



Weatherford City Council

AGENDA REPORT

Meeting Date: December 17, 2024

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

Item Number: 2024-726-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for Morningside, being 70 residential lots and 8 open space lots on approximately 25.669 acres of land, generally located at 1511 Old Dicey Road, City of Weatherford, Parker County, Texas. SBDP-24-0007.

CASE NUMBER SBDP-24-0007

GENERAL INFORMATION

Applicant:	Dicey 25 LLC
Request Action:	Preliminary Plat Approval
Project Description:	70-lot residential development
Site Address/Location:	1511 Old Dicey Road
Land Area:	+/- 25.669 acres
General Plan:	Estate Residential
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	None - ETJ
South:	AG Agriculture/ R1 One-Family Residential
East:	RE Residential Estate
West:	AG Agriculture

BACKGROUND/DISCUSSION

The applicant is requesting preliminary plat approval for Morningside, being a single family development consisting of 70 residential lots on approximately 25.669 acres of land. A zoning map amendment has also been received for the subject property. If approved, the zoning for this site will change to Single Family 7.5 with a Planned Unit Development Overlay. Public improvements as shown on the plat are not approved and will be reviewed under a separate permit with the submission of civil plans.

ALTERNATIVES

1. The City Council may approve the plat as proposed.
2. The City Council may approve the plat subject to conditions.
3. The City Council may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval. At their December 11th, 2024, regularly scheduled meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the preliminary plat subject to all requirements of the subdivision ordinance and specifically the following conditions:

1. Public improvements as shown are not approved and will be reviewed with the civil plans.
2. Include the existing zoning on and surrounding the tract. (Reference Sec. 11-4-5, Title XI Subdivision Regulations).
3. Lots 9X, 10, and 11 of Block B; Lots 6 and 5 of Block A; and Lot 3 of Block C have dimension errors that should be corrected.
4. 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.(11-4-6(d))
5. Provide 10' Utility Easement along Old Dicey Road. Provide 10' Utility Easement along all road frontage.
6. Proposed medians as shown are conceptual and subject to review and approval through the Site Development process. Final layout may vary from this proposal.
7. Right-of-Way dedication width shall be shown.
8. Include the existing right-of-way width of Old Dicey Road with dimensions.

ATTACHMENTS

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