Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: May 13, 2026
Item Number: 2026-821-AR
Staff Contact: Sergio J. Baeza, Planner
Phone: 817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Rustin Kinman for a Zoning Map Amendment from (RE) Residential Estate to (RE) Residential Estate with a (P) Planned Unit Development Overlay on an approximate 21.13-acre tract being located at 1609 Old Dicey Rd., City of Weatherford, Parker County, Texas. ZCH-26-0007.

CASE NUMBER ZCH-26-0007

GENERAL INFORMATION

Applicant:	Rustin Kinman
Request Action:	Approval of the Zoning Map Amendment
Project Description:	Single Family Development
Site Address/Location:	1609 Old Dicey Rd.
Land Area:	+/- 21.13 Acres
General Plan:	Estate Residential
Existing Zoning:	RE Residential Estate
Surrounding Zoning:	
North:	AG Agriculture
South:	AG Agriculture
East:	AG Agriculture
West:	Single Family 7.5 with Planned Unit Development Overlay

BACKGROUND/DISCUSSION

Planned Unit Development overlay is applied to accommodate flexibility with respect to certain development standards applicable to a base zoning district to achieve higher-quality, innovative, or mixed-use developments. The purpose of a Planned Unit Development is to facilitate exceptional development that will benefit the public above and beyond what is possible with strict adherence to the base standards. According to the zoning regulations it is the applicant's responsibility to demonstrate the merits of a proposed project, including justifying any requested adjustments to base zoning district requirements.

A zoning amendment request has been submitted for the subject property. The proposed development consists of 27 single family lots on approximately 21.13 acres.

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of (RE) Residential Estate and other applicable standards of Title XII Zoning Ordinance. Adherence to the Title XI Subdivision Regulations for platting and development shall likewise be maintained; no other alterations or adjustments are implied or will be made by the approval of this Zoning Amendment with Planned Unit Development Overlay request.

The Zoning Ordinance provides 10 approval criteria for consideration of a Planned Unit Development Overlay, upon which staff's recommendation is given:

1. All required information is provided and sufficient to effectively evaluate the proposed development.
The applicant has submitted all required applications and supporting documentation, including the Planned Unit Development concept plan and development standards. **Staff finds this criterion is met.**

2. Utilities, transportation infrastructure, and other public facilities are available and adequate to serve the proposed development at the time of occupancy.
A complete set of civil engineering plans and applicable studies will be required, all of which must comply with all design standards of the City of Weatherford Engineering Design and Construction Manual. **Staff finds this criterion is met.**

3. The proposed development is compatible with and will be thoughtfully integrated into the surrounding community, particularly with connecting roads where adjacent subdivision is being constructed.
The development has been designed to complement the character of the surrounding area through the use of varied architectural styles, quality construction materials, and the inclusion of community focused amenities such as open space, walking trails, and gathering areas. It is also located adjacent to existing single family residential uses. **Staff finds this criterion is met.**

4, Auto-oriented or other high-intensity uses are concentrated away from edges which are adjacent to existing historic and residential neighborhoods.
Auto-oriented or other high intensity uses are located away from adjacent existing single family developments. **Staff finds this criterion is met.**

5. The proposed development contributes to citywide goals and policies and includes features, amenities, or

protections which benefit the general public or the residents, customers, and employees of the Planned Unit Development, and such benefits are sufficient to warrant the type and amount of flexibility requested.

Details have been provided for the building design of the proposed structures, as well as for the shared public spaces and amenities within the development. The development standards should include these details to ensure the project is built as proposed and aligns with the intended site design. The development standards should also require high quality construction and architectural variation to enhance the visual appeal of the community.

Adjustments from the base zoning district are outlined in the adjustment table.

Item	**Mathew Meadow Estates PD**	**Base (RE) Residential Estate Zoning**
Front Yard Setback - Front Entry Garage	20 ft	20 ft
Street Side Yard Setback	20 ft	20 ft
Side Yard Setback	5 ft	5 ft
Rear Yard Setback	20 ft	20 ft
Min. Lot Area	15,000+ sq. ft	21,000+ sq. ft
Min. Lot Width	100+ ft	100 ft
Min. Lot Depth	150+ ft	210 ft
Corner Lot Additional Width	15 ft	15 ft
Garage Location	Garage shall be J-Swing or Side Entry	The front entrance shall be forward of any garage door
Front Entry Garage Driveway Depth	36 ft	36 ft
Front Entry Garage Driveway Width	20 ft	20 ft
Side Entry Garage Minimum Driveway Depth	24 ft	24 ft
Side Entry Garage Minimum Driveway Width	20 ft	20 ft

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of (RE) Residential Estate and other applicable standards of Title XII Zoning Ordinance.

The proposed development, Mathew Meadows Estates, is a single-family residential subdivision on approximately 21.13 acres. As shown on the Conceptual Site Plan, the project includes 27 lots with widths ranging from 120 to 150 feet. The layout incorporates a variety of elevations and architectural features to avoid repetition, along with a

sidewalk network that connects the entire subdivision to a shared park space located on Lot 17. Lot 17 is intended to serve as a neighborhood park and open space. Proposed improvements include a walking trail, seating areas, shaded gathering spaces, and a playground.

The development includes several architectural standards to ensure variety and quality. Each home will be required to incorporate at least two masonry materials. Elevations may not be repeated directly across the street or within three lots on either side along the same street. Homes will have a minimum floor area of 2,500 square feet and will feature either side-entry or J-swing garages. Each lot will also include a private sidewalk connection from the front door to the public sidewalk. Landscaping will exceed the City's minimum requirements. Each lot is proposed to include four trees: one street tree, one in the front yard, and two in the rear yard.

Infrastructure improvements include internal public streets designed to City standards, water and sanitary sewer extensions to support the development. Driveway alignments, street sections, and utility layouts are illustrated in the supporting exhibits and will be finalized during subsequent site development permit review.

Based on the submitted application materials and accompanying exhibits, the proposed development is consistent with the Development Standards and supports the City's long-term planning objectives by providing a well-designed residential neighborhood with quality infrastructure, open space amenities, and architectural standards that promote compatibility with surrounding development.

Staff finds this criterion is met.

6. Buildings, streets, and other improvements are designed and located to preserve heritage trees and other significant natural features to the greatest extent possible.

A tree preservation and mitigation plan will be required prior to removal of any trees onsite with and approved Site Development Permit. **Staff finds this criterion is met subject to Section 12-2-102 Development Review Procedures.**

7. Impacts from the proposed development are mitigated to the extent practicable.

All engineering analysis will be reviewed with the site development permit application, ensuring that public infrastructure will be able to serve this area at an acceptable level of service. **Staff finds this criterion is met.**

8. Adjustments to right-of-way, block, or street standards do not result in unsafe conditio ns.

Adjustments to right-of-way, block, or street standards have not been requested. **Staff finds this criterion does not apply**

9. All applicable development standards and requirements are met, except as adjusted.

The development aligns with all applicable development standards and requirements outlined in the base zoning district, with specified adjustments authorized through the Planned Unit Development (P) overlay. These adjustments include modifications to lot depth. Any deviations from the base zoning are documented in the development standards, ensuring the development meets regulatory requirements while achieving its distinct design objectives.

10. Proposed adjustments are within the following limits:

1. *Maximum number of dwelling units within the project area does not exceed the maximum allowed by the base zoning district standard.*
2. *Maximum building height does not exceed the base zoning district standard by more than 50 percent (50%).*
3. *Maximum floor-area ratio does not exceed the base zoning district standard by more than 50 percent (50%).*
4. *Minimum landscape requirements are not reduced by more than 10 percent (10%).*

Adjustments to maximum number of dwelling units, maximum building height, maximum floor-area ratio, or minimum landscape requirements have not been requested. **Staff finds this criterion does not apply.**

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the Zoning Map Amendment request.

ATTACHMENTS

- Presentation
- Development Standards

- Site Plan

- Site Plan