Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	January 14, 2026	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-652-AR	**Phone:**	817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider approval of a zoning map amendment from (AG) Agricultural to (SF7.5) Single Family 7.5 with a (P) Planned Unit Development Overlay for The Enclave at Chisolm Trail, being 123 single family lots on an approximate 42.60-acre tract generally located at 1420 King Street, City of Weatherford, Parker County, Texas. ZCH-25-0013.

CASE NUMBER ZCH-25-0013

GENERAL INFORMATION

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

BACKGROUND/DISCUSSION

Planned Unit Development overlay is applied to accommodate flexibility with respect to certain development standards applicable to a base zoning district to achieve higher-quality, innovative, or mixed-use developments. The purpose of a Planned Unit Development is to facilitate exceptional development that will benefit the public above and beyond what is possible with strict adherence to the base standards. According to the zoning regulations it is the

applicant's responsibility to demonstrate the merits of a proposed project, including justifying any requested adjustments to base zoning district requirements.

A zoning amendment and preliminary plat request has been submitted for the subject property. The proposed development consists of 123 single family lots on approximately 42.60 acres.

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of SF 7.5 Single Family 7.5 Residential and other applicable standards of Title XII, Zoning Ordinance. Adherence to the Title XI Subdivision Regulations for platting and development shall likewise be maintained; no other alterations or adjustments are implied or will be made by the approval of this Zoning Amendment with Planned Unit Development Overlay request.

The Zoning Ordinance provides 10 approval criteria for consideration of a Planned Unit Development Overlay, upon which staff's recommendation is given:

a. All required information is provided and sufficient to effectively evaluate the proposed development.

The applicant has submitted all required applications and supporting documentation, including the Planned Unit Development concept plan, architectural renderings, and Development Agreement. **Staff finds this criterion is met.**

b. Utilities, transportation infrastructure, and other public facilities are available and adequate to serve the proposed development at the time of occupancy.

A complete set of civil engineering plans and applicable studies will be required, all of which must comply with all design standards of the City of Weatherford Engineering Design and Construction Manual. **Staff finds this criterion is met.**

c. The proposed development is compatible with and thoughtfully integrated into the surrounding community, particularly where adjacent to existing historic and residential neighborhoods.

The development has been designed to complement the character of the surrounding area through the use of varied architectural styles, quality construction materials, and the inclusion of community focused amenities such as open space, walking trails, and gathering areas. It is also located adjacent to existing single family residential uses. **Staff finds this criterion is met.**

d. Auto-oriented or other high-intensity uses are concentrated away from edges which are adjacent to existing historic and residential neighborhoods.

Auto-oriented or other high intensity uses are located away from adjacent existing single family developments. .
Staff finds this criterion is met.

e. The proposed development contributes to citywide goals and policies and includes features, amenities, or protections which benefit the general public or the residents, customers, and employees of the Planned Unit Development, and such benefits are sufficient to warrant the type and amount of flexibility requested.

Details have been provided for the building design of the proposed structures, as well as for the shared public spaces and amenities within the development. A Development Agreement should include these details to ensure the project is built as proposed and aligns with the intended site design. The agreement should also require high quality construction and architectural variation to enhance the visual appeal of the community.

Adjustments from the base zoning district are outlined in the adjustment table.

Item	Enclave at Chisolm Trail	Base Single Family 7.5 Zoning
Front Yard Setback - Front Entry Garage	20 feet	20 feet
Street Side Yard Setback	20 feet	20 feet
Side Yard Setback	5 feet	5 feet
Rear Yard Setback	20 feet	20 feet
Min. Lot Area	6,000 + sq. ft	7,500 + sq. ft
Min. Lot Width	50+ feet	75 feet
Min. Lot Depth	110+ feet	100 feet
Corner Lot Additional Width	15 feet	15 feet
Garage Location	The front entrance shall be forward of any garage door	The front entrance shall be forward of any garage door
Front Entry Garage Driveway Depth	36 feet	36 feet
Front Entry Garage Driveway Width	20 feet	20 feet

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of SF 7.5 Single Family 7.5 Residential and other applicable standards of Title XII, Zoning Ordinance.

The proposed development, The Enclave at Chisholm Trail, consists of a residential community on approximately 42.6 acres with a total of 123 single-family residential lots, as depicted on the Conceptual Site Plan and Lot Study exhibits. The development includes a mix of lot widths and configurations, including 50ft, 65ft, 75ft, and 90 ft lots, which provides variation in housing types, building footprints, and streetscape character throughout the project.

The project incorporates an integrated open space and amenity network, including approximately 3.35 acres of park and open space, and a neighborhood park area. Amenities include a trail system with pedestrian bridges, seating areas, shaded gathering spaces, playground elements, and connections throughout the development. Trails are designed to link residential areas with open spaces and water features, enhancing walkability and recreational opportunities for future residents.

Architectural character and site design emphasize visual quality and neighborhood compatibility. Conceptual home elevations demonstrate a range of residential styles, materials, and rooflines intended to provide architectural variety while maintaining a cohesive design theme. Perimeter screening is provided through a combination of masonry privacy walls, tubular steel fencing, and wood fencing, consistent with the Wall and Fence Plan exhibits. Entry features include landscaped signage elements integrated into masonry walls, reinforcing neighborhood identity at primary access points.

Infrastructure improvements include internal public streets designed to City standards, off-site water and sanitary sewer extensions, and a proposed lift station to support the development. Driveway alignments, street sections, and utility layouts are illustrated in the supporting exhibits and will be finalized during subsequent site development permit review.

Based on the submitted application materials and accompanying exhibits, the proposed development is consistent with the Development Agreement and supports the City's long-term planning objectives by providing a well-designed residential neighborhood with quality infrastructure, open space amenities, and architectural standards that promote compatibility with surrounding development.

Staff finds this criterion is met.

f. Buildings, streets, and other improvements are designed and located to preserve heritage trees and other significant natural features to the greatest extent possible.

A tree preservation and mitigation plan will be required prior to removal of any trees onsite with and approved Site Development Permit. **Staff finds this criterion is met subject to Section 12-2-102 Development Review Procedures.**

g. Impacts from the proposed development are mitigated to the extent practicable.

All engineering analysis will be reviewed with the site development permit application, ensuring that public infrastructure will be able to serve this area at an acceptable level of service. **Staff finds this criterion is met.**

h. Adjustments to right-of-way, block, or street standards do not result in unsafe conditions.

Adjustments to right-of-way, block, or street standards have not been requested. **Staff finds this criterion does not apply**

i. All applicable development standards and requirements are met, except as adjusted.

The development aligns with all applicable development standards and requirements outlined in the base zoning district, with specified adjustments authorized through the Planned Unit Development (P) overlay. These adjustments include modifications to lot width. Any deviations from the base zoning are documented in the (P) standards, ensuring the development meets regulatory requirements while achieving its distinct design objectives.

j. Proposed adjustments are within the following limits:

1. *Maximum number of dwelling units within the project area does not exceed the maximum allowed by the base zoning district standard.*
2. *Maximum building height does not exceed the base zoning district standard by more than 50 percent (50%).*
3. *Maximum floor-area ratio does not exceed the base zoning district standard by more than 50 percent (50%).*
4. *Minimum landscape requirements are not reduced by more than 10 percent (10%).*

Adjustments to maximum number of dwelling units, maximum building height, maximum floor-area ratio, or minimum landscape requirements have not been requested. **Staff finds this criterion does not apply.**

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the request.
2. The Planning & Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

- Exhibits
- Presentation