



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** July 25, 2023

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

**Item Number:** 2023-373-AR

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

---

**SUBJECT:** Consider a request for preliminary plat approval for Branch Creek, being 114 residential lots out of a 42.181-acre tract located along Tin Top Road, said tract being situated J. Beverly Survey Abstract No. 74, J. Hart Survey Abstract No. 592, J. Beverly Survey Abstract No. 175, City of Weatherford, Parker County, Texas. SBD2023-0023.

---

**CASE NUMBER** SBD2023-0023

### GENERAL INFORMATION

<b>Applicant:</b>	Saginaw 40 LTD
<b>Request Action:</b>	Preliminary Plat Approval
<b>Project Description:</b>	Single Family Residential
<b>Site Address/Location:</b>	2611 Tin Top Road
<b>Land Area:</b>	+/- 42.181 acres
<b>General Plan:</b>	Manufacturing and Warehouse, Suburban Living
<b>Existing Zoning:</b>	R1 One-Family Residential
<b>Surrounding Zoning:</b>	
<b>North:</b>	AG Agricultural
<b>South:</b>	AG Agricultural, ETJ
<b>East:</b>	AG Agricultural
<b>West:</b>	AG Agricultural

### BACKGROUND/DISCUSSION

Under the Title XI Subdivision Regulations and Title XII Zoning Ordinance that were in effect at the time, the Branch Creek preliminary plat and zoning amendment were initially approved in July of 2020. The applicant has sought to modify portions of the lot boundaries and right-of-way dedication in accordance with the prior zoning ordinance, using vested rights. Part of the previous zoning ordinance, the minimum lot width for one-family residential lots was 50ft in width and 85ft in width for corner lots.

### **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 of the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the preliminary plat, subject to the following conditions:

1. The preliminary plat should consist of a single document containing existing and proposed conditions sheets (Reference Weatherford Municipal Code (WMC) §11-4-3(d)).
2. Show and label the proposed street pavement width on the proposed conditions sheet (Reference Weatherford Municipal Code (WMC) §11-4-4(b)).
3. Show and label the proposed street pavement width on the proposed conditions sheet (Reference Weatherford Municipal Code (WMC) §11-4-4(b)).
4. Show areas contributing drainage to the proposed subdivision. The information shall include the area, slope, and type of development in the contributing drainage (Reference Weatherford Municipal Code (WMC) §11-4-4(h)).
5. Identify the right of way width of Tin Top Road (Reference Weatherford Municipal Code (WMC) §11-4-5(a)).
6. If the existing Tin Top right of way is less than 90', dedication is required (Reference Weatherford Municipal Code (WMC) §11-6-2(c)).

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

### **ATTACHMENTS**

- [Branch Creek - Preliminary Plat](#)
- [Branch Creek Preliminary Plat - Presentation](#)