Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 14, 2026	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-653-AR	**Phone:**	817-598-4284

SUBJECT: Consider a request for preliminary plat approval for The Enclave at Chisolm Trail, being 123 residential lots on approximately 42.60 acres of land being generally located at 1420 King Street, City of Weatherford, Parker County, Texas. SBDP-25-0011.

CASE NUMBER SBDP-25-0011

GENERAL INFORMATION

Applicant:	M&A Development
Request Action:	Preliminary Plat Approval
Project Description:	Subdivision
Site Address/Location:	1420 King Street
Land Area:	+/- 42.60 Acres
General Plan:	Suburban Living
Existing Zoning:	Agriculture
Surrounding Zoning:	
North:	None - ETJ
South:	R1 One Family Residential
East:	None - ETJ
West:	R1 One Family Residential

BACKGROUND/DISCUSSION

The applicant has submitted a Preliminary Plat for the 123 residential lots.

A portion of the subject property is currently located outside the city limits; therefore, annexation is required. The annexation request is being processed concurrently and will be considered at the following City Council meeting on January 27th, 2026.

In addition, the applicant has submitted a zoning amendment request to establish an appropriate zoning district for the property upon annexation. The requested zoning is Single Family 7.5 with a Planned Unit Development Overlay, which aligns with the City's General Plan.

The preliminary plat has been reviewed for compliance with the City's Subdivision Regulations, including street layout, access, utility coordination, drainage, and lot configuration. Detailed engineering plans, construction plans, and any required public improvement agreements will be reviewed at the time of site development permit submittal.

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the plat as proposed.
2. The Planning & Zoning Commission may recommend approval the plat subject to conditions.
3. The Planning & Zoning Commission may recommend disapproval the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the preliminary plat subject to all requirements of the Subdivision Ordinance and the attached conditions.

ATTACHMENTS

- Presentation
- Preliminary Plat
- Conditions of Approval