Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	February 11, 2026	**Staff Contact:**	Katelyn Seckman, Planner
Item Number:	2025-696-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Consider a request for final plat approval for Shannon's Subdivision, being a total of 3 residential lots on approximately 0.66 acres of land, generally located on 517 North Brazos Street, City of Weatherford, Parker County, Texas. SBDM-26-0001 .

CASE NUMBER SBDM-26-0001

GENERAL INFORMATION

Applicant:	Stephen Reich
Request Action:	Final Plat Approval
Project Description:	Residential Development
Site Address/Location:	517 North Brazos Street
Land Area:	+/- 0.66 acres
General Plan:	Suburban Living
Existing Zoning:	R1 One Family Residential
Surrounding Zoning:	
North:	AG Agriculture
South:	R1 One Family Residential
East:	CN Central Neighborhood and R2 Two Family Residential
West:	R1 One Family Residential

BACKGROUND/DISCUSSION

The applicant is requesting a final plat approval for a total of 3 residential lots. Right-of-way dedication is required on North Brazos Street.

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.

ATTACHMENTS

- Plat
- Shannons Subdivision Final Plat Presentation