Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: May 13, 2026
Item Number: 2026-817-AR
Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284

SUBJECT: Consider a request for preliminary plat approval for Villas at Heritage Point Addition, being 90 single family lots, 9 townhome lots, and 6 open space lots on approximately 16.788 acres of land being generally located along East 1st Street, City of Weatherford, Parker County, Texas. SBDP-26-0004.

CASE NUMBER SBDP-26-0001

GENERAL INFORMATION

Applicant:	Rob Foster
Request Action:	Preliminary Plat Approval
Project Description:	Subdivision
Site Address/Location:	Along East 1st Street
Land Area:	+/- 16.788 Acres
General Plan:	Suburban Living
Existing Zoning:	Single Family Townhomes/ Single Family Patio Homes
Surrounding Zoning:	
North:	R1 One Family Residential
South:	Single Family Townhomes/ Single Family Patio Homes
East:	None - ETJ
West:	R1 One Family Residential

BACKGROUND/DISCUSSION

The applicant is requesting approval of a preliminary plat for 90 single family lots, 9 townhome lots, and 6 open space lots. The property is zoned Single-Family Patio Home (SFPH) and Single-Family Townhome (SFTH), which was approved in August 2006. The initial phase of the development was previously completed; however, the other phases were never constructed.

A preliminary plat for this property was previously considered by the Planning and Zoning Commission and City

Council in February. Following that review, the applicant received feedback and concerns from nearby residents, particularly regarding tree preservation. In response, the applicant revised the development plan to preserve a greater number of existing trees. Because the revised plan differs from the version previously reviewed, it is required to return to both the Planning and Zoning Commission and City Council for consideration.

The property remains eligible for development in accordance with the zoning regulations in effect at the time of approval. Staff has reviewed the applicable SFPH and SFTH zoning standards and determined that the proposed lots meet the minimum lot size requirements.

The original development allowed for all townhomes, the new owner is proposing to develop this portion of the project in two phases, with Phase 1 consisting of 9 townhome lots and Phase 2 consisting of 90 single family lots.

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the plat as proposed.
2. The Planning & Zoning Commission may recommend disapproval of the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the preliminary plat subject to all requirements of the Subdivision Ordinance.

ATTACHMENTS

- Presentation
- Preliminary Plat