Weatherford City Council

AGENDA REPORT

Meeting Date:	May 27, 2025	**Staff Contact:**	Kaleb Kentner, Director of Development Services
Item Number:	2025-273-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for Carus Estates, being 2 residential lots on approximately 12.576 acres of land, generally located on 700 W. Park Ave., City of Weatherford, Parker County, Texas. SBD-25-0005.

CASE NUMBER SBD-25-0005

GENERAL INFORMATION

Applicant:	Teresa McGee
Request Action:	Final Plat Approval
Project Description:	Residential Development
Site Address/Location:	700 W Park Ave.
Land Area:	+/- 12.576 acres
General Plan:	Suburban Living
Existing Zoning:	Single Family 7.5 Residential
Surrounding Zoning:	
North:	Single Family 7.5 Residential
South:	Single Family 7.5 Residential
East:	Single Family 7.5 Residential and AG Agriculture
West:	Single Family 7.5 Residential and R1 One-Family Residential

BACKGROUND/DISCUSSION

The applicant is requesting final plat approval for 2 residential lots on approximately 12.576 acres. Right-of-way dedication is required along West Park Ave. The applicant had stated they do not want to dedicate the right-of-way, however the right-of-way dedication is shown and provided for in the submitted and attached plat.

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 of the final plat subject to all requirements of the Subdivision Ordinance and attached conditions. At their May 14, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval with conditions.

ATTACHMENTS

- Presentation
- Final Plat
- Conditions