Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 12, 2026	**Staff Contact:**	Scott McDonald, Director of Development Services
Item Number:	2026-968-AR	**Phone:**	817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider a request by Glenn Lynch for a General Plan and Zoning Map Amendment from (AG) Agriculture to (R3) Multifamily Residential with a (P) Planned Unit Development Overlay on an approximate 31.01 acre tract being located at 703 West Park Ave, City of Weatherford, Parker County, Texas. ZCH-26-0013.

CASE NUMBER ZCH-26-0013

GENERAL INFORMATION

Applicant:	Glenn Lynch
Request Action:	Approval of the General Plan and Zoning Map Amendment
Project Description:	Multifamily Development
Site Address/Location:	703 West Park Ave
Land Area:	+/- 31.01
General Plan:	Entertainment Center
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	SF 7.5 Single Family 7.5
South:	R3 Multifamily Residential
East:	SF 7.5 Single Family 7.5
West:	SF 7.5 Single Family 7.5

BACKGROUND/DISCUSSION

Planned Unit Development overlay is applied to accommodate flexibility with respect to certain development standards applicable to a base zoning district to achieve higher-quality, innovative, or mixed-use developments. The purpose of a Planned Unit Development is to facilitate exceptional development that will benefit the public above and beyond what is possible with strict adherence to the base standards. According to the zoning regulations it is the applicant's responsibility to demonstrate the merits of a proposed project, including justifying any requested

adjustments to base zoning district requirements.

The proposed development consists of a 62+ senior housing community on approximately 31.01 acres generally located at 703 West Park Avenue. The applicant requests R-3 Multifamily Residential with a Planned Unit Development Overlay to allow development in accordance with the standards contained within the Development Agreement and Planned Unit Development exhibits. Any standards not specifically modified by the Planned Unit Development shall remain subject to the requirements of the underlying R-3 Multifamily Residential District and all applicable provisions of the City of Weatherford Zoning Ordinance and Subdivision .

The Zoning Ordinance provides ten approval criteria for consideration of a Planned Unit Development Overlay, upon which staff's recommendation is based.

1. All required information is provided and sufficient to effectively evaluate the proposed development.

The applicant has submitted all required applications, concept plans, architectural elevations, development standards, and supporting exhibits necessary to evaluate the proposed Planned Unit Development. The Development Agreement establishes the proposed development standards, architectural requirements, public improvements, and project phasing. Staff finds this criterion is met.

2. Utilities, transportation infrastructure, and other public facilities are available and adequate to serve the proposed development at the time of occupancy.

The Development Agreement requires the developer to design and construct the extension of Clairemont Boulevard, dedicate the necessary public right-of-way and utility easements, construct all required public infrastructure, and comply with the City's Engineering Design and Construction Manual. Public infrastructure improvements, including water, wastewater, drainage, streets, sidewalks, and utilities, will be reviewed through the Site Development Permit and subdivision review processes to ensure adequate capacity and compliance with City standards. Staff finds this criterion is met.

3. The proposed development is compatible with and will be thoughtfully integrated into the surrounding community, particularly with connecting roads where adjacent development is occurring.

The proposed development has been designed as a one-story senior housing community consisting of cottage style fourplex and six-plex buildings integrated with extensive pedestrian connectivity, open space, recreational amenities, and senior oriented facilities. The project provides connections to Clairemont Boulevard and West Park Avenue while extending Clairemont Boulevard in accordance with the City's Transportation Plan. The development incorporates enhanced architectural standards, landscaping, screening, and community amenities intended to create compatibility with surrounding residential development. Staff finds this criterion is met.

4. Auto-oriented or other high-intensity uses are concentrated away from edges adjacent to existing residential neighborhoods.

The subject property is adjacent to an existing residential neighborhood along its western boundary. The proposed site plan has been designed to minimize potential impacts to these adjacent residences by locating the development's more auto-oriented features, including primary parking areas and internal drive aisles, away from the shared property line. The western edge of the development is characterized primarily by one-story residential buildings, landscaped open space, and perimeter buffering, providing an appropriate transition and compatibility with the adjoining residential neighborhood. Based on the proposed site design, Staff finds this criterion is met.

5. The proposed development contributes to citywide goals and policies and includes features, amenities, or protections which benefit the general public or residents sufficient to warrant the flexibility requested.

The proposed Planned Unit Development provides numerous public and resident benefits beyond those required under the base R-3 zoning district. The Development Agreement includes enhanced architectural standards, higher quality exterior materials, one-story cottage-style construction, extensive landscaping, interconnected sidewalks, community gathering spaces, a clubhouse, swimming pool, fitness center, pickleball courts, dog parks, community gardens, EV charging, and security features.

Additionally, the development reserves areas for future senior community facilities including a community center, chapel, adult day care center, assisted living facility, and hospice house. The project also requires construction of the Clairemont Boulevard extension and associated public infrastructure improvements, providing long-term transportation benefits for the surrounding area.

The proposed Planned Unit Development standards establish development requirements that exceed the minimum standards of the base zoning district while providing a high-quality senior housing community. Staff finds this criterion is met.

Item	Clairemont Senior Housing	Base R-3 Zoning
District Type	R-3 with a Planned Unit Development Overlay	Multifamily Residential
Permitted Uses	Four-Plex and Six-Plex Townhomes	Townhomes, patio homes, duplexes, triplexes, fourplexes, cottage housing, apartments
Setbacks from Local or Collector Street	N/A	25 feet
Setbacks from Arterial Streets	50 feet from West Park and Clairemont Blvd	50 feet
Front Yard Setback for 1 or 2 Stories	50 feet from West Park and Clairemont Blvd	25 feet
Side and Rear Yard Setback Adjacent Existing One-Family Detached	25 feet	25 feet
Side and Rear Yard Setback	15 feet	15 feet
Min. Lot Area	11,000 sq.ft	11,000 sq. ft.
Min. Lot Width	100 ft	100 feet
Min. Lot Depth	110 ft	110 feet
Max. Height	1-story	3-4 stories
Max. Density	10 units per acre	30 units per acre
Max. Building Length	153’ 4”	200 feet
Max. Percentage of Efficiency & 1-Bed Units	50%	50%
Min. Percentage of 3-Bedroom Units	0%	15%
Max. Distance to Dumpster	N/A	600 feet
Amenities Required	26 amenities (Ref. Sec. (H) for Amenities Provided)	26 amenities (1 amenity per 8 units)

Min. Parking Requirement	1.75 per Dwelling Unit	1.75 per Dwelling Unit
Min. Percentage of Garaged Tenant Parking	56%	15%
Min. Percentage of Carport Tenant Parking	19%	60%
Average Floor Area	1 Bedroom – 966 Sq. Ft.; 2 Bedroom – 1176 Sq. Ft.;	Efficiency – None 1 Bedroom – 700 Sq. Ft.; 2 Bedroom – 800 Sq. Ft.; 3 Bedroom – None
Security Gates	Yes, with turnaround	Yes, with turnaround
Walkways	5-foot sidewalks interior to development Connecting the units to the common areas and amenities.	5 feet in width shall connect the front door of each ground floor unit to the parking area, amenities, and public sidewalk.
Mail Areas	Attached to leasing center w/ covering, security, and light	Contained in building with internal light
Percent of Open Space	48%	Unspecified

6. Buildings, streets, and other improvements are designed and located to preserve heritage trees and other significant natural features to the greatest extent possible.

Tree preservation and mitigation will be reviewed during Site Development Permit review in accordance with the City's Landscape and Tree Preservation requirements. Landscaping throughout the development will comply with or exceed applicable City standards, and professionally maintained landscaping is required throughout the project. Staff finds this criterion is met subject to the City's development review procedures.

7. Impacts from the proposed development are mitigated to the extent practicable.

Engineering analyses, utility capacity, drainage, traffic improvements, and public infrastructure will be evaluated during Site Development Permit review. The Development Agreement requires construction of public infrastructure improvements, roadway extensions, sidewalks, landscaping, and screening necessary to mitigate development impacts while ensuring adequate public services are available for each phase of development. Staff finds this criterion is met.

8. Adjustments to right-of-way, block, or street standards do not result in unsafe conditions.

No adjustments to public street design standards have been requested. Rather, the Development Agreement requires dedication of additional right-of-way and construction of Clairemont Boulevard in accordance with the City's Transportation Plan and Engineering Design Standards. Staff finds this criterion is met.

9. All applicable development standards and requirements are met, except as adjusted.

The proposed development complies with the applicable standards of the R-3 Multifamily Residential District except where modified by the Planned Unit Development. The approved development standards establish additional

architectural requirements, enhanced building materials, landscaping, pedestrian facilities, parking design, screening, amenities, phasing requirements, and public infrastructure obligations that govern development of the property. Staff finds this criterion is met.

10. Proposed adjustments are within the following limits: Maximum number of dwelling units within the project area does not exceed the maximum allowed by the base zoning district standard.

The Planned Unit Development does not request adjustments exceeding the limitations established by the Zoning Ordinance. The proposed development remains below the maximum density permitted within the R-3 District, limit building heights to one-story structures, and provides landscaping and amenities that exceed minimum ordinance requirements. The requested Planned Unit Development standards are consistent with the intent of the Zoning Ordinance and Development Agreement. Staff finds this criterion is met.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the request because the proposed Planned Unit Development meets the approval criteria established in the Zoning Ordinance.

ATTACHMENTS

- Presentation
- Support Letters
- Site Plan and Renderings