



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** February 22, 2022  
**Item Number:** 2022-90-AR

**Staff Contact:** Monica Barron, Planner  
**Phone:** 817-598-4284, ext. 3

**SUBJECT:** Consider a request for final plat approval for Circle M Ranch, 2 residential lots being 10.814 acres located at 110 & 106 Murls Lake Circle, in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas. SBD2021-0076.

**CASE NUMBER** SBD2021-0076

### GENERAL INFORMATION

<b>Applicant:</b>	Randall Morse
<b>Request Action:</b>	Final Plat Approval
<b>Project Description:</b>	2-lot residential subdivision located in the City of Weatherford ETJ
<b>Site Address/Location:</b>	110 & 106 Murls Lake Circle
<b>Land Area:</b>	+/- 10.814 acres
<b>General Plan:</b>	Estate Residential
<b>Existing Zoning:</b>	None - ETJ
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	None - ETJ
<b>East:</b>	None - ETJ
<b>West:</b>	None - ETJ

### BACKGROUND/DISCUSSION

The applicant is requesting final plat approval to subdivide the lot into 2 residential lots on approximately 10.814 acres in the City of Weatherford extraterritorial jurisdiction. Pursuant to the interlocal agreement with Parker County, Parker County will review the drainage, thoroughfare, road design, and other public improvements. Staff finds the proposed plat meets the requirements of final plat except as provided in the recommended conditions of approval.

### ALTERNATIVES

1. The City Council may approve the request as proposed.

2. The City Council may approve the request subject to conditions.
3. The City Council may disapprove the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the final plat for Circle M Ranch, subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Remove the physical features of the land from the plat. Weatherford Municipal Code (WMC) 11-5-2
2. An easement appears to be shown along the overhead electric lines. Show the recording information for this easement. WMC 11-5-2(m)
3. Provide dimensions for the proposed right-of-way dedication. WMC 11-5-2(m)
4. Lots are required to be a minimum of one acre to accommodate onsite sewage facilities with a public water system. Provide verification the property is served by a public water system. If the property is not served by a public water system, all lots are required to be a minimum of two acres. Weatherford Engineering Design and Construction Manual 6.12, 5.19
5. Update title block description to FINAL plat. WMC 11-5-2(h)(1)
6. All subdivision lots that are un-sewered shall contain a minimum of 1 acre or 43,560 square feet. Parker County Subdivision Regulations and Construction Standards, Section 8.02.

At the February 9, 2022, regular meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommended approval of final plat subject to all conditions noted in the staff report.

### **ATTACHMENTS**

- [01 Location Map](#)
- [02 General Plan Map](#)
- [03 Final Plat](#)