



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 8, 2025
Item Number: 2025-515-AR

Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for University Hills Phases 3 and 4, being 97 residential lots on approximately 39.61 acres of land being generally located along Ric Williamson Memorial Highway, City of Weatherford, Parker County, Texas. SBDP-25-0010.

CASE NUMBER SBDP-25-0010

GENERAL INFORMATION

Applicant:	1845 Sunflower LLC - Marcus Morriss
Request Action:	Preliminary Plat Approval
Project Description:	Subdivision
Site Address/Location:	Along Ric Williamson Memorial Highway
Land Area:	+/- 39.61 Acres
General Plan:	Suburban Living
Existing Zoning:	Single Family 8.5
Surrounding Zoning:	
North:	None - ETJ
South:	Single Family 8.5
East:	None - ETJ
West:	Single Family 8.5

BACKGROUND/DISCUSSION

The applicant is requesting approval of a preliminary plat for 97 residential lots. A prior preliminary plat for Phases 3 and 4 was approved by City Council on September 12, 2021. Since then, both final plats for Phases 3 and 4, as well as the original preliminary plat, have expired. The property owners have now resubmitted a preliminary plat along with a final plat for Phases 3 and 4 for consideration. The proposed lots meet the zoning district lot size requirements.

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the plat as proposed.
2. The Planning & Zoning Commission may recommend approval the plat subject to conditions.
3. The Planning & Zoning Commission may recommend disapproval the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the preliminary plat subject to all requirements of the Subdivision Ordinance and the attached conditions.

ATTACHMENTS

- [Preliminary Plat](#)
- [Conditions of Approval](#)
- [Presentation](#)