Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	June 11, 2025	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-285-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request for Avilla Lockwood for a general plan and zoning map amendment from (AG) Agricultural to (R3) Multifamily Residential with a (P) Planned Unit Development Overlay, being 161 multifamily units on an approximate 17.819-acre tract generally located at the Southeast corner of BB Fielder Road and Causbie Road , City of Weatherford, Parker County, Texas. ZCH-25-0008.

CASE NUMBER ZCH-25-0008

GENERAL INFORMATION

Applicant:	NexMetro Communities
Request Action:	Zoning Map and General Plan Amendment
Project Description:	Multifamily Development
Site Address/Location:	Southeast corner of BB Fielder Road and Causbie Road
Land Area:	+/- 17.819 acres
General Plan:	Suburban Living
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	C2 Interstate Commercial
South:	R1 One Family Residential
East:	R1 One Family Residential
West:	AG Agriculture

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 and annexation request has been submitted for the subject property. The proposed development consists of 161 one-story residential units on approximately 17.819 acres. The residential units will include one-, two-, and three-bedroom units. Residents will also have private backyards as well as several amenities.

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily 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, Annexation 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 has been designed to complement the character of the surrounding area through the use of varied architectural styles, quality construction materials, and the inclusion of community focused amenities such as open space, walking trails, and gathering areas. The development agreement requires detailed site plans, elevations, and renderings to ensure these elements are incorporated and maintained. The submitted concept plans are consistent

with a multifamily development and demonstrate sensitivity to the size and character of nearby properties. **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 development 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 building design, materials, and finishes of the proposed multifamily structures, as well as for the shared public spaces and amenities within the development. A Development Agreement should include these details to ensure the project is built as proposed and aligns with the intended site design. The agreement should also require high quality construction and architectural variation to enhance the visual appeal of the multifamily community and contribute to the diversity of housing options available to Weatherford residents.

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 multifamily 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	Avilla Lockwood PD	Base R-3 Zoning
District Type	Planned Development	Multifamily Residential containing five dwellings or greater
Permitted Uses	Cottage housing, duplexes, patio homes	Townhomes, patio homes, duplexes, triplexes, fourplexes, cottage housing, apartments
Setbacks from Local or Collector Street	20 feet (along Causbie Road)	25 feet

Front Yard Setback for 1 or 2 Stories	30 feet (along E BB Fielder Rd)	25 feet
Side and Rear Yard Setback Adjacent Existing One-Family Detached	25 feet	25 feet
Side and Rear Yard Setback	25 feet	25 feet
Min. Lot Area	11,000 + sq. ft	11,000 + sq. ft
Min. Lot Width	100+ feet	100 feet
Min. Lot Depth	110+ feet	110 feet
Max. Height	1-story	3-4 stories
Max. Density	10 units per acre	30 units per acre
Max. Building Length	60 feet	200 feet
Max. Percentage of Efficiency & 1-Bed Units	33%	50%
Min. Percentage of 3-Bedroom Units	27%	15%
Max. Distance to Dumpster	600 feet	600 feet
Amenities Required	21 amenities	21 amenities (1 amenity per 8 units)
Min. Parking Requirement	1.75 per Dwelling Unit	1.75 per Dwelling Unit
Min. Percentage of Garaged Tenant Parking	12%	15%
Min. Percentage of Carport Tenant Parking	32%	60%
Average Floor Area	1 Bedroom – 690 Sq. Ft 2 Bedroom – 985 Sq. Ft 3 Bedroom – 1265 Sq. Ft	Efficiency – 400 Sq. Ft.; 1 Bedroom – 700 Sq. Ft.; 2 Bedroom – 800 Sq. Ft.; 3 Bedroom – 1100 Sq. Ft.
Security Gates	Yes, with turnaround	Yes, with turnaround
Walkways	4-foot sidewalks interior to development, 5-foot “trail” connecting amenities, leasing center, and public sidewalk.	5 feet in width shall connect the front door of each ground floor unit to the parking area, amenities, and public sidewalk.
Mail Areas	Attached to leasing center w/ covering, security, and light	Contained in building with internal light
Percent of Open Space	35%	Unspecified

Any standards for which adjustments are not specifically outlined by the Planned Unit Development Overlay will be held to the base zoning requirements of R3 Multifamily Residential and other applicable standards of Title XII, Zoning Ordinance.

The development will include up to 161 one-story detached and duplex-style rental homes designed in a modern cottage architectural style. Homes will range from one- to three-bedroom units, each with private backyards and

high quality finishes such as granite or quartz countertops, luxury vinyl plank flooring, and stainless steel appliances. The community is designed to offer the feel of single-family living with the benefits of a managed rental neighborhood.

The development features over 21 shared amenities, including a pool and spa, outdoor kitchen, community garden, fitness areas, walking trails, pickleball and bocce courts, a putting green, and dedicated dog parks. A clubhouse, indoor bike storage, and multiple green spaces to further enhance the resident experience. The project emphasizes architectural variety, smart home features, and a strong landscape and screening plan to ensure compatibility with surrounding neighborhoods. Construction will be phased over 24 months, with the full buildout of homes and amenities completed within that timeframe.

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 and 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, average floor area, carport parking, garage parking, and walkways. 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

- Presentation