



ZC Case 25-305

PRESENTED TO P&Z- 12.2.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 2245 SW Wilshire

Location:

- 2245 SW Wilshire
- 3.268 acres

Applicant:

- Matt Powell (CWC Land & Survey)
- Walter Matyastik (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SF7” Single-family (Case 25-305).



Zoning

A, Agricultural

Comprehensive Plan

Community Commercial



Conceptual layout

The following preliminary layout was provided by the applicant to show how the requested zoning would integrate into the Bear Ridge subdivision currently in development.

If approved, the zoning change of the 3.268 acres would add approximately 13 single-family lots ranging in size from 7,500 SF to 11,034 SF.



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Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



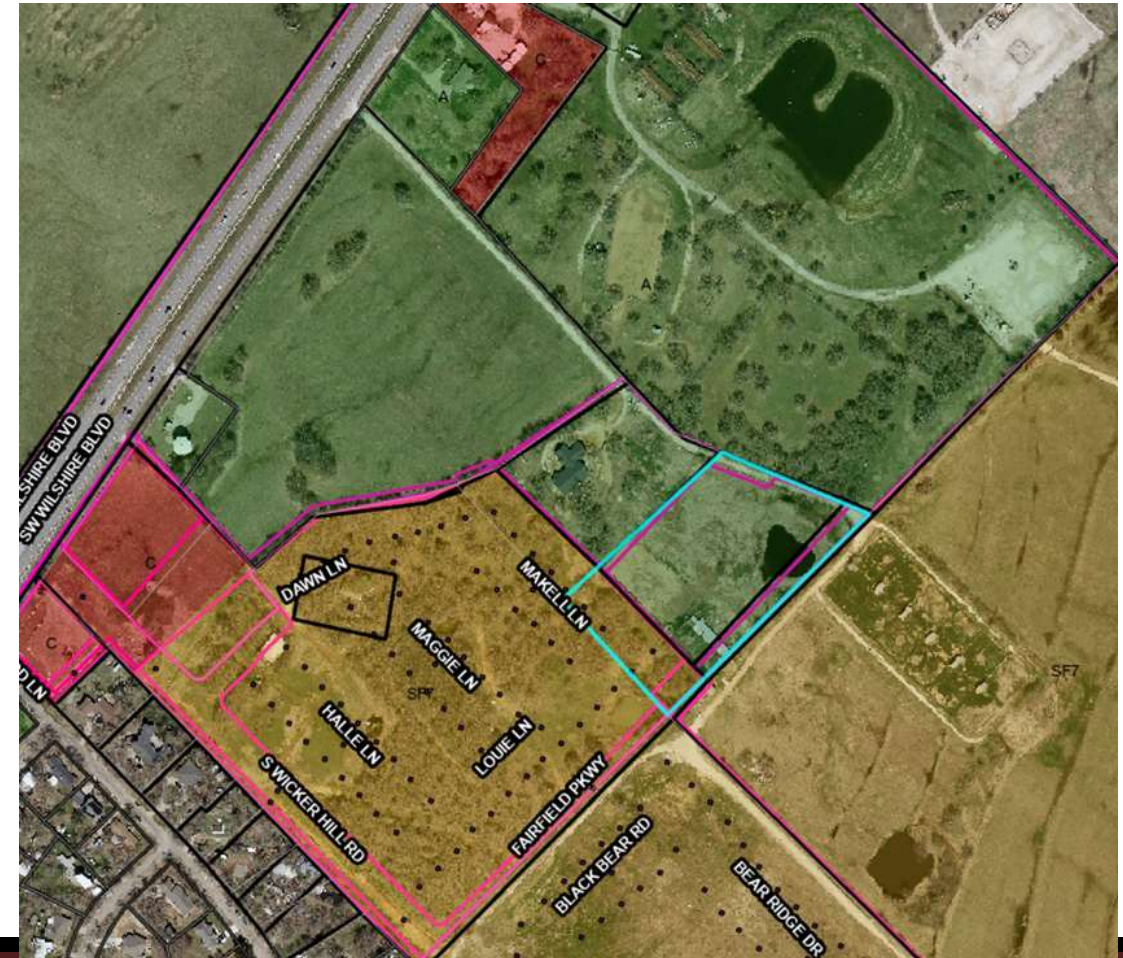
Legend

-  300 ft. Buffer
-  Subject Property
-  Properties within 300 ft
-  Burleson

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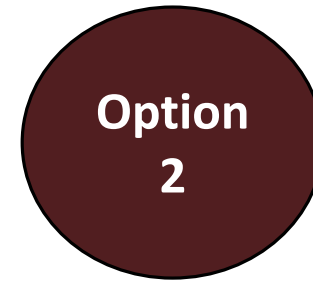
Staff Recommendation:

- Staff has determined that the requested zoning district of SF-7 best 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.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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