

City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: February 16, 2026

SUBJECT:

275 County Road 714 (Case 25-324): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “PD”, Planned Development, to “PD”, Planned Development. (First and Final Reading) (*Staff Contact: Tony McIlwain, Development Services Director*) (The Planning and Zoning Commission recommended approval 8-0)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On November 10, 2025, an application was submitted by Tim Windmiller, on behalf of Burleson Pecan Grove, LLC. & Graham Hart/GHHB, LLC. (owners) to amend the existing Planned Development language on approximately 34.49 acres of land to “PD” Planned Development for amendments to the development standards for the continued development of a residential neighborhood.

DEVELOPMENT OVERVIEW:

As stated above, this site is zoned as a Planned Development for the use as a single-family subdivision. The developers propose amendments to the existing Planned Development standards to ease the construction of residential homes on lots that have atypical geometry and create difficulties in meeting the adopted standards. The proposed changes omit section 2.A, 2.C, 2.E, 2.F and all of Section 3 (Architectural, Dimensional and Density Controls) from the approved Planned Development standards attached as Exhibit 4. The amended development

standards align closely with the Single-family dwelling district-7 (SF7) standards. The table below compares the proposed standards to the Single-family district-7 (SF7).

Development Area Standards Comparison Table

<i>Proposed PD Standards</i>	<i>SF7 Standards</i>
Density: 4.25 residential dwelling units per acre	Density: 4.25 residential dwelling units per acre
Lot Size: 7,000 SF minimum	Lot Size: 7,000 SF minimum
Floor Area: 1,600 SF minimum	Floor Area: 1,100 SF minimum or 1,250 SF for all lots platted after 11.1.2003
Front Setback: Twenty-five feet (25'-0") minimum from lot line	Depth of front yard: 25 feet minimum
Rear Setback: Ten feet (10'-0") minimum from lot line	Depth of rear yard: Ten feet minimum
Side Setback: Five feet (5'-0") minimum from lot line	Width of side yard: Five feet minimum
Width of side setback adjacent to side street: Fifteen feet (15'-0") minimum	Width of side yard adjacent to side street: 15 feet minimum
Width of Lot: 60 feet minimum	Width of lot: 60 feet minimum
Depth of lot: 100 feet minimum	Depth of lot: 100 feet minimum

This site is designated in the Comprehensive Plan as Neighborhoods and Future Development

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that the requested use of Planned Development "PD" for single-family residential aligns with the Comprehensive Plan.

RECOMMENDATION:

Recommend approval for an ordinance for the zoning change.

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

11/12/2018: City Council approved a voluntary annexation petition or this property.

11/12/2018: City Council approved Planned Development zoning request for this property.

8/03/2020: City Council approved an amended Planned Development zoning request for this property.

9/20/2021: City Council approved the final plat for the Pecan Grove subdivision.

4/29/2022: Staff approved an amending plat for the Pecan Grove subdivision.

3/24/2025: City Council approved a parks plan for the Pecan Grove Planned Development.

1/13/2026: The Planning and Zoning Commission recommended approval 8-0.

REFERENCE:

<https://ecode360.com/39938869>

<https://ecode360.com/39939152>

FISCAL IMPACT:

None.

STAFF CONTACT:

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