



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** July 25, 2023

**Staff Contact:** Kaleb Kentner, Director of  
Development and Neighborhood  
Services

**Item Number:** 2023-374-AR

**Phone:** 817-598-4284, ext. 3

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**SUBJECT:** Consider a request for final plat approval for Branch Creek, being 114 residential lots out of a 42.181-acre tract located along Tin Top Road, said tract being part of the J. Beverly Survey Abstract No. 74, J. Hart Survey Abstract No. 592, and J. Beverly Survey Abstract No. 175, City of Weatherford, Parker County, Texas. SBD2023-0024.

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**CASE NUMBER** SBD2023-0024

### GENERAL INFORMATION

<b>Applicant:</b>	Saginaw 40 LTD
<b>Request Action:</b>	Final Plat Approval
<b>Project Description:</b>	Single Family Residential
<b>Site Address/Location:</b>	2611 Tin Top Road
<b>Land Area:</b>	+/- 42.181 acres
<b>General Plan:</b>	Manufacturing and Warehouse, Suburban Living
<b>Existing Zoning:</b>	R1 One-Family Residential
<b>Surrounding Zoning:</b>	
<b>North:</b>	AG Agricultural
<b>South:</b>	AG Agricultural, ETJ
<b>East:</b>	AG Agricultural
<b>West:</b>	AG Agricultural

### BACKGROUND/DISCUSSION

Under the Title XI Subdivision Regulations and Title XII Zoning Ordinance that were in effect at the time, the Branch Creek preliminary plat and zoning amendment were initially approved in July of 2020. The applicant has sought to modify portions of the lot boundaries and right-of-way dedication in accordance with the prior zoning ordinance, using vested rights. Part of the previous zoning ordinance, the minimum lot width for one-family residential lots was 50ft in width and 85ft in width for corner lots.

## **ALTERNATIVES**

1. The City Council may recommend approval the request as proposed.
2. The City Council may recommend approval the request subject to conditions.
3. The City Council may recommend disapproval of the request.

## **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the final plat, subject to the following conditions:

1. Indicate the easement for the proposed lift station as required by the Agreement for Wastewater Facilities Branch Creek (Refer to WMC §11-5-2(m)).
2. Identify and provide dimensions for the existing Tin Top Road right-of-way (Refer to WMC §11-5-2(m)). If the existing Tin Top right-of-way is less than 90', dedication is required (Refer to WMC §11-6-2(c)).
3. Any required off-site easements are required to be recorded prior to approval of the final plat. Show recording information for off-site easements on the plat (Refer to WMC §11-5-2(m)).
4. Provide an executed homeowner's association agreement verifying ownership and maintenance responsibility for common areas (Refer to WMC §11-5-3(d)).
5. An approved preliminary plat is required before the final plat can be approved (Refer to WMC §11-5-4(b)).
6. Public improvements are required to be accepted before the final plat is recorded (Refer to WMC §11-5-9(c)(1)). A subdivision improvement agreement and surety are required to record the plat prior to acceptance of public improvements (Refer to WMC §11-5-9(c)(2)).
7. Provide a letter sealed by the surveyor confirming that all required markers and monuments have been set (Refer to WMC §11-5-9(d)).
8. All portions of the flood plain are required to be within a drainage easement (Refer to EDCM §1.8.8.F).
9. Additional easements and/or a revised layout may be necessary upon review of the civil plans.

At their July 12, 2023, regular meeting, the Planning and Zoning Commission voted (5-0) to recommend approval of the final plat subject to conditions.

## **ATTACHMENTS**

- [Branch Creek - Final Plat](#)
- [Branch Creek Final Plat - Presentation](#)