



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** July 25, 2023

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

**Item Number:** 2023-372-AR

**Phone:** 817-598-4284, ext. 3

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**SUBJECT:** Consider approval of a final plat for Santana Ridge Phase 2, being 61 residential lots on approximately 127.274 acres located along Dennis Road, in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas. SBD2023-0022.

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**CASE NUMBER** SBD2023-0022

### GENERAL INFORMATION

<b>Applicant:</b>	Santana Ridge Estates, LP
<b>Request Action:</b>	Final Plat Approval
<b>Project Description:</b>	61-lot residential subdivision located in the City of Weatherford ETJ
<b>Site Address/Location:</b>	Dennis Road
<b>Land Area:</b>	+/- 127.274 acres
<b>General Plan:</b>	Aviation (AV)
<b>Existing Zoning:</b>	None - ETJ
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	None - ETJ
<b>East:</b>	None - ETJ
<b>West:</b>	None - ETJ

### BACKGROUND/DISCUSSION

The applicant is requesting final plat approval to subdivide a lot into 61 residential lots on approximately 127.274 acres in the City of Weatherford extraterritorial jurisdiction. Well and septic will be installed on each lot. The property lines of each lot extend into the centerline of the proposed streets.

The preliminary plat has been approved by City Council on May 23, 2023.

### **ALTERNATIVES**

1. The City Council may recommend approval the request as proposed.
2. The City Council may recommend approval the request subject to conditions.
3. The City Council may recommend disapproval the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the FINAL plat, subject to the following conditions.

1. 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)). While the roadways are private, they act as a public infrastructure. Roadways and drainage improvements are required to be in place before the plat is recorded.
2. Provide a letter sealed by the surveyor confirming that all required monuments have been set (Reference Weatherford Municipal Code (WMC) §11-5-9(d)). This letter is required prior to the final plat being recorded.
3. Page 2 and page 1 on the final plat shall be combined.

At their July 12, 2023, regular meeting, the Planning and Zoning Commission voted (5-0) to recommend approval of the final plat subject to conditions.

### **ATTACHMENTS**

- [Santana Ridge Phase 2 - Plat](#)
- [Santana Ridge Phase 2 Final Plat - Presentation](#)