



Weatherford City Council

AGENDA REPORT

Meeting Date: October 22, 2024

Staff Contact: Kaleb Kentner, Director of
Development and Neighborhood
Services

Item Number: 2024-601-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for CenterPoint Addition, being 7 commercial lots on approximately 9.174 acres of land, generally located at the Northeast corner of CenterPoint Road and Interstate 20 Frontage Road, City of Weatherford, Parker County, Texas. SBD-24-0002.

CASE NUMBER SBD-24-0002

GENERAL INFORMATION

Applicant:	Retail Partners LLC
Request Action:	Preliminary Plat Approval
Project Description:	7-lot commercial development
Site Address/Location:	NE Corner of CenterPoint Rd and Interstate 20 Frontage Rd
Land Area:	+/- 9.174 acres
General Plan:	Regional Activity Center
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	None - ETJ
South:	AG Agriculture
East:	None - ETJ
West:	C2 Interstate Commercial

BACKGROUND/DISCUSSION

The applicant is requesting preliminary plat approval for CenterPoint Addition, being 7 commercial lots on approximately 9.174 acres of land. The City of Weatherford has agreed to abandon a portion of Centerpoint right-of-way for the future construction of this development. The zoning amendment and preliminary plat incorporates the acreage of the future abandonment of Centerpoint right-of-way into the overall area of the future development.

The acreage has been updated since it was originally recommended for approval at the Planning & Zoning

Commission. The change relates to removing a portion of property owned by 400 Centerpoint.

ALTERNATIVES

1. The City Council may approve the plat as proposed.
2. The City Council may approve the plat subject to conditions.
3. The City Council may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval. At their October 9, 2024, regularly scheduled meeting, the Planning and Zoning Commission voted (4-0) to recommend approval of the preliminary plat.

1. Fire Lane and access easement appears to create a reserve strip removing access for the adjacent properties. Reference 11-6-1(d) Subdivision Design Standards - Reserve strips controlling access to streets are prohibited except where required by the City Engineer and Planning Director.
2. 11-4-4(e) Preliminary Plat Proposed Subdivision - Provide the location, width, beneficiary, and purpose of any easements.
3. 11-4-5(b) Preliminary Plat - Show all proposed and existing easements located on the subject tract.
4. Preliminary plat shall consist of a proposed subdivision sheet and an existing conditions sheet. Reference Subdivision Regulations (Section 11-4-4) (Section 11-4-5).
5. Additional Easements and comments may be generated upon submittal and review of the civil plans for the project.
6. Existing conditions sheet shall consist of the following: permanent structure and other important features such as survey/abstract lines or jurisdictional lines. (Section 11-4-5 (d)). topographical information including contour lines on a basis of not more than two (2') foot intervals. (Section 11-4-5 (f)).
7. Proposed subdivision sheet shall include the following: Location and width of proposed sidewalks. (Section 11-4-4 (c)). Building setback lines with dimensions. (Section 11-4-4 (f)).

ATTACHMENTS

- [Preliminary Plat](#)
- [Presentation](#)