



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** October 28, 2025

**Staff Contact:** Scott McDonald, Director of  
Development Services

**Item Number:** 2025-529-AR

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

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**SUBJECT:** Consider a request for final plat approval for University Hills Phase 3, being 55 residential lots on approximately 25.00 acres of land being generally located along Ric Williamson Memorial Highway, City of Weatherford, Parker County, Texas. SBD-25-0012.

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**CASE NUMBER** SBD-25-0012

### GENERAL INFORMATION

<b>Applicant:</b>	1845 Sunflower LLC - Marcus Morriss
<b>Request Action:</b>	Final Plat Approval
<b>Project Description:</b>	Subdivision
<b>Site Address/Location:</b>	Along Ric Williamson Memorial Highway
<b>Land Area:</b>	+/- 25.00 Acres
<b>General Plan:</b>	Suburban Living
<b>Existing Zoning:</b>	Single Family 8.5
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	Single Family 8.5
<b>East:</b>	None - ETJ
<b>West:</b>	Single Family 8.5

### BACKGROUND/DISCUSSION

The applicant is requesting approval of a final plat for 55 residential lots. A prior final plat for Phase 3 was approved by City Council on May, 24, 2022. Since then, the final plat for Phase 3, as well as the original preliminary plat, have expired. The property owners have now resubmitted a preliminary plat along with a final plat for Phases 3 and 4 for consideration. The proposed lot sizes meet the zoning district lot size requirements.

All comments previously presented during Planning & Zoning have been addressed.

### **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**

Staff recommends approval of the final plat subject to all requirements of the Subdivision Ordinance. At their October 8, 2025, regularly scheduled meeting, the Planning & Zoning Commission voted (6-0) to recommend approval.

### **ATTACHMENTS**

- [Final Plat Phase 3](#)
- [Presentation](#)