Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	June 11, 2025	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-286-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for Avilla Lockwood, being 1 lot on approximately 17.819 acres of land, generally located at the Southeast corner of BB Fielder Road and Causbie Road, City of Weatherford, Parker County, Texas. SBDP-25-0006.

CASE NUMBER SBDP-25-0006

GENERAL INFORMATION

Applicant:	NexMetro Communities
Request Action:	Preliminary Plat Approval
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

The applicant has requested concurrent review and approval of a proposed zoning map amendment from AG Agriculture to R3 Multifamily Residential with a P Planned Unit Development Overlay and a preliminary plat for a 1 lot multifamily development. The plat requires right-of-way dedication in accordance with the city's thoroughfare plan and staff's determination of proportional dedication. Staff has reviewed the proposed preliminary plat and finds that it meets all requirements of the subdivision ordinance except as indicated in the attached conditions of approval.

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 preliminary plat subject to all requirements of the Subdivision Ordinance and the attached conditions.

ATTACHMENTS

- Preliminary Plat
- Presentation
- Conditions of Approval