



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** October 12, 2022  
**Item Number:** 2022-578-AR

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

**SUBJECT:** Consider a request for preliminary plat approval for Holland-Santa Fe Addition, 3 lots out of a 26.47-acre tract at the southwest corner of the intersection of Santa Fe Drive and Holland Lake Drive, said tract being situated in the Elsberry Miller Survey, Abstract No. 873 and the J.P. Hart Survey, Abstract No. 1970, City of Weatherford, Parker County, Texas. SBD2022-0051.

**CASE NUMBER** SBD2022-0051

### GENERAL INFORMATION

|                               |  |
|-------------------------------|--|
| <b>Applicant:</b>             | High Park Capital, LLC   |
| <b>Request Action:</b>        | Preliminary Plat Approval  |
| <b>Project Description:</b>   | Multifamily residential  |
| <b>Site Address/Location:</b> | Southwest corner of Santa Fe Drive and Holland Lake Drive                          |
| <b>Land Area:</b>             | +/- 26.47 acres  |
| <b>General Plan:</b>          | Community Commercial and Urban Living  |
| <b>Existing Zoning:</b>       | AG Agricultural and C1 General Commercial  |
| <b>Surrounding Zoning:</b>    |  |
| <b>North:</b>                 | AG Agricultural  |
| <b>South:</b>                 | AG Agricultural/ R1 One-Family Residential   |
| <b>East:</b>                  | R3 Multi-Family Residential and C1 General Commercial                              |
| <b>West:</b>                  | PD Planned Development 1995-5/PD Planned Development 1997-13/C1 General Commercial |

### BACKGROUND/DISCUSSION

A preliminary plat has been submitted pertaining to a 290 multifamily residential units along with one commercial lot on approximately 26.47 acres for High Park Capital, LLC. A zoning map amendment request has been received for the subject property to allow for the proposed multifamily and future commercial projects. If approved, the zoning for the proposed Lot 1 will be changed from the current AG Agricultural to R3 Multifamily Residential with a Planned Unit Development Overlay, Lot 2 will remain zoned C1 General Commercial, and Lot 3 will remain AG

Agricultural. The General Plan designates the property as a mix of Urban Living and Community Commercial. The proposed lots meet the size and dimensional requirements for either the existing zoning or the proposed zoning, so the preliminary plat may be considered irrespective of the zoning map amendment request. Because the zoning map amendment necessary to complete this subdivision as proposed is recommended for approval, staff recommends approval of the proposed preliminary plat. If the zoning map amendment necessary to complete the subdivision as proposed is disapproved, staff recommends that this preliminary plat be disapproved. At their September 14th, 2022 regular meeting, the Planning and Zoning Commission voted to disapprove the preliminary plat due to the zoning map amendment request being tabled.

#### **ALTERNATIVES**

1. The Planning and Zoning Commission may approve the request as proposed.
2. The Planning and Zoning Commission may approve the request subject to conditions.
3. The Planning and Zoning Commission may disapprove the request.

#### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the preliminary plat for Holland-Santa Fe Addition, subject to all requirements of the subdivision ordinance and, specifically the following conditions.

1. Proposed sidewalks are required to be 6' wide (Reference Weatherford Municipal Code (WMC) §11-4-4(c)).
2. Provide an exhibit showing areas contributing drainage to the proposed subdivision. The information shall include the area, slope, and type of development (Reference Weatherford Municipal Code (WMC) §11-4-4(h)).
3. Show names of all adjacent subdivisions within 125' on the existing conditions sheet (Reference Weatherford Municipal Code (WMC) §11-4-5(a)). Also, provide dimensions for all adjacent rights-of-way.
4. The Clear Lake Drive right-of-way limits are not clear as they approach the west side of the area to be platted (Reference Weatherford Municipal Code (WMC) §11-4-5(a)).
5. Show the recording information for the existing 20' sewer easement on the existing conditions sheet (Reference Weatherford Municipal Code (WMC) §11-4-5(b)).
6. Full right-of-way dedication is required along Holland Lake Drive to provide an 80' width (Reference Weatherford Municipal Code (WMC) §11-6-2(c)).

#### **ATTACHMENTS**

- [Holland Santa-Fe Preliminary Plat](#)
- [Holland-Santa Fe Addition Presentation](#)