



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 8, 2025
Item Number: 2025-517-AR

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

SUBJECT: Consider a request for final plat approval for University Hills Phase 4, being 42 residential lots on approximately 14.61 acres of land being generally located along Ric Williamson Memorial Highway, City of Weatherford, Parker County, Texas. SBD-25-0011.

CASE NUMBER SBD-25-0012

GENERAL INFORMATION

Applicant:	1845 Sunflower LLC - Marcus Morriss
Request Action:	Final Plat Approval
Project Description:	Subdivision
Site Address/Location:	Along Ric Williamson Memorial Highway
Land Area:	+/- 14.61 Acres
General Plan:	Suburban Living
Existing Zoning:	Single Family 8.5
Surrounding Zoning:	
North:	None - ETJ
South:	Single Family 8.5
East:	None - ETJ
West:	Single Family 8.5

BACKGROUND/DISCUSSION

The applicant is requesting approval of a final plat for 42 residential lots. A prior final plat for Phase 4 was approved by City Council on October 25, 2022. Since then, the final plat for Phase 4, as well as the original preliminary plat, have expired. The property owners have now resubmitted a preliminary plat along with a final plat for Phases 3 and 4 for consideration.

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 final plat subject to all requirements of the Subdivision Ordinance and the attached conditions.

ATTACHMENTS

- [Final Plat Phase 4](#)
- [Conditions of Approval](#)
- [Presentation](#)