
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: June 3, 2024

SUBJECT:

1530 Candler Dr (Case 24-064): Hold a public hearing and consider approval of 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". *(This item was continued from the June 3rd City Council meeting) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

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 change from their current PD, Planned Development zoning to a new PD, Planned Development zoning for the development of multiple townhome complexes for a total of 100 dwelling units. Current conceptual plan shows 100 dwelling units, ordinance maximum density would allow no more than 110 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 (10.9 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:

Approve an ordinance for the zoning change.

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

June 3, 2024 – The City Council continued this item for further discussion to the June 17th regular meeting (7-0)

May 14, 2024 – The Planning and Zoning Commission recommended approval (7-0).

December 10, 2018 – Planned Development (CSO#949-12-2018) approved by City Council.

REFERENCE:

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

FISCAL IMPACT:

None

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684