



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 12, 2022
Item Number: 2022-591-AR

Staff Contact: Brandon Fross, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for University Hills, Phase IV, 42 residential lots on 14.61 acres located northeast of Ric Williamson Memorial Highway and Zion Hill Road, City of Weatherford, Parker County, Texas. SBD2022-0052.

CASE NUMBER SBD2022-0052

GENERAL INFORMATION

Applicant:	University Hills Subdivision, LLC
Request Action:	Final Plat Approval
Project Description:	42-lot residential subdivision
Site Address/Location:	Ric Williamson Memorial Highway and Zion Hill Road
Land Area:	+/- 14.61 acres
General Plan:	Suburban Living
Existing Zoning:	SF 8.5
Surrounding Zoning:	
North:	None (ETJ)
South:	SF 8.5
East:	None (ETJ)
West:	SF 8.5

BACKGROUND/DISCUSSION

The preliminary plat for University Hills Phase III&IV was approved by the Planning & Zoning Commission on September 08th, 2021 and by City Council on September 14th, 2021.

The applicant is requesting final plat approval of University Hills, Phase IV subdivision consisting of 42 single-family residential lots. Staff has reviewed the final plat and finds that it is consistent in layout with the approved

preliminary plat.

ALTERNATIVES

1. The Planning and Zoning Commission may approve the plat as proposed.
2. The Planning and Zoning Commission may approve the plat subject to conditions.
3. The Planning and Zoning Commission may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the final plat for University Hills, Phase IV subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Remove zoning information (Note 12) and (Note 14) from the final plat (Reference Weatherford Municipal Code (WMC) §11-5-2). Zoning district information is subject to change and reviewed against the most currently adopted ordinance.
2. Horizontal bearings shall be based on NAD 83, Texas North Central Zone 4202 (Reference Weatherford Municipal Code (WMC) §11-5-2(b)). Note 5 states it is based on Texas Central Zone 4203.
3. Provide distances for roadway centerline segments (Reference Weatherford Municipal Code (WMC) §11-5-2(m)). Provide calculations showing at least 50 percent of the total street centerline length is curvilinear (Reference Weatherford Municipal Code (WMC) §11-6-3(d)).
4. Include a note on the plat stating all pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat (Reference Weatherford Municipal Code (WMC) §11-5-2(m)).
5. An approved preliminary plat is required before the final plat can be approved (Reference Weatherford Municipal Code (WMC) §11-5-4(b)). Public improvements are required to be accepted before the final plat is recorded (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(1)). A subdivision improvement agreement and surety are required to record the plat prior to acceptance of public improvements (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(2)).
6. If Vanderbilt Drive is constructed before Dartmouth Drive is, a temporary turnaround bulb will be required at the east end of Vanderbilt Drive (EDCM) §2.1.23)
7. The Vanderbilt Drive and Dartmouth Drive intersection should be tangent for at least 100' (EDCM) §2.4.4). All other intersections are required to be tangent for at least 50'.
8. Preliminary plat submittals show the segment of land west of Lots 25 and 26, Block 16 that is within the City limits as part of this property. Are the City limits and property boundaries shown correctly?
9. Phase III final plat includes HOA Lot 13, Block, 16. Phase IV final plat includes the HOA area as Lot 12, Block 16. Correct inconsistency.

ATTACHMENTS

- [University Hills, Phase IV - Final Plat](#)
- [University Hills, Phase IV - Presentation](#)