



Case ZC26-007

PRESENTED TO CITY COUNCIL – 10.5.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC26-007– 279 W Hidden Creek PKWY

Location:

- 279 W Hidden Creek PKWY

Applicant:

- Tim Windmiller with Ascent Development and the Standard at Chisen Hall (Owners)

Item for approval:

Zoning Change from “PD” Planned Development to “PD” Planned Development district (Case ZC26-007).



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The following amendments within the Planned Development standards are proposed:

Section 4.04-“The maximum permitted height of all buildings within the commercial tracts of the Planned Development District shall be four (4) stories, with the exception of Building B, which may go up to but not exceed eight (8) stories.”

Section 7(7) Windows: “Glass shall not exceed 50 percent of any one façade of a building, with the exception of Building B.”



Zoning

Planned Development



Comprehensive

Floodplain/Open Space



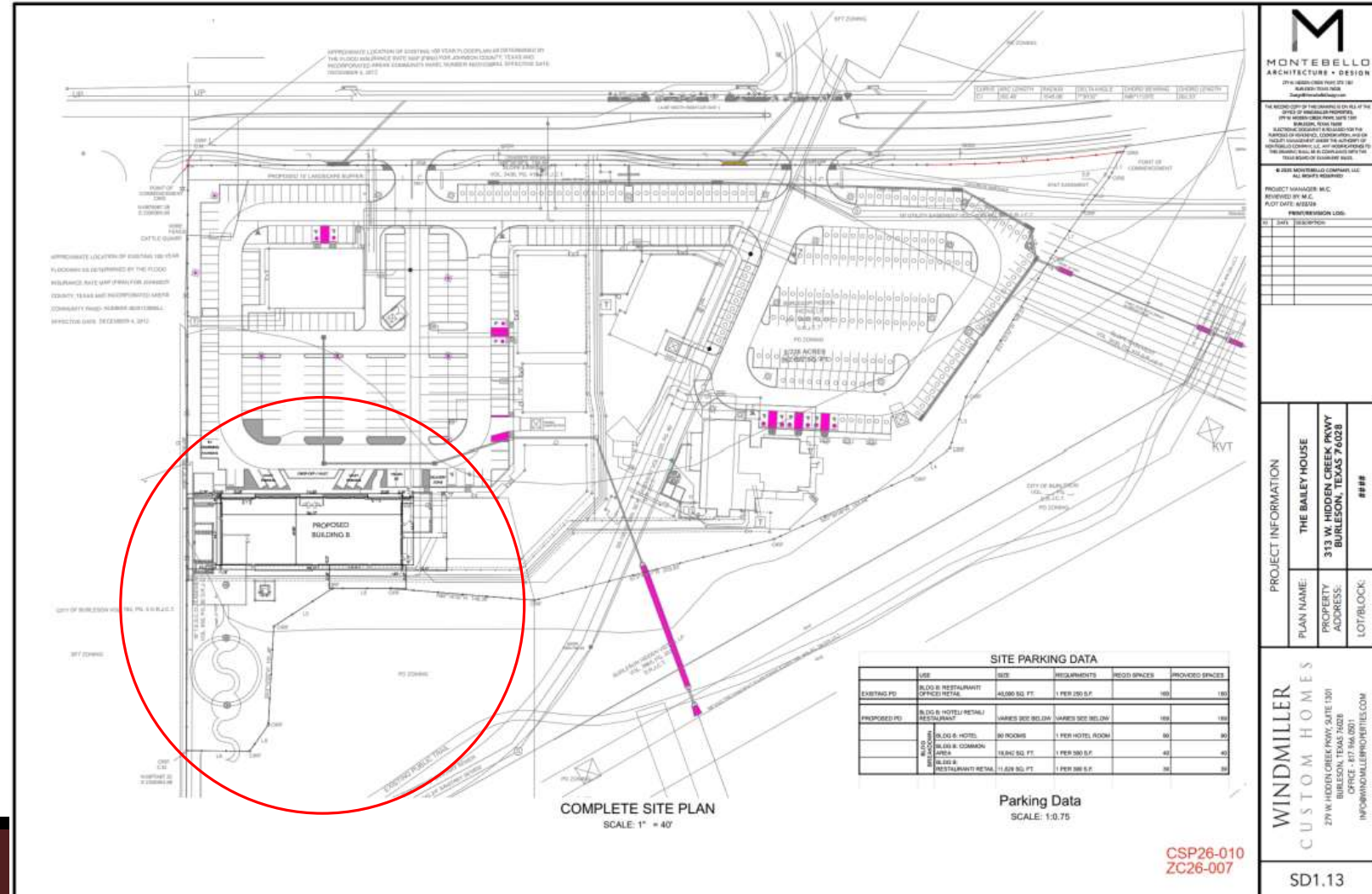
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Rendering of
Future Building



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Full Site Plan with area
for proposed 6-story
building circled in red.



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Properties within 300' of Case ZC26-007

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.



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P&Z Summary:

- The Commission discussed the building height and design of the building.
- There were no speakers other than the applicant.
- The Commission recommended approval by a vote of 7 to 0.

Staff Recommendation:

- Staff has determined that the requested zoning district of Planned Development would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

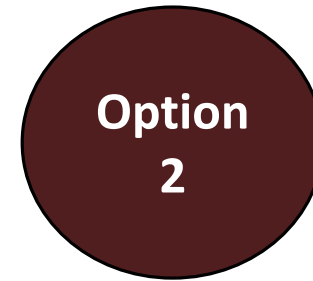
Floodplain/Open Space

This land use category is provided to identify public parks and open spaces within Burleson. This designation incorporates parks and trails proposed within the City's Parks, Recreation and Trails Master Plan as well as floodplain and flood prone areas. Development within the floodplain areas must adhere to ordinances related to floodplain development. This area is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district.

All zoning districts may apply.



Approve



Deny



Questions / Comments

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