

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: January 13, 2026

SUBJECT:

420 County Road 1021(Wicker Hill) (Case 25-341): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “A”, Agriculture, to “SF16”, Single Family Dwelling District-16. (Staff Contact: Emilio Sanchez, Deputy Director)

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 November 24, 2025, an application was submitted by Marshall Miller with Lonestar Land Surveying LLC. On behalf of Andy Mullins (owner) to change the zoning of approximately 0.999 acres of land to “SF16” Single-family dwelling district 16 for the future development of a new residential home.

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 SF16 Single-family dwelling district 16.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Agriculture	Residential/Vacant

North	Agriculture	Residential
East	Agriculture	Residential
South	PD	Residential
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 SF16 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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