



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** October 8, 2025  
**Item Number:** 2025-516-AR

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

**SUBJECT:** Consider a request for final plat approval for University Hills Phase 3, being 55 residential lots on approximately 25.00 acres of land being generally located along Ric Williamson Memorial Highway, City of Weatherford, Parker County, Texas. SBD-25-0012.

CASE NUMBER SBD-25-0012

### GENERAL INFORMATION

<b>Applicant:</b>	1845 Sunflower LLC - Marcus Morriss
<b>Request Action:</b>	Final Plat Approval
<b>Project Description:</b>	Subdivision
<b>Site Address/Location:</b>	Along Ric Williamson Memorial Highway
<b>Land Area:</b>	+/- 25.00 Acres
<b>General Plan:</b>	Suburban Living
<b>Existing Zoning:</b>	Single Family 8.5
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	Single Family 8.5
<b>East:</b>	None - ETJ
<b>West:</b>	Single Family 8.5

### BACKGROUND/DISCUSSION

The applicant is requesting approval of a final plat for 55 residential lots. A prior final plat for Phase 3 was approved by City Council on May, 24, 2022. Since then, the final plat for Phase 3, as well as the original preliminary plat, have expired. The property owners have now resubmitted a preliminary plat along with a final plat for Phases 3 and 4 for consideration. The proposed lot sizes meet the zoning district lot size requirements.

### ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the plat as proposed.

2. The Planning & Zoning Commission may recommend approval the plat subject to conditions.
3. The Planning & Zoning Commission may recommend disapproval the plat for specified reasons.

**SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the final plat subject to all requirements of the Subdivision Ordinance and the attached conditions.

**ATTACHMENTS**

- [Final Plat Phase 3](#)
- [Conditions of Approval](#)
- [Presentation](#)