

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

2245 SW Wilshire BLVD (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “A” Agricultural to “SF7” Single-family for development of approximately 13 single-family lots. (Staff Contact: Lidon Pearce, Principal Planner)

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 October 13, 2025, an application was submitted by Matt Powell with CWC Land & Survey on behalf of Walter Matyastik (owner) to change the zoning of approximately 3.268 acres of land to “SF-7” Single-family for the future development of approximately 13 residential lots.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-7, Single-family7 dwelling district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped

North	A, Agricultural	Residential
East	A, Agricultural	Undeveloped
South	SF7, Single-family	Future Bear Ridge Subdivision
West	SF7, Single-family	Future Bear Ridge Subdivision

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development

Staff has determined that the requested zoning district of SF-7 bests aligns with the adjacent existing and connecting SF-7 zoning / subdivision, prevailing development patterns, and that community commercial would be difficult on this specific parcel based on not having frontage or direct access on a major street to develop as non-residential.

Engineering:

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

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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