Weatherford City Council

AGENDA REPORT

Meeting Date:	May 27, 2025	**Staff Contact:**	Kaleb Kentner, Director of Development Services
Item Number:	2025-245-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for Morningside, being 70 residential lots and 9 open space lots on approximately 25.669 acres of land, generally located along Old Dicey Road , City of Weatherford, Parker County, Texas. SBD-25-0003.

CASE NUMBER SBD-25-0003

GENERAL INFORMATION

Applicant:	Kimley Horn - Matt Hawkins
Request Action:	Final Plat Approval
Project Description:	Single Family Development
Site Address/Location:	Along Old Dicey Road
Land Area:	+/- 25.669 acres
General Plan:	Estate Residential
Existing Zoning:	SF 7.5 Single Family 7.5 with a P Planned Unit Development Overlay
Surrounding Zoning:	
North:	None - ETJ
South:	AG Agriculture
East:	RE Residential Estate
West:	AG Agriculture

BACKGROUND/DISCUSSION

The applicant is requesting final plat approval for 70 residential lots on approximately 25.669 acres. The preliminary plat for the subject property was approved with Conditions by City Council on December 17, 2024 and the Zoning Amendment was approved on December 17, 2024. The developer has submitted their Site Development Permit for review and approval.

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.

ATTACHMENTS

- Presentation
- Final Plat
- Conditions