



Weatherford City Council

AGENDA REPORT

Meeting Date: October 28, 2025

Staff Contact: Scott McDonald, Director of Development Services

Item Number: 2025-532-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for Heritage Hills, being a total of 89 lots on approximately 34.631 acres of land, generally located on 330 N. Denton Road, City of Weatherford, Parker County, Texas. SBD-25-0013.

CASE NUMBER SBD-25-0013

GENERAL INFORMATION

Applicant:	Marina Sears
Request Action:	Final Plat Approval
Project Description:	Residential Development
Site Address/Location:	330 N Denton Road
Land Area:	+/- 34.631 acres
General Plan:	Suburban Living
Existing Zoning:	Single Family 7.5 Residential and C1 General Commercial
Surrounding Zoning:	
North:	Planned Development and ETJ
South:	Single Family 7.5 Residential and R1 One Family Residential
East:	None - ETJ
West:	C1 General Commercial

BACKGROUND/DISCUSSION

The applicant is requesting a final plat approval for a total of 89 lots on approximately 34.631 acres. The proposed plat will consist of 86 residential lots, 2 commercial lots, and 1 HOA open space lot. Currently, there are no plans for development on the 2 commercial lots. The HOA open space lot will serve as a drainage and detention easement. The current zoning is Single Family 7.5 and C1 General Commercial. The residential lots will adhere to the requirements outlined by the Single Family 7.5 zoning.

Aspects of the development design requirements related to drainage, grading, infrastructure, tree preservation, etc will be reviewed and enforced under the site development permitting process.

All conditions previously presented during the Planning and Zoning Commission Meeting have been addressed.

The preliminary plat was approved with conditions by City Council on July 22, 2025.

ALTERNATIVES

1. The City Council may approve the plat as proposed.
2. The City Council may approve the plat subject to conditions.
3. The City Council may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the final plat subject to all requirements of the Subdivision Ordinance. At their October 8, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval with conditions that have been addressed.

ATTACHMENTS

- [Heritage Hills Final Plat Presentation](#)