

Bear Ridge Preliminary Plat

Location:

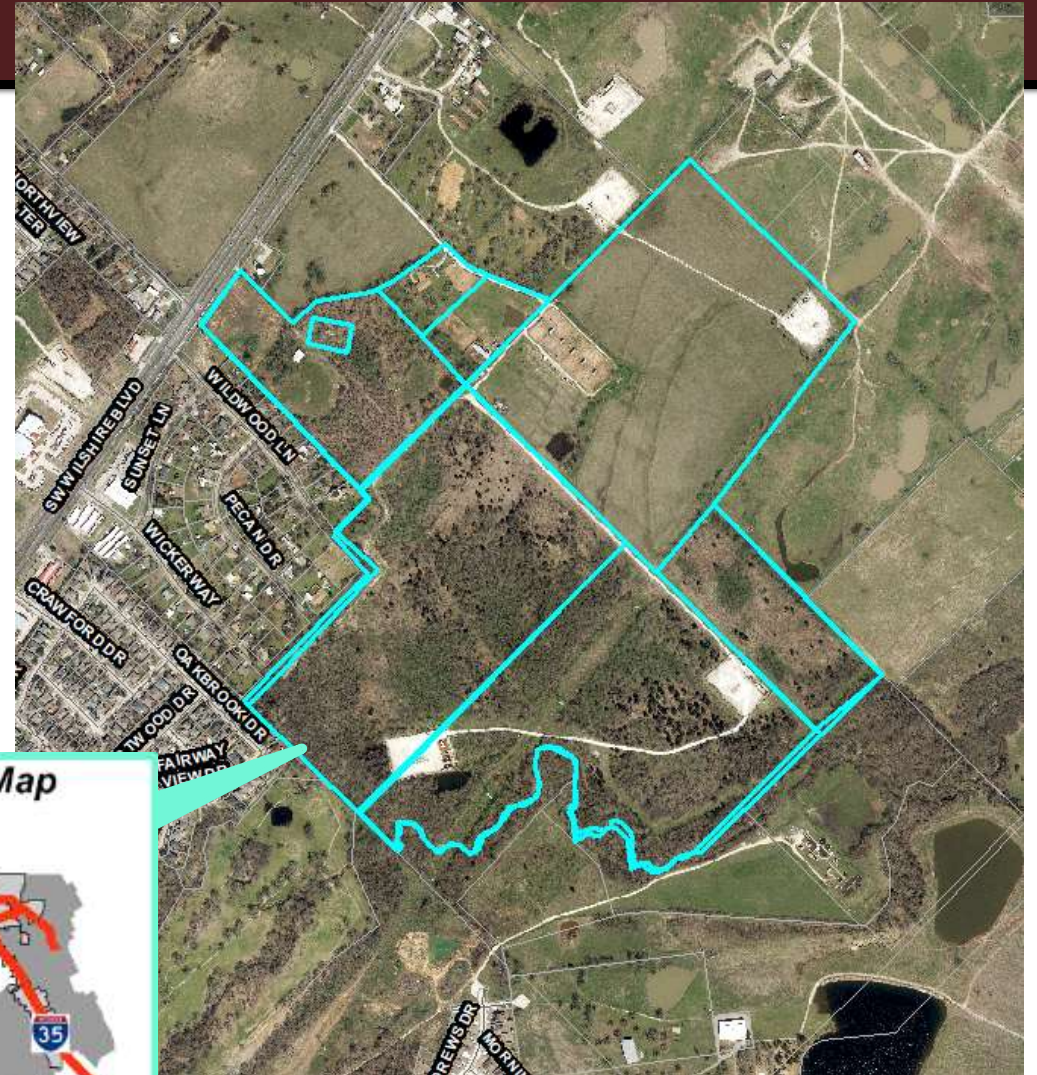
- Approximately 215.437 acres
- Wicker Hill Rd and SW Wilshire, addressed as 2325 SW Wilshire

Applicant/Owner:

- Matt Powell (DFW Geodesy)
- Walter Matyastik (Owner)

Item for approval:

Preliminary Plat (Case 21-146)



Bear Ridge Preliminary Plat

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

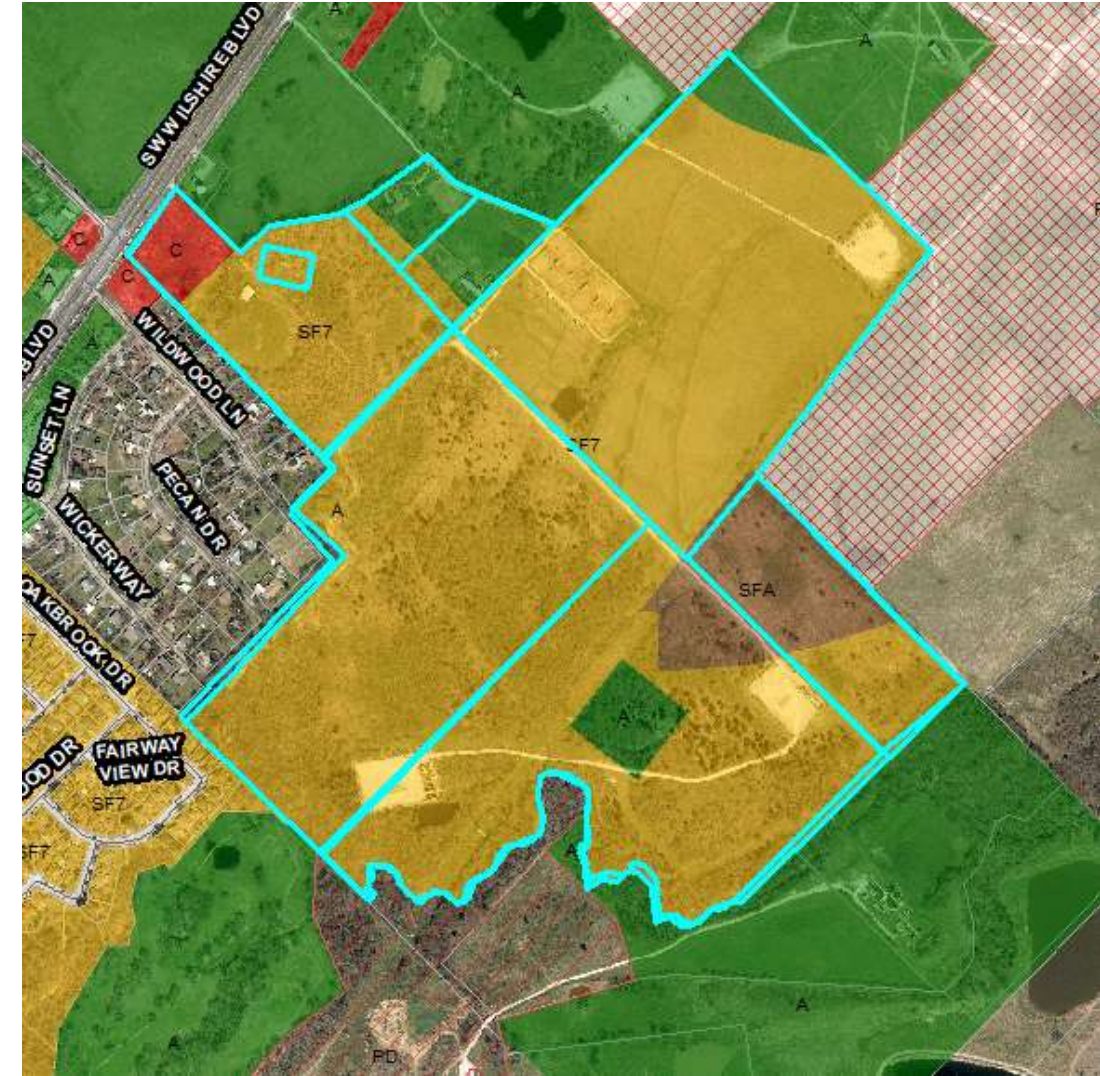
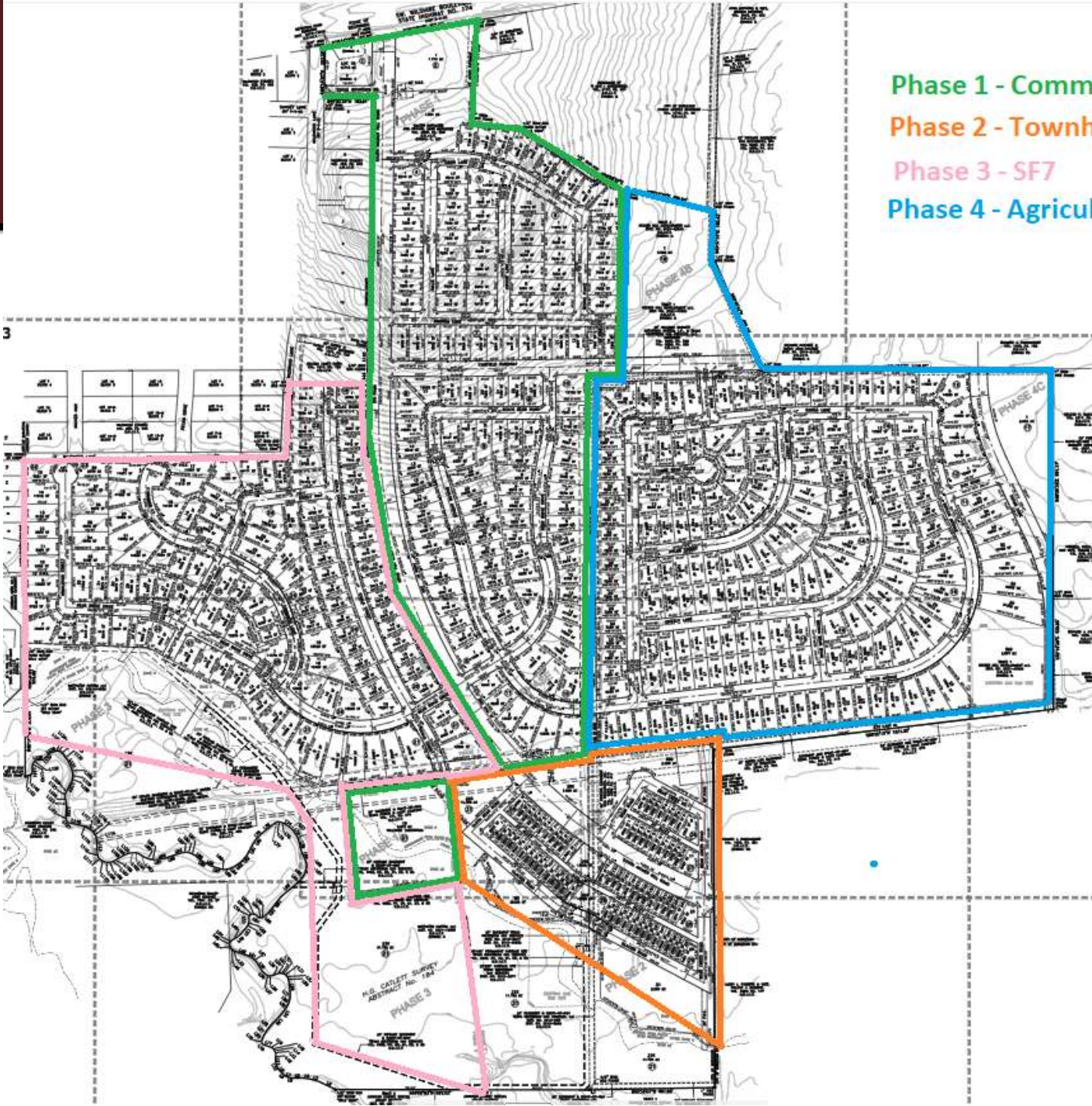


Phase 1 - Commercial, SF7, ONCOR substation

Phase 2 - Townhomes (SFA)

Phase 3 - SF7

Phase 4 - Agricultural and SF7



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- 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.

Bear Ridge Preliminary Plat

P&Z Action Requested

Approval of the preliminary
plat for Bear Ridge
(Case 21-146)

