



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: December 11, 2024
Item Number: 2024-714-AR

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

SUBJECT: Hold a PUBLIC HEARING and consider a request for a zoning map amendment from (AG) Agricultural to (SF 7.5) Single Family 7.5 with a (P) Planned Unit Development Overlay on a 145.07-acre tract generally located at the Northeast corner of Causbie Rd and Old Airport Rd, City of Weatherford, Parker County, Texas. ZCH-24-0012.

CASE NUMBER ZCH-24-0012

GENERAL INFORMATION

Applicant:	Harold Lockwood Jr.
Request Action:	Zoning Map Amendment
Project Description:	Residential Development
Site Address/Location:	NE Corner 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 Planned Unit Development overlay is applied to accommodate flexibility with respect to certain development standards applicable to a base zoning district to achieve higher-quality, innovative, or mixed-use developments. The purpose of a Planned Unit Development is to facilitate exceptional development that will benefit the public above and beyond what is possible with strict adherence to the base standards. According to the zoning regulations it is the applicant's responsibility to demonstrate the merits of a proposed project, including justifying any requested adjustments to base zoning district requirements.

The current property resides outside of city limits in the City of Weatherford ETJ. The applicant has submitted an annexation request for the property as part of the application process and will be considered at the upcoming regularly scheduled City Council meeting on December 17th. The applicant is requesting SF 7.5 Single Family Residential with a Planned Unit Development Overlay; the General Plan designates the area as Suburban Living.

In addition to the annexation and zone change request, a preliminary plat has been submitted for the proposed development. This plan includes 361 residential lots and 17 open space lots. Of the residential lots, 184 are 75 feet wide or more, while 177 are less than 75 feet.

Staff has worked with the developer from the inception of there plan detailing the expectations of residential developments meeting the minimum standards recommended by the Planning and Zoning Commission and adopted by the City Council to insure high quality residential development. The desires of the community was to insure developments that have character, provide diversity in housing, ease parking issues in neighborhoods, deemphasize garages and avoid monotony in housing and lot development.

Staff is tasked with working with developers to promote these ideals. Staff does this by encouraging high quality amenities beyond the minimum standards in exchange for leeway side yard, front yard and rear yard setbacks on individual lots. We also compromise on driveway depths and widths on lots in mixed neighborhoods on lots smaller than the base zoning to accommodate higher quality building envelopes for the construction of new homes. However on base zoning size housing we typically do not compromise on the driveway depth as it was a major goal to deemphasize garages and encourage side entry garages. Staff also does not compromise on the front entrance of the house, meaning the front door location be placed in front of the garage unless designed as a side entry garage. The priority for the front entrance was one of the highest priorities in the adoption of the regulations to deemphasize garages and avoid monotony in neighborhoods.

The developer is requesting adjustments from the regulations outside of the scope of staffs normal areas of discretion that would not be found to be considered favorable in past actions by the Planning and Zoning Commission and City Council. The developer has agreed to staff recommending approval of there project meeting the base zoning regulations in which they would like to discuss compromises to the minimum standards directly with the Planning and Zoning Commission and City Council knowing that staffs recommendation for approval is based on the developer meeting all the minimum base zoning requirements.

To reiterate staff is willing to compromise on all items except the front entrance of the house, meaning the front door location being placed in front of the garage unless designed as a side entry garage. The priority for the front entrance was one of the highest priorities in the adoption of the regulations to deemphasize garages and avoiding monotony in neighborhoods. Staff is willing to compromise on driveway depth with some reservations do to the overall design of the development which may not produce the desired results of the community in overall monotony concerns especially if the front entrance is compromised.

It is important to note of the upcoming residential subdivisions with expected building permits over the next two years that have already received approvals and are moving forward in the construction phases includes 471 lots (Branch Creek, Chisolm Park Addition, Waterford Park) approved under old standards and 338 lots (University Hills and Selby Hill) under the new current standards.

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of SF 7.5 Single-Family Residential and other applicable standards of Title XII, Zoning Ordinance. Adherence to the Title XI Subdivision Regulations for platting and development shall likewise be maintained; no other alterations or adjustments are implied or will be made by the approval of this Zoning Amendment with Planned Unit Development Overlay request.

a. All required information is provided and sufficient to effectively evaluate the proposed

The applications submitted are substantially complete. **Staff finds this criterion is met.**

b. Utilities, transportation infrastructure, and other public facilities are available and adequate to serve the proposed development at the time of occupancy.

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. **Staff finds this criterion met.**

c. The proposed development is compatible with and thoughtfully integrated into the surrounding community, particularly where adjacent to existing historic and residential neighborhoods.

The development agreement emphasizes the importance of architectural variation, quality construction, and the inclusion of community amenities that enhance the overall character of the development. The agreement requires detailed plans and renderings to be submitted and approved, ensuring that the development meets these standards. The concept plan renderings appears to be consistent with a single-family residential subdivision. Details of the proposal, including elevations, concept renderings, design, and layout of neighborhood and community amenities have been submitted. **Staff finds this criterion is met.**

d. Auto-oriented or other high-intensity uses are concentrated away from edges which are adjacent to existing historic and residential neighborhoods.

There are two main entrances for the subdivision located along Causbie Road, making connections to existing public infrastructure. The concept plan also provides for future connections to undeveloped areas and an existing subdivision. **Staff finds this criterion is met.**

e. The proposed development contributes to citywide goals and policies and includes features, amenities, or protections which benefit the general public or the residents, customers, and employees of the Planned Unit Development, and such benefits are sufficient to warrant the type and amount of flexibility requested.

The type and amount of the requested adjustments merit scrutiny of the proposed features and benefits to ensure that an exceptional development is achieved.

Details have been provided for the design features and finishes of the proposed structures, amenities, and public areas contained within the development. A Development Agreement should provide details to outline the proposal as well as ensure the development is constructed as proposed. The agreement should also ensure that quality construction and architectural variation is achieved to add to the attractiveness and variety of housing offerings available to Weatherford residences.

As noted by the city's draft housing study, Weatherford is unique as compared to surrounding communities due to our diversity in housing options. Long term growth and sustainability are achieved by quality and innovative projects throughout the community; protecting our identity as growth occurs is our key to successful growth management. Furthermore, any forthcoming single-family project should exemplify quality and innovation to further expand upon our diverse housing options.

Adjustments from the base zoning district are outlined in the adjustment table.

* indicates requested adjustment

Item	Base SF 7.5 Zoning	75ft and Greater Lot Width	< 75ft Lot Width
Minimum Lot Width	75ft	75ft	50ft *
Minimum Lot Width (corner lot)	+15ft	+15ft	+15ft

Minimum Lot Depth	100ft	120ft	120ft
Minimum Lot Area	7,500sf	7,500ft	6000sf *
Minimum Front Yard Setback	Minimum setback or front yard shall be as shown on the plat, however the minimum setback shall be no less than 20 feet	25ft	20ft
Minimum Side Yard Setback (street side)	20ft	15ft *	15ft *
Minimum Side Yard Setback (interior)	Minimum side yard shall be shown on the plat, however the minimum setback shall be no less than 5 feet	5ft	5ft
Minimum Rear Yard Setback	20ft	20ft	20ft
Main Structure Front Entrance	Front entrance must be forward of any garage door	Front façade must be forward of any garage *	Front façade must be forward of any garage *
Front Entry Garage Min. Driveway Depth	36ft	30ft *	20ft *
Front Entry Garage Min. Driveway Width	20ft	18ft *	18ft *

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of Single Family 7.5 and other applicable standards of Title XII, Zoning Ordinance.

The concept proposes one large amenity area located to the north of the development along the future collector street. This area features two pickleball courts, an 800 square foot playground with at least two benches, a community pool with a cabana, and an 8-ft wide trail throughout the amenity space.

For right-of-way landscaping, the applicant proposes to plant one large canopy tree every 60 linear feet or a group of three 2-inch accent trees every 60 linear feet along the residential collector right-of-way. Additionally, a minimum

of three shrubs or two ground cover/accent plants will be installed for each right-of-way tree. Residential landscaping will comply with the minimum standards set forth in the Landscape and Tree Manual.

Entry features and screening will include two community entries with a screening wall and monument sign, a decorative split rail accent fence, large canopy trees, and native shrub plantings. Lots adjacent to a collector street will have a 6ft high masonry brick wall, while lots bordering open green spaces or other common areas will have a 6ft high privacy fence.

Minimum standards in each residential zoning district were put into place with careful consideration taken to ensure high quality and diverse options exist. Caution must be taken when deviating from the minimum standards as set.

Based on the information provided in the application materials and evaluating the features, and protections against what typical development standards would yield, the materials indicate that the development meets city standards and goals. **Staff finds this criterion is met if all minimum base standards are met.**

f. Buildings, streets, and other improvements are designed and located to preserve heritage trees and other significant natural features to the greatest extent possible.

A tree preservation and mitigation plan will be required prior to removal of any trees onsite with an approved Site Development Permit. **Staff finds this criterion is met subject to Section 12-2-102 Development Review Procedures.**

g. Impacts from the proposed development are mitigated to the extent practicable.

The applicant proposes two entrance points for the development along Causbie Road with additional connections to existing streets and developments to the north. The TIA has been submitted to staff and it has been determined that public improvements are required. All improvements are outlined in the development agreement. **Staff finds this criterion is met.**

h. Adjustments to right-of-way, block, or street standards do not result in unsafe conditions.

Adjustments to right-of-way, block, or street standards have not been requested. **Staff finds this criterion is met.**

i. All applicable development standards and requirements are met, except as adjusted.

Adjustments should be limited to minimum lot width and setback requirements within the development. Additional development standards are subject to Site Development and Building Permit processes. **Staff finds this criterion is met as long as it meets the base zoning regulations and subject to Section 12-2-102 Development Review Procedures.**

j. Proposed adjustments are within the following limits:

- 1. Maximum number of dwelling units within the project area does not exceed the maximum allowed by the base zoning district standard.*
- 2. Maximum building height does not exceed the base zoning district standard by more than 50 percent (50%).*
- 3. Maximum floor-area ratio does not exceed the base zoning district standard by more than 50 percent (50%)*
- 4. Minimum landscape requirements are not reduced by more than 10 percent (10%).*

Adjustments to maximum number of dwelling units, maximum building height, maximum floor-area ratio, or minimum landscape requirements have not been requested. **Staff finds this criterion is met.**

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the zoning amendment, subject to compliance with the base zoning district requirements, including adherence to front entrance standards, setback requirements, and driveway widths and depths. This will not include the requested adjustment to the lot width.

ATTACHMENTS

- [Presentation](#)