
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: July 26, 2022

SUBJECT:

Consider approval of a preliminary plat for Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).

SUMMARY:

On October 15, 2021, an application for a Preliminary Plat, including 215.437 acres; was submitted by Matt Powell representing DFW Geodesy on behalf of the owner Walter Matyastik. The subject property is zoned Agricultural (A), Commercial (C), Single-family dwelling district-7 (SF7), and Single-family attached (SFA). All lots conform to the standards of their respective zoning districts. The preliminary plat is administratively complete and meets the requirements of Appendix A - Subdivision Regulations

Development Overview:

The application is proposing to develop the site in four primary phases. Phase 1 consist of the commercial lots adjacent to SW Wilshire, the ONCOR electrical substation, and single family residential (SF7) lots along Wicker Hill Road. Phase 2 consists of the townhomes (SFA). Phase 3 incorporates the single family (SF7) housing west of Whicker Hill Road. Phase 4 is primarily focused on the single family (SF7) housing east of Wicker Hill Road, as well as future development for the Agriculturally zoned properties.

LAND USE TABLE		
LAND USE TYPE	LOTS	ACREAGE
SINGLE FAMILY RESIDENTIAL	454	99.0
TOWNHOME	73	6.3
COMMERCIAL	4	6.6
RIGHT-OF-WAY	N/A	90.1
OPEN SPACE	12	52.6
AGRICULTURAL/RESIDENTIAL	2	8.4

Engineering Update:

Drainage – A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention or stormwater is required for the site.

Traffic – A traffic impact analysis was submitted for the project and reviewed by an outside consultant to the City. The traffic impact analysis is in the final stages of review and shows that a traffic signal and dedicated right turn lanes will be necessary at the intersection of Wicker Hill and SH 174.

Water & Sewer – Water and sewer will be served from the City of Burleson which has sufficient capacity.

OPTIONS:

- 1) Approve the plat
- 2) Deny the plat

RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).

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

April 18, 2022 – City Council approved a zoning change from A, Agricultural to SF7, Single-family dwelling district-7 (Case 22-027) and A, Agricultural to SFA, Single-family attached (Case 22-028).

March 22, 2022 – Planning and Zoning Commission recommend approval for a zoning change from A, Agricultural to SF7, Single-family dwelling district-7 (Case 22-027) and A, Agricultural to SFA, Single-family attached (Case 22-028).

January 11, 2022 – Zoning change request to PD, Planned Development was not recommended for approval by P&Z, request was withdrawn prior to City Council consideration

September, 2014 – Zoning change from A, Agricultural to C, Commercial and SF7, Single-family dwelling district-7 approved by City Council for portions of the subject site adjacent to SW Wilshire Blvd.

Fiscal IMPACT:

None.

STAFF CONTACT:

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