



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: December 11, 2024
Item Number: 2024-434-AR

Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for Burgess Bend, being 361 residential lots on approximately 145.07 acres, generally located Northeast of the intersection of Causbie Rd and Old Airport Rd, said tract being situated in the V.A. Holmes Survey, Abstract No. 658 and J. Rucker Survey, Abstract No. 1144, City of Weatherford, Parker County, Texas. SBDP-24-0008.

CASE NUMBER SBDP-24-0008

GENERAL INFORMATION

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| Applicant: | Meritage Homes |
| Request Action: | Preliminary Plat Approval |
| Project Description: | 361-Lot Residential Development |
| Site Address/Location: | Northeast of the Intersection of Causbie Rd and Old Airport Rd |
| Land Area: | +/- 145.07 acres |
| General Plan: | Suburban Living |
| Existing Zoning: | AG Agriculture |
| Surrounding Zoning: | |
| North: | R1 One Family Residential |
| South: | None - ETJ |
| East: | None - ETJ |
| West: | AG Agriculture |

BACKGROUND/DISCUSSION

A preliminary plat has been submitted pertaining to a single family development on approximately 145.07 acres of land. A zoning map amendment request has been received for the subject property. If approved, the zoning for this site will be changed to Single Family 7.5 with a Planned Unit Development Overlay.

A Traffic Impact Analysis, along with Wastewater and Water analyses, has been submitted and reviewed by staff.

The analyses identified the need for improvements, including the construction of Causbie Road improvements, construction of a 60-foot right-of-way collector road, the installation of a 12" water line spanning approximately 1,785 linear feet along Causbie Road, and either upgrading the existing Lift Station #9 or building a new one to ensure sufficient capacity for full buildout. These recommended improvements are designed to support the planned subdivision effectively.

Weatherford ISD has provided a letter confirming to the proposed right-of-way dedication of the collector street, which is required to support this development.

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval the request as proposed.
2. The Planning & Zoning Commission may recommend approval request subject to conditions.
3. The Planning & Zoning Commission may recommend disapproval the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval subject to all requirements of the subdivision ordinance and specifically the following conditions. If the zoning amendment is recommended for disapproval, staff recommends disapproval of the preliminary plat.

1. The title block shall contain the Lot and Block listing and if, applicable, phase number(s). (Reference Subdivision Regulations Section 11-4-3 (d)(a)(c)).
2. Provide the street names. (Reference Subdivision Regulations Section 11-4-4 (b)). This portion of ROW is incorrectly shown. To avoid having a reserve strip, the layout should be adjust (including the lots and the ROW) to avoid having an offset 60' to 70' ROW designation. This comment applies to various sheets in this submittal where this portion of ROW is shown.*Previous layout included a 10' reserve strip in this area to be removed.
3. Section 11-6-4Where development or construction will require easements and/or right-of-way dedications outside the subdivision plat boundaries, no approval of construction plans for developments will be granted until verification of the recording of all easements and right-of-way dedications has been received.
4. Proposed subdivision layout is not required on the existing conditions sheet. (Reference Subdivision Regulations Section (11-4-5)).
5. 11-6-3(d) Streets At least 50 percent of the total centerline length of all streets within a residential subdivision shall be curvilinear in design, unless otherwise approved by the City Engineer and Planning Director. Provide calculation or other memo noting the proposed layout meets the 50 percent requirement.
6. Area noted for ROW Dedication/width appears to be inconsistently labeled along Old Airport Road.
7. Appears to be missing sidewalks in this area on Street 'E' Is there a reason? Is there a reason Sidewalks in this

area are to be constructed by the Homeowner? This appears to be inconsistent with the remainder of the plan.

8. 11-4-6(d) A timeline when improvements as shown for the proposed subdivision shall be included the face of the plat document. This statement shall be of sufficient detail to permit determination of whether such improvements will comply with these Subdivision Regulations, and other applicable statutes, ordinances, and regulations.

9. Provide 10' Utility Easement along all road frontage.

ATTACHMENTS

- [Burgess Bend - Preliminary Plat](#)
- [Preliminary Plat](#)