



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 12, 2022
Item Number: 2022-590-AR

Staff Contact: Brandon Fross, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for the Wossum Ranch, Phase 4, 8 residential lots on 8.889 acres located east of Upper Denton Road, south of Trailwood Drive, City of Weatherford, Parker County, Texas. SBD2022-0050.

CASE NUMBER SBD2022-0050

GENERAL INFORMATION

Applicant:	Castlemont Homes/Richard Green
Request Action:	Final Plat Approval
Project Description:	8-lot residential subdivision
Site Address/Location:	East of Upper Denton Road, south of Trailwood Dr.
Land Area:	+/- 8.889 acres
General Plan:	Suburban Living
Existing Zoning:	RE Residential Estates
Surrounding Zoning:	
North:	RE Residential Estates
South:	RE Residential Estates
East:	None (ETJ)
West:	None (ETJ)

BACKGROUND/DISCUSSION

The preliminary plat for Wossum Ranch Phases 3-6 was approved by the Planning & Zoning Commission on October 13th, 2021 and by City Council on October 26th, 2021.

The applicant is requesting final plat approval of Wossum Ranch, Phase 4 subdivision consisting of eight (8) residential lots. The lots will be served with city water and have private on-site sewage facility. The final plat is

consistent with the preliminary plat. As each phase is approved, water line, pavement and drainage facilities will be constructed for public use by the developer. Public improvements are required to be accepted before the final plat is recorded as Referenced in the Weatherford Municipal Code (WMC) §11-5-9(c)(1).

ALTERNATIVES

1. The Planning and Zoning Commission may approve the plat as proposed.
2. The Planning and Zoning Commission may approve the plat subject to conditions.
3. The Planning and Zoning Commission may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the final plat for the Wossum Ranch Phase 4, subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Preliminary Plat and existing conditions to the north lists the street as OakBend Trail. Why does it suddenly change in naming to Lone Oak Trail? Correct to be consistent with Preliminary Plat.
2. Title Block requires to number of lots within the subdivision to be included. (Reference 11-5-2(1)(c))
3. A note shall be included on the plat stating that all pre-existing easements and/or dedications have been vacated or incorporated into the creation of this plat. (Reference 11-5-2(m))
4. Update Planning and Zoning Approval Block to be substantially similar to the the certificate as outlined in 11-5-2(q)(3). "This plat has been submitted to and considered by the Planning & Zoning Commission of the City of Weatherford, Texas, and is hereby approved by such Commission and passed to the City Council for its consideration and approval"
5. Prior to recording of the final plat for each phase of the subdivision, the Developer Responsibilities as referenced in Section 1.A. of Subdivision Improvement Agreement, Amendment III shall be fulfilled.
6. Provide dimensions for the proposed temporary turn around easement (Reference Weatherford Municipal Code (WMC) §11-5-2(m)). The temporary turn around easement will need to be created by separate instrument if it is outside the area to be platted. Include recording information for the easement (Reference Weatherford Municipal Code (WMC) §11-5-2(m)).
7. Show the right-of-way centerlines for Oak Bend Trail and Twin Oak Trail (Reference Weatherford Municipal Code (WMC) §11-5-2(m)).
8. Show the limits of the 100-year flood plain (Reference Weatherford Municipal Code (WMC) §11-5-2(o)). The drainage easement does not appear to be large enough to contain the limits shown in the drainage study.
9. An approved preliminary plat is required before the final plat can be approved. (Reference Weatherford Municipal Code (WMC) §11-5-4(b)). Public improvements are required to be accepted before the final plat is recorded (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(1)). A subdivision improvement agreement and surety are required to record the plat prior to acceptance of public improvements (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(2)).

ATTACHMENTS

- [Wossum Ranch, Phase 4 - Final Plat](#)
- [Wossum Ranch, Phase 4 - Presentation](#)