Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 12, 2026	**Staff Contact:**	Scott McDonald, Director of Development Services
Item Number:	2026-967-AR	**Phone:**	817-598-4284

SUBJECT: Consider a request for Preliminary Plat approval for Clairemont Addition, being 4 Lots on approximately 31.01 acres of land being located at 703 West Park Ave., City of Weatherford, Parker County, Texas. SBDP-26-0005.

CASE NUMBER SBDP-26-0005

GENERAL INFORMATION

Applicant:	Glenn Lynch
Request Action:	Preliminary Plat Approval
Project Description:	Preliminary Plat
Site Address/Location:	703 West Park Ave
Land Area:	+/- 31.01 Acres
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

Staff has reviewed the Preliminary Plat and determined that it does not comply with the applicable subdivision regulations and City development standards at this time. There are 11 outstanding review comments that have not been addressed by the applicant. Pursuant to the City's Subdivision Regulations, plats with 10 or more outstanding comments are recommended for disapproval. Accordingly, staff recommends disapproval of the Preliminary Plat until the outstanding comments have been adequately addressed and a revised plat demonstrating compliance with all applicable requirements is submitted for review.

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 disapproval of the preliminary plat.

ATTACHMENTS

- Presentation
- Preliminary Plat - Clairemont Senior Housing