

**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** May 14, 2024

**SUBJECT:**

1530 Candler Dr (Case 24-064): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “PD”, Planned Development to “PD” Planned Development for Lot 3, Block 1, Shannon Creek Development, “The Cottages at Candler Drive”. (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On February 19, 2024, a zoning change request was submitted by Drew Wegman representing Silver Leaf Homes (owner) to change the zoning of approximately 9.161 acres to PD, Planned Development.

**DEVELOPMENT OVERVIEW:**

The owners are proposing a PD, Planned Development zoning for the development of approximately 36 townhome complexes for a total of 140 dwelling units. The original planned development allowed single-story attached or detached cottages and required a revision to the zoning and site exhibit (layout) prior to development of cottages on Tract 3. The applicant’s proposed PD incorporates the original Shannon Creek Development standards with changes to allow two-story cottages, as well as to update the site layout and architectural design elements. The proposed density (9.53 dwelling units per acre) conforms to the original Shannon Creek Development standards of a maximum 12 dwelling units per acre. The preliminary layout for the Cottages at Candler Drive (Exhibit “C” of the Ordinance) includes a clubhouse with a pool, pickle ball court, and dog park.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	PD, Planned Development	Undeveloped
North	PD, Planned Development	Undeveloped

East	PD, Planned Development	Single-family
South	PD, Planned Development	Multifamily and Single-family
West	PD, Planned Development	Multifamily

**This site is designated in the Comprehensive Plan as Transit-Oriented District**

This land use category should incorporate a range of building structures and land uses, including multi-story residential above retail and townhomes

*Staff has determined the requested zoning and use aligns the previously approved Planned Development standards and expectations for this site.*

**Engineering:**

Engineering civil construction reviews will be required prior to the development of the site.

**RECOMMENDATION:**

Recommend approval to City Council for an ordinance for the zoning change.

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

September 14, 2006 – Planned Development (Ordinance D-072-06) approved by City Council.

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.ecode360.com)

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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