Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: May 13, 2026
Item Number: 2026-814-AR
Staff Contact: Katelyn Seckman, Planner
Phone: 817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider a request by Eureka Land & Development Company LLC to amend the existing Planned Development (PD) District Standards and Development Plan for Eureka Trails Addition, City of Weatherford, Parker County, Texas. ZCH-26-0006.

CASE NUMBER ZCH-26-0006

GENERAL INFORMATION

Applicant:	Eureka Land & Development Company LLC
Request Action:	Amendment to (PD) Planned Development
Project Description:	Single Family Residence
Site Address/Location:	909, 911, 913, 915, 917, 919, and 921 El Dorado Street
Land Area:	+/- 1.11 Acres
General Plan:	Suburban Residential
Existing Zoning:	Planned Development 933-2018-48
Surrounding Zoning:	
North:	Industrial / AG Agriculture
South:	PD Planned Development / R2 Two Family Residential / R1 One Family Residential
East:	AG Agriculture
West:	C1 General Commercial

BACKGROUND/DISCUSSION

The applicant is requesting approval of proposed architectural standards for a subset of lots within the Eureka Trails development. Specifically, the request applies to seven (7) of the forty six (46) total lots, identified as 909, 911, 913, 915, 917, 919, and 921 El Dorado Street. These standards are intended to supplement the base zoning regulations and provide additional design requirements to ensure high quality residential development.

As part of the request, the applicant is seeking to allow front entry garages on these specific lots, which may otherwise be restricted within the existing PD Ordinance 933-2018-48. To offset the potential visual impact of front entry garages, the applicant has proposed enhanced architectural requirements that focus on facade articulation, material quality, and overall design variation.

The proposed standards require each home to incorporate a minimum of four (4) architectural features on the front façade or those visible from a public street. These features include elements such as masonry detailing, covered fron porches, dormers or gables, architectural columns, and decorative garage doors. Additionally, all homes are required to include elevated masonry detailing, ensuring consistency in quality and appearance throughout the development.

To further promote visual diversity and avoid repetitive streetscapes, the standards prohibit identical elevations from being repeated within three (3) lots in either direction on the same side of the street. In cases where similar elevations are used, variation in color patterns is required.

The applicant has also provided example elevations (see attached design standards) that demonstrate the intended architectural character, which includes a mix of modern and traditional residential design elements, high quality materials, and enhanced facade detailing. These examples illustrate the level of design expected under the proposed standards.

It is also noted that this development has experienced challenges in progressing toward buildout. The proposed standards are intended to provide additional flexibility in lot development while maintaining enhanced architectural quality, which may help facilitate development activity and encourage completion of this portion of the subdivision.

Overall, the proposed architectural standards are intended to balance flexibility in garage orientation with enhanced design requirements, ensuring that the development maintains a high quality appearance and is consistent with the City's expectations for residential construction.

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 of the request.

ATTACHMENTS

- Presentation
- Design Standards