
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: December 13, 2022

SUBJECT:

Final plat of Bear Ridge – Phase 1A, located at 2325 SW Wilshire Blvd (Case 22-113):

Consider approval for a final plat of Bear Ridge, Phase 1A.

SUMMARY:

On November 14, 2022, an application was submitted by Matt Powell representing DFW Geodesy on behalf of the owner (Walter Matyastik) for a final plat of approximately 33.407 acres for Phase 1A of the Bear Ridge subdivision.

Development Overview:

This development is proposing to construct 75 Single-family dwelling district-7, SF7 lots and 3 Commercial, C lots. Additionally, the plat contains .7 acres of open space and 11.7 acres of right-of-way. An approved commercial site plan will be required prior to the construction of structures on the commercially zoned lots. The proposed final plat meets the minimum lot size for each zoning district. The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

Engineering:

Prior to development of the site, civil engineering reviews will be required.

OPTIONS:

- 1) Approve the final plat; or
- 2) Deny the final plat

RECOMMENDATION:

Recommend approval of the final plat for Bear Ridge – Phase 1A, located at 2325 SW Wilshire Blvd (Case 22-113).

Fiscal IMPACT:

None.

STAFF CONTACT:

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