
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: October 5, 2026

SUBJECT:

279 W Hidden Creek PKWY (ZC26-007): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 8.216 acres of land from "PD", Planned Development, to "PD", Planned Development. *(First and Final Reading) (Staff Contact: Tony D. McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by a vote of 7 to 0)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On April 27, 2026, an application was submitted by Tim Windmiller, on behalf of Ascent Development and The Standard at Chisen Hall (owners) to amend the existing Planned Development language on approximately 8.216 acres of land.

DEVELOPMENT OVERVIEW:

As stated above, this site is zoned as a Planned Development as part of the Hidden Vistas Planned Development for the use as a commercial development. The developers are proposing amendments to the existing Planned Development standards to allow:

- 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.”

The applicant is proposing to construct a 6-story boutique hotel where only a 4-story building is currently allowed. Additionally, the building is proposed to exceed the window allowance (see illustration). The proposed development standards have been pared down to only apply to Lot 3, Block 1, of the Hidden Vistas Addition (The Standard at Chisen Hall) and would not change any development standards for the remaining Hidden Vistas Planned Development. The latest approved Planned Development for Hidden Vistas is attached as exhibit 4.

This site is designated in the Comprehensive Plan as 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

Staff has determined that the requested use of Planned Development “PD” for the continued construction for commercial development aligns with the Comprehensive Plan.

RECOMMENDATION:

Recommend approval for an ordinance for the zoning change.

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

8/4/2006: City Council approved the Planned Development for Hidden Vistas.

5/24/2007: City Council approved an amended Planned Development for Hidden Vistas.

3/12/2012: City Council approved an amended Planned Development for Hidden Vistas.

8/20/2012: City Council approved an amended Planned Development for Hidden Vistas.

12/8/2014: City Council approved an amended Planned Development for Hidden Vistas.

4/20/2015: City Council approved an amended Planned Development for Hidden Vistas.

3/20/2017: City Council approved an amended Planned Development for Hidden Vistas.

5/7/2018: City Council approved an amended Planned Development for Hidden Vistas.

9/15/2026: *The Planning and Zoning Commission recommended approval 7 to 0.*

REFERENCE:

<https://ecode360.com/39939092>

<https://ecode360.com/39939152>

FISCAL IMPACT:

None.

STAFF CONTACT:

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