



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: March 13, 2024
Item Number: 2024-169-AR

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

SUBJECT: Consider a request for final plat approval for Chisolm Park Addition Phase 2, being 49 residential lots on a 23.661 acre tract generally located along FM 920 and being situated in the John C. Chapman Survey, Abstract No. 249, City of Weatherford, Parker County, Texas. SBD2024-0002.

CASE NUMBER SBD2024-0002

GENERAL INFORMATION

Applicant:	Orison Holdings
Request Action:	Final Plat Approval
Project Description:	49-lot residential development
Site Address/Location:	Generally Located along FM 920
Land Area:	+/- 23.661 acres
General Plan:	Suburban Living / Manufacturing and Warehouse
Existing Zoning:	R1 One Family Residential
Surrounding Zoning:	
North:	None - ETJ
South:	AG Agricultural
East:	SF 7.5 Single Family 7.5
West:	AG Agricultural

BACKGROUND/DISCUSSION

The applicant is requesting final plat approval for a 49-lot subdivision for residential development of approximately 23.661-acres.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the plat as proposed.
2. The Planning and Zoning Commission may recommend approval of the plat subject to conditions.

3. The Planning and Zoning Commission may recommend disapproval of the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the final plat for Chisolm Park Addition Phase 2, subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. Show the limits of the 100-year flood plain on the plat (Refer to WMC §11-5-2(o)).
2. Show at least 2 concrete monuments set at opposing ends of the property (Refer to EDCM §1.11.4).
3. Street intersections shall be tangent for at least 50' (Refer to EDCM §2.4.4).
4. Public improvements are required to be accepted before the final plat is recorded (Refer to WMC §11-5-9(c)(1)).
A subdivision improvement agreement and surety are required to record the plat prior to acceptance of public improvements (Refer to WMC §11-5-9(c)(2)).
5. Additional easements and alignments changes may be required after review of the civil plans.
6. All lots with dimensions shall be provided on a single sheet. (Refer to WMC §11-5-2(f)).

ATTACHMENTS

- [Chisolm Park Addition Phase 2 Final Plat](#)
- [Chisolm Final Plat - Presentation](#)