



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 12, 2022
Item Number: 2022-579-AR

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

SUBJECT: Consider approval of a final plat for Parker Meadows, 14 residential lots being 30.263 acres located at Zion Hill Loop, in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas. SBD2022-0054.

CASE NUMBER SBD2022-0054

GENERAL INFORMATION

Applicant:	Logan Cross
Request Action:	Final Plat Approval
Project Description:	14-lot residential subdivision located in the City of Weatherford ETJ
Site Address/Location:	Zion Hill Loop
Land Area:	+/- 30.263 acres
General Plan:	Agricultural
Existing Zoning:	None - ETJ
Surrounding Zoning:	
North:	None - ETJ
South:	None - ETJ
East:	None - ETJ
West:	None - ETJ

BACKGROUND/DISCUSSION

Applicant is requesting final plat approval for 14 residential lots on approximately 30.263 acres in the extraterritorial jurisdiction. The plat shows a 50' ingress/egress easement along the southern and western property line to allow access to the adjacent property. A deed was provided to staff showing that a 50' ingress/egress easement is required on this property. Pursuant to the interlocal agreement with Parker County, Parker County will review the drainage, thoroughfare, road design, and other public improvements. Staff finds the proposed plat meets the requirements of final plat except as provided in the recommended conditions of approval.

ALTERNATIVES

1. The Planning and Zoning Commission may approve the request as proposed.
2. The Planning and Zoning Commission may approve the request subject to conditions.
3. The Planning and Zoning Commission may disapprove the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the final plat for Parker Meadows, subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Provide a signed letter from the Weatherford Post Office stating they accept the location and placement of cluster box units (Reference Weatherford Municipal Code (WMC) §11-5-3(e)).
2. Public improvements are required to be accepted before the final plat is recorded (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(1)). A surety as required by Parker County will be required to record the plat prior to acceptance of public improvements (Reference Weatherford Municipal Code (WMC) §11-5-9(c)(2)). Provide documentation from Parker County that the letter of credit submitted is acceptable.

ATTACHMENTS

- [Parker Meadows Final Plat](#)
- [Parker Meadows Final Plat Presentation](#)