Weatherford City Council

AGENDA REPORT

Meeting Date:	July 22, 2025	**Staff Contact:**	Chad Marbut, Interim Director of Development Services
Item Number:	2025-371-AR	**Phone:**	817-598-4006

SUBJECT: Consider a request for preliminary plat approval for Heritage Hills, being 89 residential lots on approximately 34.631 acres of land, generally located on 330 N. Denton Road, City of Weatherford, Parker County, Texas. SBDP-25-0007.

CASE NUMBER SBDP-25-0007

GENERAL INFORMATION

Applicant:	Marina Sears
Request Action:	Preliminary 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 preliminary 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.

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 preliminary plat subject to all requirements of the Subdivision Ordinance and the attached conditions. At their July 16, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval with conditions.

ATTACHMENTS

- Plat
- Conditions of Approval
- Heritage Hills Preliminary Plat Presentation