



# Pecan Grove Parks Plan

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CITY COUNCIL: MARCH 24, 2025

STAFF PRESENTER: TONY MCILWAIN, DIRECTOR OF DEVELOPMENT SERVICES

# Background

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- The purpose of this item is to approve the proposed Pecan Grove parks plan.
- Pecan Grove is a planned development (PD) consisting of 81 residential lots, two HOA lots and two common space lots on 35.525 acres of land.
- The property is located along the south right-of-way of CR 714, approximately 250' east of Russell Farm.
- The development will contain 8.25 acres of open space to include a pond with fountain, playground area, and small dog park.

# History

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## **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.

# Park Plan Requirements

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- The Planned Development contains the following provision:

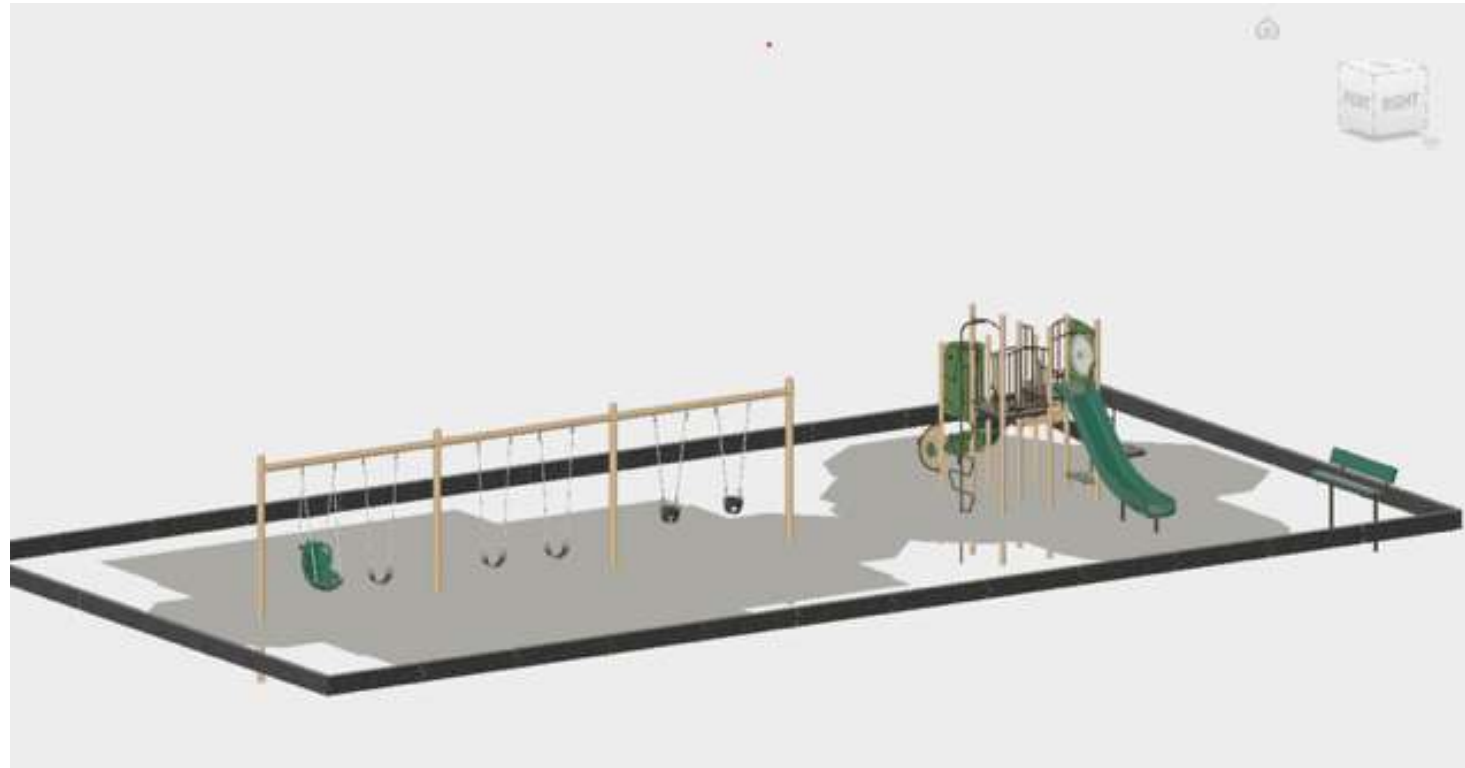
**Section 2.**  
**SUBDIVISION DESIGN**

- A. The developer is providing approximately 8.25 acres of open space that will include a playground area, pond with fountain, and small dog park and shall be credited towards the parkland dedication requirement of 0.81 acres. The parkland development fee of \$24,300 dollars (81 lots x \$300 per lot) may be credited towards proposed improvements within the Pecan Grove gated community. A detailed plan including renderings of the proposed improvements with associated estimated costs shall be submitted to the Department of Parks and Recreation for review and shall be presented to the City Council for consideration and approval prior to release of the civil construction plans. Commercial grade playground equipment shall be purchased and installed by an approved vendor. All improvements proposed within the open space areas included on Exhibit B shall be constructed and accepted by the city prior to final acceptance of the infrastructure in the subdivision. The HOA shall be responsible for all maintenance of the open space and associated improvements. Prior notification and plan acceptance for any modifications of the area designated as a dog park must be provided to staff for City approval.



# Park Playground Depiction

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The updated park plan and associated estimate were submitted to City staff February 26, 2025

# Park Playground



Current conditions as of March 14, 2025

# Park Playground

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# Park Playground





# Proposed Dog Park Area

THE PROPOSED DOG PARK AREA IS CURRENTLY PROPOSED TO BE ADJACENT TO THE PLAYGROUND

- THE PD STIPULATES:
  - DOG PARK
  - PLAYGROUND
  - IMPROVEMENTS GREATER OR EQUAL TO \$24,300
  - THERE ARE NO DESIGN STANDARDS SPECIFIED WITHIN THE PD

# Recommendation

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- Staff recommends approval of the parks plan for Pecan Grove:
  - The submitted plan illustrates the required components of the PD.
  - The Parks and Recreation Department has no objection to the proposed improvements. The features are private and not city-owned or maintained.
  - Per the approved PD zoning, a parkland development fee of \$24,300 (81 lots x \$300 per lot) may be credited towards proposed improvements within the Pecan Grove development. Based on the attached quotes, the developer's improvements will exceed this required parkland development fee.

# Questions/ Comments

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