Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	June 11, 2025	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-289-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request for Vida Weatherford for a general plan and zoning map amendment from (AG) Agricultural to (R3) Multifamily Residential with a (P) Planned Unit Development Overlay, being two phases with 306 multifamily units on an approximate 14.17-acre tract generally located at the Southeast corner of Cleburne Ave. and Tin Top Road, City of Weatherford, Parker County, Texas. ZCH-25-0007.

CASE NUMBER ZCH-25-0007

GENERAL INFORMATION

Applicant:	BT COBB Development LLC
Request Action:	Zoning Map Amendment and General Plan Amendment
Project Description:	Multifamily Development
Site Address/Location:	Southeast corner of Cleburne Avenue and Tin Top Road
Land Area:	+/- 14.17 acres
General Plan:	Entertainment Center/ Urban Living/ Community Commercial
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	C1 General Commercial
South:	C2 Interstate Commercial
East:	C1 General Commercial
West:	AG Agriculture / C1 General Commercial

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 preliminary plat and zoning amendment request has been submitted for the subject property. The proposed development consists of 306 multifamily units on approximately 17.819 acres. The residential units will include one-, two-, and three-bedroom units.

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily Residential 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:

a. 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, architectural renderings, and Development Agreement. **Staff finds this criterion is met.**

b. 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 supporting studies including a traffic impact analysis (TIA) and downstream drainage assessment 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.**

c. The proposed development is compatible with and thoughtfully integrated into the surrounding community, particularly where adjacent to existing historic and residential neighborhoods.

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 commercial uses, which are within walking distance, allowing future residents to easily access nearby retail and services. **Staff finds this criterion is met.**

d. Auto-oriented or other high-intensity uses are concentrated away from edges which are adjacent to existing historic and residential neighborhoods.

Buffering and screening will be provided where auto-oriented uses are adjacent to the existing single-family house. **Staff finds this criterion is met.**

e. 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, materials, and finishes of the proposed multifamily structures, as well as for the shared public spaces and amenities within the development. A Development Agreement should include these details to ensure the project is built as proposed and aligns with the intended site design. The agreement should also require high quality construction and architectural variation to enhance the visual appeal of the multifamily community and contribute to the diversity of housing options available to Weatherford residents.

As noted by the city's housing study, Weatherford is unique as compared to surrounding communities due to our diversity in housing options. Long term growth and sustainability are achieved by quality and innovative projects throughout the community; protecting our identity as growth occurs is our key to successful growth management. Furthermore, any forthcoming multifamily project should exemplify quality and innovation to further expand upon our diverse housing options.

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

Item	**Avilla Lockwood PD**	**Base R-3 Zoning**
District Type	Planned Development	Multifamily Residential containing five dwellings or greater
Permitted Uses	Apartments	Townhomes, patio homes, duplexes, triplexes, fourplexes, cottage housing, apartments
Setbacks from Local or Collector Street	25 feet	25 feet
Front Yard Setback for 1 or 2 Stories	20 feet	25 feet
Side and Rear Yard Setback Adjacent Existing One-Family Detached	25 feet	25 feet
Side and Rear Yard Setback	10 feet	15 feet
Min. Lot Area	11,000 + sq. ft	11,000 + sq. ft

Min. Lot Width	100+ feet	100 feet
Min. Lot Depth	110+ feet	110 feet
Max. Height	3-stories or 45 feet	3-4 stories or 45 feet
Max. Density	30 units per acre	30 units per acre
Max. Building Length	250 feet	200 feet
Max. Percentage of Efficiency & 1-Bed Units	50%	50%
Min. Percentage of 3-Bedroom Units	15%	15%
Max. Distance to Dumpster	600 feet	600 feet
Amenities Required	Clubhouse, Fitness Center, Playground, Dog Park, Pool, Landscaped Courtyards w/shade structures, Hike/Bike Jogging Trail with interactive workout stations, boating/fishing pond, boathouse for kayak and paddle boat rentals	Clubhouse, fitness center, swimming pool, playground, paved trail, laundry center
Min. Parking Requirement	1.75 per Dwelling Unit	1.75 per Dwelling Unit
Min. Percentage of Garaged Tenant Parking	15%	15%
Min. Percentage of Carport Tenant Parking	60%	60%
Average Floor Area	1 Bedroom – 834 Sq. Ft 2 Bedroom – 1000 Sq. Ft 3 Bedroom – 1275Sq. Ft	Efficiency – 400 Sq. Ft.; 1 Bedroom – 700 Sq. Ft.; 2 Bedroom – 800 Sq. Ft.; 3 Bedroom – 1100 Sq. Ft.
Security Gates	No	Yes, with turnaround
Walkways	8 foot for interior of development, excluding interactive work out station	5 feet in width shall connect the front door of each ground floor unit to the parking area, amenities, and public sidewalk.
Mail Areas	Attached to clubhouse with security and light	Contained in building with internal light
Percent of Open Space	45%	Unspecified

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily Residential and other applicable standards of Title XII, Zoning Ordinance.

The development will include a total of 306 multifamily rental units, offered in a variety of one, two, and three-bedroom floor plans. Units will range from 680 square feet for one-bedroom homes to 1,275 square feet for three-bedroom homes. Residences will feature high-quality interior finishes including luxury vinyl plank flooring, stainless steel appliances, granite, quartz, or other engineered stone countertops. Units will also include private patios or balconies, with ground-floor units having large, fenced patios to enhance the suburban-urban design concept.

The community will offer a robust package of more than 20 shared amenities, including a 1.5-acre boating and

fishing water feature with a dedicated boat house, a resort-style swimming pool, clubhouse with business center and gaming area, freestanding fitness center, fenced dog park, bocce ball and sports courts, putting green, and a fenced children's playground. Over 2,700 linear feet of hike, bike, and jogging trails with interactive workout stations will connect throughout the development, along with multiple gathering spaces, fire pits, picnic areas, and a raised planter community garden.

Architectural variety, enhanced landscaping, and perimeter screening are integral to the design, with elevations and materials consistent with the standards outlined in the Development Agreement. The project emphasizes a cohesive aesthetic and thoughtful site planning to ensure compatibility with surrounding neighborhoods and adjacent commercial uses.

Based on the submitted application materials and the provisions of the Development Agreement, the proposed development meets city standards and long-term planning goals. The combination of quality construction, a diverse mix of unit types, and extensive amenities will contribute to the attractiveness and livability of housing options available to Weatherford residents. **Staff finds this criterion is met.**

f. 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.**

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

A TIA will be submitted with the site development permit application, ensuring that the transportation system will be able to serve this area at an acceptable level of service. As outlined in the development agreement, the developer agrees to construct any public improvements in the TIA findings. **Staff finds this criterion is met.**

h. Adjustments to right-of-way, block, or street standards do not result in unsafe conditions.

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

i. 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 setbacks, and building length. Any deviations from the base zoning are documented in the (P) standards, ensuring the development meets regulatory requirements while achieving its

distinct design objectives.

j. 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.

ATTACHMENTS

- Presentation