



Weatherford City Council

AGENDA REPORT

Meeting Date: July 16, 2024

Staff Contact: Kaleb Kentner, Director of
Development and Neighborhood
Services

Item Number: 2024-380-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Take from the table and consider a request for preliminary plat approval for Selby Hill, being 241 residential lots on approximately 145.20 acres, generally located North of the intersection of State Highway 180 and Ric Williamson Memorial Highway, said tract being situated in the J.E. Bridgeman Survey, Abstract No. 142625; Will C. Kearby Survey, Abstract No. 2637, City of Weatherford, Parker County, Texas. SBD2024-0016.

CASE NUMBER SBD2024-0016

GENERAL INFORMATION

Applicant:	Leverage Mockingbird LP, Owner
Request Action:	Preliminary Plat Approval
Project Description:	241-Lot Residential Development
Site Address/Location:	North of the intersection of State Highway 180 and Ric Williamson Memorial Highway
Land Area:	+/- 145.20 acres
General Plan:	Permanent Open Space and Suburban Living
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	R1 One-Family Residential, RE Residential Estate
South:	AG Agriculture
East:	None- ETJ
West:	AG Agricultural, RE Residential Estate

BACKGROUND/DISCUSSION

A preliminary plat has been submitted pertaining to a 241 single-family lots on approximately 145.20 acres for Leverage Mockingbird, LP. A zoning map and general plan amendment request have been received for the subject property to allow for the proposed development. If approved, the zoning for the land will be changed from the current AG Agricultural to SF 7.5 Single Family 7.5. The General Plan designates the property as a mix of

Suburban Living and Permanent Open Space. The proposed lots meet the size and dimensional requirements for the proposed zoning, so the preliminary plat may be considered irrespective of the zoning map amendment request. Because the zoning map amendment is necessary to complete this subdivision as proposed is recommended for approval, staff recommends approval of the proposed preliminary plat. If the zoning map amendment necessary to complete the subdivision as proposed is disapproved, staff recommends disapproval of the preliminary plat.

ALTERNATIVES

1. The City Council may approve the request as proposed.
2. The City Council may approve the request subject to conditions.
3. The City Council may disapprove the request.

SUGGESTED ACTION/RECOMMENDATION

At their June 25th, 2024, regularly scheduled meeting, the City Council tabled the agenda item to the July 16th, 2024, City Council meeting.

At their June 12th, 2024, regularly scheduled meeting, the Planning & Zoning commission voted unanimously (6-0) to recommend approval of the preliminary plat subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Show areas contributing drainage to the proposed subdivision. The information shall include the area, slope, and type of development in the contributing drainage (Reference WMC §11-4-4(h)).
2. Show right-of-way dedication of Meadowview Road on the proposed conditions sheet (Reference WMC §11-4-5(a)). Dedicated right-of-way should be based on half the difference on each side of the roadway. For example, 2.5' is required along block 13 and block 12. Right-of-way dedication is required along the length of Meadowview Road.
3. Each segment of lots shall have an access point per 50 lots, with a minimum of 2 access points (Reference EDCM §2.1.4.D.ii). For example, Phase 1 is required to have 3 access points and Phase 2 is required to have 2 access points.
4. Intersections with the arterial roadway shall be tangent for 100' in each direction and all other intersections shall be tangent for 50' in each direction (Reference EDCM §2.4.4). This requirement is not met. For example, the intersection of Washington Lane/East Hillwood Lane, Oak Drive/River Court, and Apple Drive/Meadowview Road.
5. Lot 1, Block 9 shall be 90' in width.
6. Additional easements may be required pending approval of site development permit.

ATTACHMENTS

- [Selby Hill - Preliminary Plat](#)
- [Selby Hill - Preliminary Plat Presentation](#)

