



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: December 11, 2024
Item Number: 2024-700-AR

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

SUBJECT: Hold a PUBLIC HEARING and consider a request for a general plan and zoning map amendment from (AG) Agricultural to (SF 7.5) Single Family 7.5 with a (P) Planned Unit Development Overlay on a 25.669-acre tract generally located at 1511 Old Dickey Road, City of Weatherford, Parker County, Texas. ZCH-24-0011.

CASE NUMBER ZCH-24-0011

GENERAL INFORMATION

| | |
|-------------------------------|---|
| Applicant: | Dickey 25 LLC |
| Request Action: | Zoning Map and General Plan Amendment |
| Project Description: | Residential Development |
| Site Address/Location: | 1511 Old Dickey 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/ PD Planned Development |

BACKGROUND/DISCUSSION

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.

A preliminary plat has been submitted for the subject property. The proposed development consists of 70 residential lots on 25.669 acres, and 8 open space lots. Of the residential lots, 34 lots are less than 75 feet in width, and 36 lots are more than 75 feet in width.

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.

The Zoning Ordinance provides 10 approval criteria for consideration of a Planned Unit Development Overlay, upon which staff's recommendation is given:

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

The applicant submitted complete applications for Planned Unit Development and Preliminary Plat. **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 complete set of civil engineering plans and supporting studies including a traffic impact analysis (TIA) and downstream drainage assessment will be required, all of which must comply with all design standards of the City of Weatherford Engineering Design and Construction Manual. **Staff finds this criterion is 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 appear to be consistent with a single-family residential subdivision. Details of the

proposal including elevations, concept renderings, design, and layout of the subdivision 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.

The proposed subdivision is not adjacent to existing historic neighborhoods and ensures that auto-oriented and high-intensity uses are located away from the edges adjacent to residential neighborhoods. **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.

Details have been provided for the design features and finishes of the proposed structures, 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 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.

| Item | < 75 Lot Width | 75ft and Greater Lots | Base SF 7.5 Zoning |
|---|--|---|---|
| Minimum Lot Width | 60ft* | 85ft | 75ft |
| Minimum Lot Width (corner lot) | +10ft* | +10ft* | +15ft |
| Minimum Lot Depth | 100ft | 100ft | 100ft |
| Minimum Lot Area | 6,000sf | 8,500sf | 7,500 sf |
| Minimum Front Yard Setback (front entry garage) | 20ft | N/A | 20ft |
| Minimum Front Yard Setback (side entry garage or J-swing) | 15ft* | 15ft* | 20ft |
| Minimum Side Yard Setback (interior) | 5ft | 5ft | 5ft |
| Minimum Side Yard Setback (street side) | 15ft* | 15ft* | 20ft |
| Minimum Rear Yard Setback | 15ft* | 15ft* | 20ft |
| Main Structure Front Entrance | Garage may not be forward of front entrance unless it is a J-swing or side entry garage. | Garage may not be forward of front entrance unless it is a J-swing or side entry. | Front entrance must be forward of any garage door |
| Front Entry Garage Min Driveway Depth. | 26ft*0 | N/A | 36ft |
| Front Entry Garage Min. Driveway Width | 20ft | N/A | 20ft |
| Side Entry Garage Min. Driveway Depth | 24ft | 24ft | 24ft |
| Side Entry Garage Min. Driveway Width | 12ft | 12ft | 12ft |

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.

Among the residential lots, 34 have widths less than 75 feet, while 36 have widths greater than 75 feet. The quantity of lots under 75 feet in width does not exceed the limit permitted by the Planned Unit Development (P) Overlay. At least 50% of all lots must be 75 feet in width or greater.

The Development Agreement outlines that the single family dwellings shall have exterior walls constructed with at least 70% durable materials, such as brick, stone, cementitious siding, or masonry. Decorative features are mandatory for garage doors, which can include hardware, windows, or carriage-style designs like Techtrim cedar-

trimmed metal doors. Driveways and private walkways must use enhanced concrete finishes, such as salt-finished, exposed aggregate, stamped, or stained concrete. Each lot, except for J-swing lots, must include a lead walkway connecting the private sidewalk to the main sidewalk.

Based on the information provided in the application materials and evaluating the features, requested adjustments, and protections against what typical development standards would yield, the materials indicate that the development meets city standards and goals. The design features appear to contribute to the attractiveness of housing offerings available to Weatherford residences. **Staff finds this criterion is 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.

A TIA will be submitted with the site development permit application, ensuring that the transportation system will be able to serve this area at an acceptable level of service. As outlined in the development agreement, the developer agrees to construct any public improvements in the TIA findings. **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 does not apply**

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

The development aligns with all applicable development standards and requirements outlined in the base zoning district, with specified adjustments authorized through the Planned Unit Development (P) overlay. These adjustments include modifications to setbacks, lot sizes, garage placements, and driveway dimensions. Any deviations from the base zoning are documented in the (P) standards, ensuring the development meets regulatory requirements while achieving its distinct design objectives.

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 does not apply.**

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.

ATTACHMENTS

- [Morningside Development Agreement](#)
- [Presentation](#)