



Weatherford City Council

AGENDA REPORT

Meeting Date: March 26, 2024

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

Item Number: 2024-203-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2024-09 concerning a request for a Zoning Ordinance Amendment and 1st Amendment to the Development Agreement for Bethel Place, being located at 2552 Bethel Road, City of Weatherford, Parker County, Texas. ZCH2024-0002.

CASE NUMBER ZCH2024-0002

GENERAL INFORMATION

Applicant:	Matthew Farris
Request Action:	1st Amendment to Development Agreement and Zoning Ordinance
Project Description:	Multifamily Residential
Site Address/Location:	2552 Bethel Road
Land Area:	+/- 29.728 acres
General Plan:	Urban Living
Existing Zoning:	R3 Multifamily Residential with P Planned Unit Development Overlay
Surrounding Zoning:	
North:	PD Planned Development
South:	AG Agricultural
East:	AG Agricultural
West:	PD Planned Development

BACKGROUND/DISCUSSION

The applicant has requested to amend the Development Agreement and Zoning Ordinance O2022-02 for Bethel Place, a project initially approved by City Council on February 22, 2022. In the original documents, completion of 75% of Phase 1 developments, along with the issuance of occupancy certificates, is mandatory before application of building permits for subsequent phases. The applicant now desires to obtain building permits and occupancy certificates for these following phases.

The proposed amendment entails subdividing the original three phases into smaller phases, aimed at facilitating continuous construction progress throughout the development process. Additionally, the amendment includes rephrasing Exhibit B (C) as follows: "All infrastructure, building permits, and amenities, with the exception of carports, as shown in Exhibit 'C', must be fully completed and approved before the issuance of a certificate of occupancy for each respective pod (phase) as outlined on the table with the depiction of the 50 pods (phases). Applications for building permits can be submitted and approved for pods (phases) 46, 47, 48, and 50, whereby construction can continue on all units regardless of number of certificates of occupancy issued. However, certificates of occupancy will not be granted for pods (phases) 46, 47, 48, and 50 until the entirety of the remaining development is finished and has acquired certificates of occupancy."

In Exhibit C, the site plan for the phases has been revised to reflect the updated pods (phases).

ALTERNATIVES

1. The City Council may approve the request.
2. The City Council may disprove the request.

SUGGESTED ACTION/RECOMMENDATION

At their March 13th, 2024, regularly scheduled meeting, the Planning & Zoning Commission voted 4-0 to recommend approval of the requests. Staff recommends approval.

ATTACHMENTS

- [First Amendment to Development Agreement](#)
- [O2024-09 Zoning Ordinance Amendment](#)
- [Bethel Place Presentation](#)
- [Exhibit C Map](#)