



Weatherford City Council

AGENDA REPORT

Meeting Date: February 22, 2022

Staff Contact: Kaleb Kentner, Director of
Development & Neighborhood
Services

Item Number: 2022-96-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider disapproval of a request for preliminary plat approval for the proposed 4-lot Red River Weatherford subdivision, being 41.513 acres at the southwest corner of Bethel Road and Interstate Highway 20, City of Weatherford, Parker County, Texas. The plat is disapproved for the reason that Lot 2, Block A does not meet the minimum lot size for its existing zoning. SBD2022-0001.

CASE NUMBER SBD2022-0002

GENERAL INFORMATION

Applicant:	David Greer
Request Action:	Preliminary Plat Approval
Project Description:	The Village at Weatherford by River Red Development 1-lot multifamily residential and 3-lot commercial development
Site Address/Location:	Southwest corner of Interstate 20 and Bethel Road
Land Area:	+/- 41.513 acres
General Plan:	Urban Living/Community Commercial
Existing Zoning:	AG Agricultural/C2 Interstate Commercial
Surrounding Zoning:	
North:	C2 Interstate Commercial
South:	PD Planned Development 163-2005-43
East:	C2 Interstate Commercial
West:	PD Planned Development 163-2005-43 and C2 Interstate Commercial

BACKGROUND/DISCUSSION

A preliminary plat has been submitted pertaining to the development of 205 cottage-style multifamily residential units along with three commercial lots. The residential portion of the property will be platted and developed as one lot with individual units for rent; once developed the community will be maintained by a management company.

The northern portion of the site will be platted into three commercial lots for future development.

A zoning map amendment request has been received for the subject property. If approved, the zoning for this site will be changed to C2 Interstate Commercial and R3 Multifamily Residential with a Planned Unit Development Overlay. The current zoning for the portion of the property proposed for R3 Multifamily Residential with a Planned Development Overlay is AG Agricultural. The current zoning for the portion of the property proposed for C2 Interstate Commercial is a mix of AG Agricultural and C2 Interstate Commercial. The General Plan designates the property as a mix of Urban Living and Community Commercial.

If the requested zoning map amendment is not approved, the proposed Lot 2, Block A will not meet the minimum lot size for its existing zoning (AG Agricultural). This constitutes a reason to disapprove the plat. The applicant has withdrawn the application for zoning map amendment. Therefore, the proposed plat should be disapproved for the reason that Lot 2, Block A does not meet the minimum lot size for its existing zoning.

ALTERNATIVES

1. The City Council may approve the plat as proposed.
2. The City Council may approve the plat subject to conditions.
3. The City Council may disapprove the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Because the zoning map amendment necessary to complete this subdivision as proposed has been withdrawn by the applicant, staff recommends disapproval of the proposed preliminary plat. At their February 9, 2022 regular meeting, the Planning and Zoning Commission voted unanimously (6-0) to disapprove the preliminary plat for the reason that Lot 2, Block A does not meet the minimum lot size for its existing zoning.

ATTACHMENTS

- [01 Location Map.pdf](#)
- [02 General Plan Map.pdf](#)
- [03 Preliminary Plat.pdf](#)