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## Planning & Zoning Commission Meeting


**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** December 16, 2025

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**SUBJECT:**

816 Wicker Hill Road (Case 25-313): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “A”, Agriculture, to “SFE”, Single Family Estate District. (Staff Contact: Emilio Sanchez, Deputy Director)

**STRATEGIC PRIORITY AND GOAL(S):**

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

**SUMMARY:**

On October 27, 2025, an application was submitted by Charles Norman (owner) to change the zoning of approximately 2.949 acres of land to “SFE” Single-family estate for the future development of two residential lots.

**DEVELOPMENT OVERVIEW:**

Prior to any development of the site, platting will be required (currently under review). If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SFE, Single-family-estate district.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	Agriculture	Residential

North	Agriculture	Residential
East	Agriculture	Residential
South	PD	School Site
West	Agriculture	Residential

**This site is designated in the Comprehensive Plan as Neighborhoods**

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 residential estates aligns with the Comprehensive Plan.*

**Engineering:**

Engineering civil construction reviews and platting will be required prior to the development of the site.

**RECOMMENDATION:**

Recommend approval for an ordinance for the zoning change.

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

*None.*

**REFERENCE:**

<https://ecode360.com/39938791>

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

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