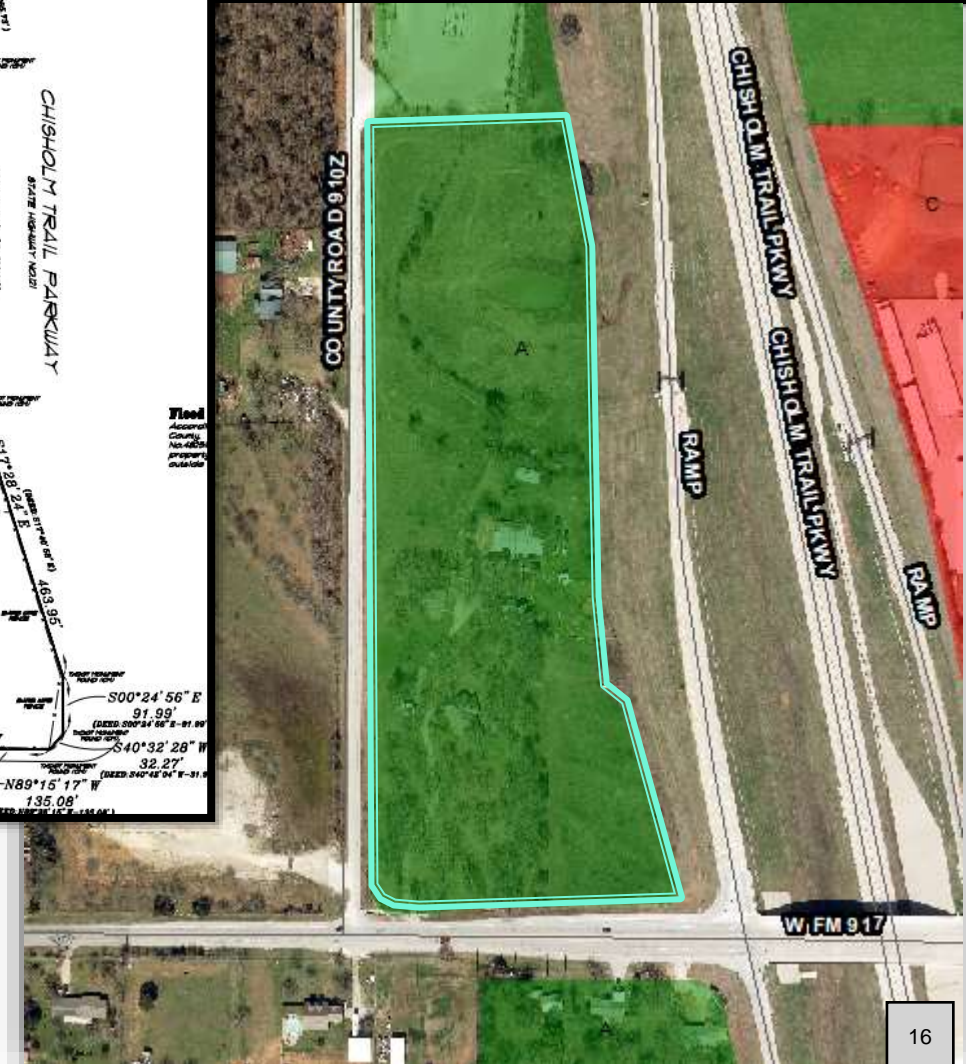
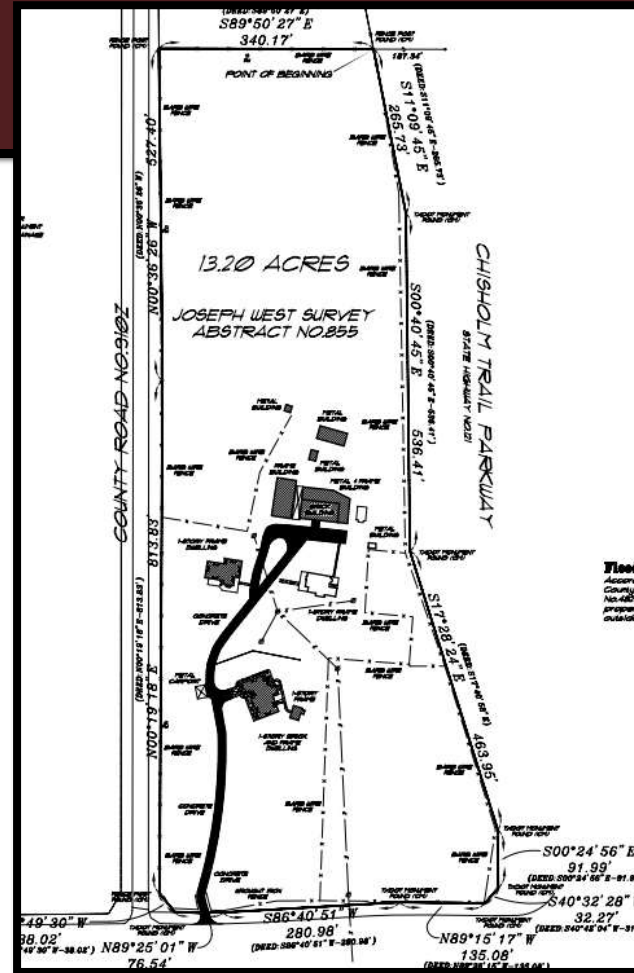


2220 W FM 917 ZC

Item A.

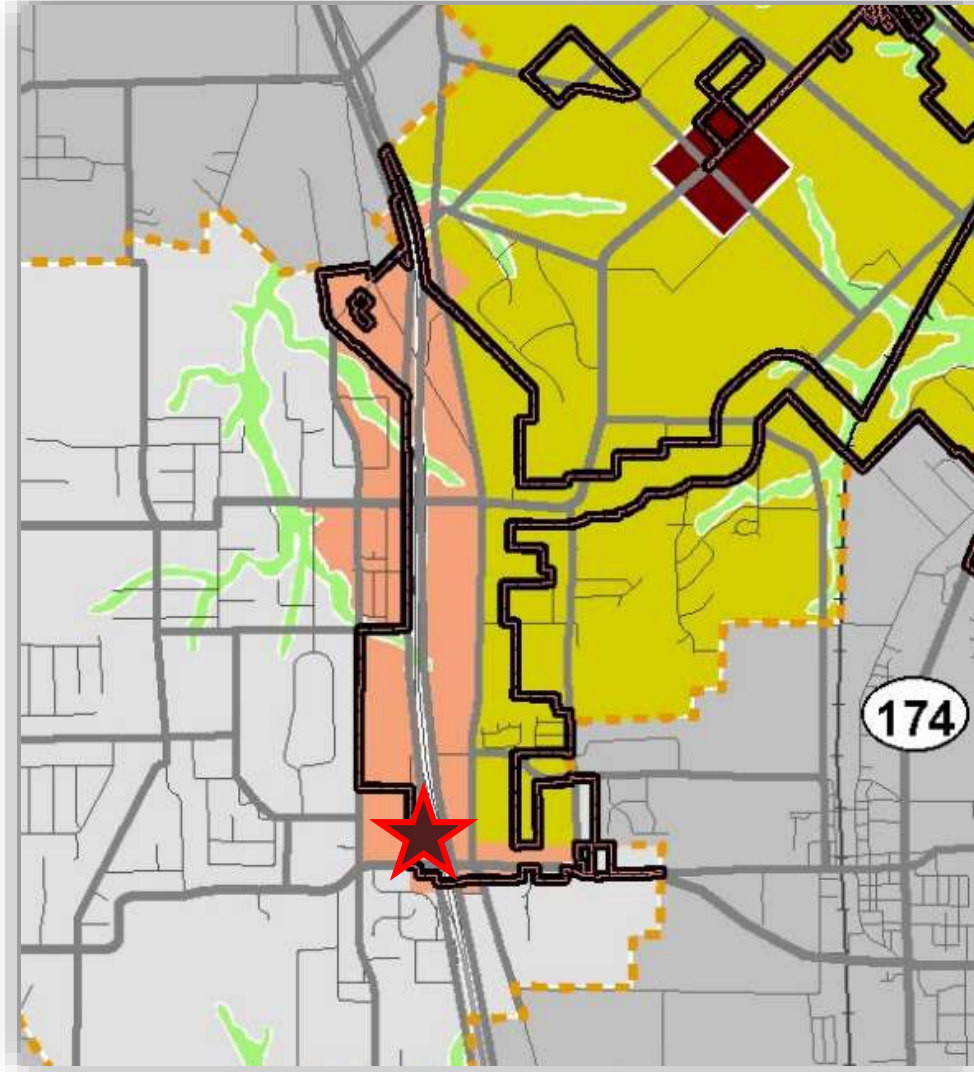
Zoning Information

- Current zoning is Agricultural
 - Contains three unoccupied residential structures on site.
 - Applicant is requesting a zone change to GR, General Retail.
 - If approved, the owner has preliminarily discussed developing the site to contain a mix of uses including:
 - Gas station/Convenience store
 - Retail
 - Medical & Professional Offices



Comprehensive Plan

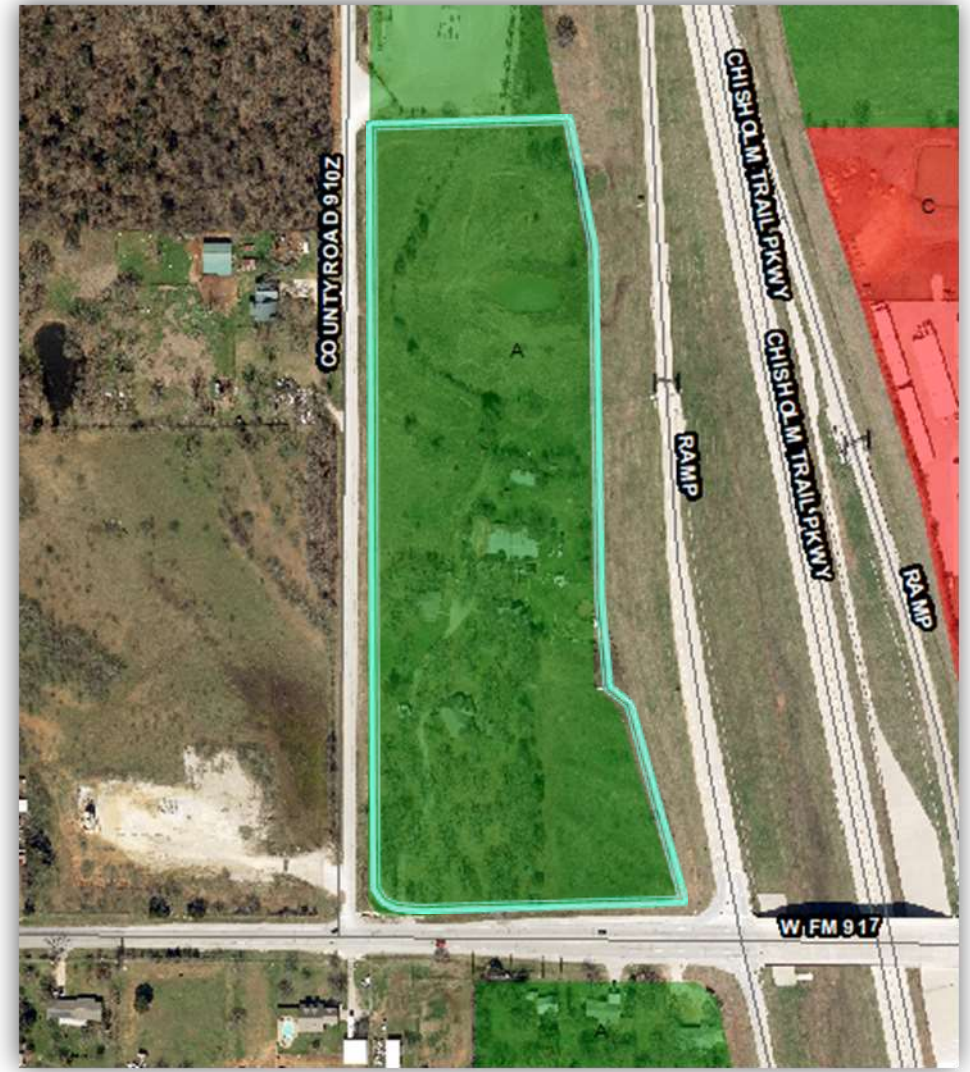
Chisholm Trail Corridor



Current Zoning

Item A.

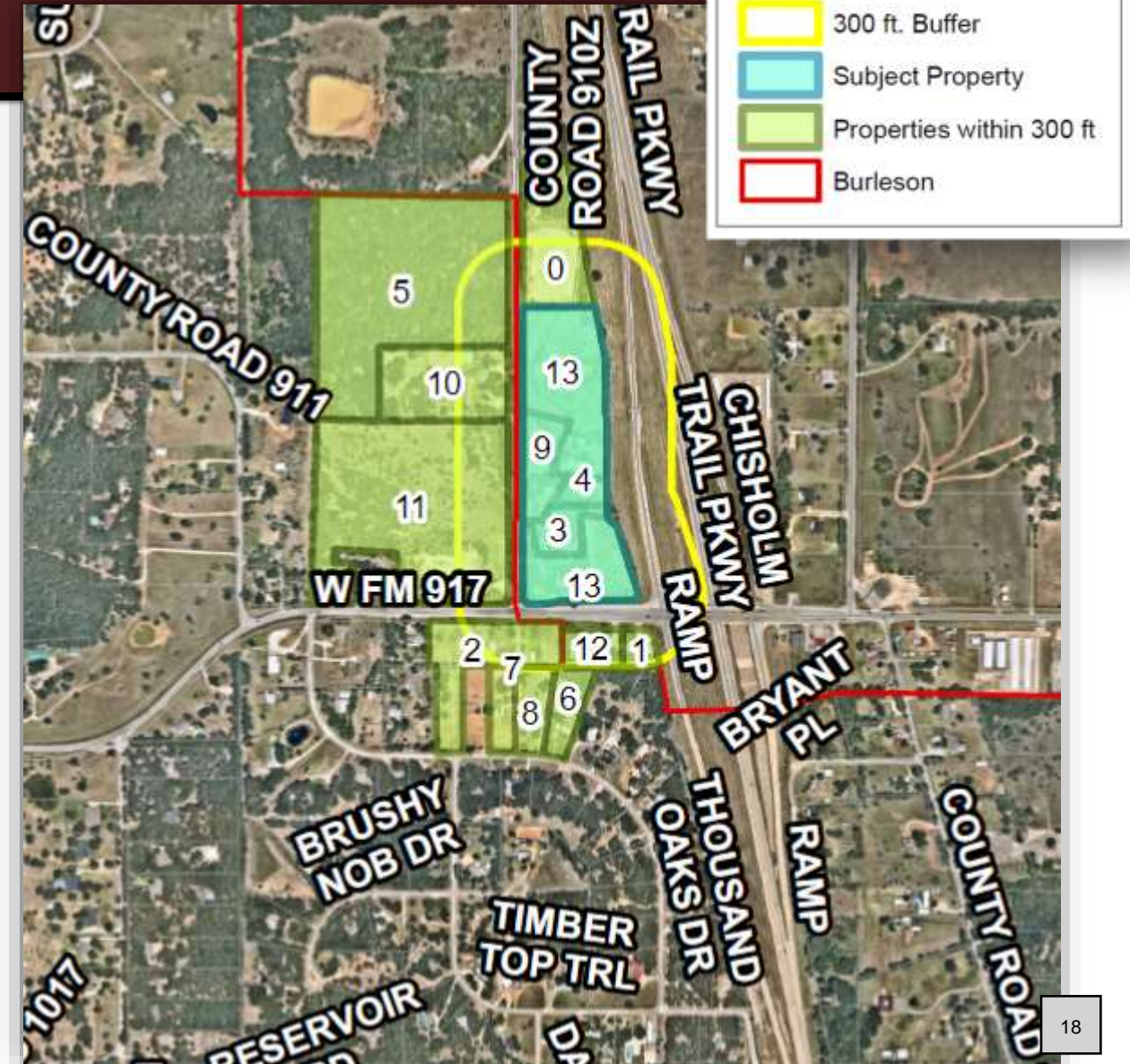
Agricultural



Item A.

- Public notices mailed to property owners within 300 feet of subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has received no inquiries concerning this request.



Staff's Recommendation

Staff recommends approval of a zoning change request from "A", Agricultural to "GR", General Retail for 2220 W FM 917 (Case 22-125)

- Staff supports the zoning change as the proposed zoning will generally conform to the Comprehensive Plan by permitting retail, offices and professional campuses.

ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 13.20 ACRES OF LAND, ADDRESSED AS 2220 W FM 917, AND BEING SITUATED IN THE JOSEPH WEST SURVEY, ABSTRACT NO. 855, JOHNSON COUNTY, TEXAS, FROM A, AGRICULTURAL TO GR, GENERAL RETAIL, MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas, is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for a zoning change was filed by John Hill, Applicant, on September 6, 2022, under Case Number 22-125; and

WHEREAS, the City of Burleson has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission have held a public hearing and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Burleson; and

WHEREAS, the City Council may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the Code of Ordinances of the City of Burleson; and

WHEREAS, the City Council finds that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance concern an individual zoning case that does not propose a change to the language to the Code of Ordinances of the City of Burleson.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The Official Zoning Map is hereby amended insofar as it relates to certain land described as 13.20 acres of land, addressed as 2220 W FM 917, and being situated in the Joseph West survey, Abstract No. 855, Johnson County, Texas, more particularly described in Exhibit “A” and illustrated in Exhibit “B”, all exhibits being attached hereto and incorporated herein by reference for all

purposes, by changing the zoning of said property from Agricultural (A) to General Retail zoning district (GR).

Section 2.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable., and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for that purpose.

Section 7.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be

amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 8.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit A- Legal Description

**Survey Showing
13.20 Acre Tract
Joseph West Survey, Abstract No.855
Johnson County, Texas**

Legal Description 13.20 Acre Tract

Being a tract or parcel of land situated in the Joseph West Survey, Abstract No.855, Johnson County, Texas, and being part of a tract conveyed to K. Kennedy by deed recorded in Volume 1684, Page 615, Deed Records, Johnson County, Texas, all of a 1.62 acre tract conveyed to D. Herren by deed recorded in Volume 3555, Page 127, Deed Records, Johnson County, Texas, all of a 2.0 acre tract conveyed to D. Gleckler by deed recorded in Volume 3561, Page 988, Deed Records, Johnson County, Texas and all a tract conveyed to D. Gleckler by deed recorded in Volume 1770, Page 508, Deed Records, Johnson County, Texas and being more particularly described as follows:

Beginning at a fence post found for corner in the west line of Chisholm Trail Parkway (State Highway No.121), being North 89°50'27" West, 187.34 feet from the northeast corner of said Kennedy tract and in the south line of a tract conveyed to J. Ross by deed recorded in Volume 1941, Page 226, Deed Records, Johnson County, Texas;

Thence South 11°09'45" East with the west line of said Chisholm Trail Parkway a distance of 265.73 feet to a txdot monument found for corner in the west line of said Chisholm Trail Parkway, being a angle point of this tract;

Thence South 00°40'45" East with the west line of said Chisholm Trail Parkway a distance of 536.41 feet to a txdot monument found for corner in the west line of said Chisholm Trail Parkway, being a angle point of this tract;

Thence South 11°09'45" East with the west line of said Chisholm Trail Parkway a distance of 265.73 feet to a txdot monument found for corner in the west line of said Chisholm Trail Parkway, being a angle point of this tract;

Thence South 17°28'24" East with the west line of said Chisholm Trail Parkway a distance of 463.95 feet to a txdot monument found for corner in the west line of said Chisholm Trail Parkway, being a angle point of this tract;

Thence South 00°24'56" East with the west line of said Chisholm Trail Parkway a distance of 91.99 feet to a txdot monument found for corner in the west line of said Chisholm Trail Parkway, being a angle point of this tract;

Thence South 40°32'28" West with the west line of said Chisholm Trail Parkway a distance of 32.27 feet to a txdot monument found for corner at the intersection of the the west line of said Chisholm Trail Parkway with the north line of Farm to Market Highway No.917, being a angle point of this tract and the southeast corner;

Thence North 89°15'17" West with the north line of said Farm to Market Highway No.917 a distance of 135.08 to a txdot monument found for corner in the north line of Farm to Market Highway No.917, being a angle point of this tract;

Thence South 86°40'51" West with the north line of said Farm to Market Highway No.917 a distance of 280.98 to a txdot monument found for corner in the north line of Farm to Market Highway No.917, being a angle point of this tract;

Thence North 89°25'01" West with the north line of said Farm to Market Highway No.917 a distance of 76.54 to a txdot monument found for corner in the north line of Farm to Market Highway No.917, being a angle point of this tract;

Thence North 38°49'30" West with the northeast line of said Farm to Market Highway No.917 a distance of 38.02 to a fence post found for corner at the intersection of the north line of Farm to Market Highway No.917 with the east line of County Road No.910Z, being a angle point of this tract and the southwest corner;

Thence North 00°19'18" East with the east line of said County Road No.910Z a distance of 813.83 to a fence post found for corner in the east line of said County Road No.910Z, being a angle point of this tract;

Thence North 00°36'26" West with the east line of said County Road No.910Z a distance of 527.40 to a fence post found for corner in the east line of said County Road No.910Z and the south line of said Ross tract, being a the northwest corner of this tract;

Thence South 89°50'27" East with the common line between said Ross tract and said Kennedy tract a distance of 340.17 feet to the **POINT OF BEGINNING** and containing 13.20 acres of land, more or less as surveyed on the ground on August 31, 2021 by Tucker Surveyors.

