



Weatherford City Council

AGENDA REPORT

Meeting Date: March 26, 2024

Staff Contact: Kaleb Kentner, Director of
Development & Neighborhood
Services

Item Number: 2024-204-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider approval regarding the 2023 Weatherford Housing Market Analysis.

BACKGROUND/DISCUSSION

At the February 15th joint meeting, the Planning and Zoning Commission and City Council discussed the 2023 Weatherford Housing Study. The consultant and staff reviewed all the comments and direction that was provided and made all the respective amendments to the document. Minutes from the joint meeting has been attached for review.

The housing analysis has been revised based on the recent discussion as follows:

1. Projected demand remains the same on page 17. However, a new note has been included limiting approvals to approximately 150 multifamily units per year. As discussed in the joint meeting staff will use a cumulative approach to approvals as we currently do, which would be on a case by case basis. The current quantity of available units will be deducted from the total of 900 units, resulting in roughly 578 units remaining for approval by 2030. Multifamily development projects will be reviewed based on quality and the alignment with city goals and expectations.
2. Projections have been extended to 2030.
3. Page 18 now incorporates updates to the SWOT analysis, highlighting the strength of our public safety and parks departments to enhance quality of life.
4. Page 6 now includes data on the percentage of existing housing occupied by renters versus owners.
5. Target segments have been adjusted and updated on page 11.

FINANCIAL IMPACT

SUGGESTED ACTION

At their March 13th, 2024, regularly scheduled meeting, the Planning & Zoning Commission voted 4-0 to recommend approval of the 2023 Weatherford Housing Market Analysis.

ATTACHMENTS

- [Weatherford Housing Market Analysis 2021-2022 \(current\)](#)
- [Weatherford Housing Market Analysis Report 2023](#)
- [021524 Joint Meeting Minutes](#)
- [Weatherford Housing Market Analysis Presentation](#)

- [Housing Availability Table](#)
- [2023 Housing Analysis - Staff Presentation](#)