



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** December 11, 2024  
**Item Number:** 2024-634-AR

**Staff Contact:** Monica Johnson, Senior Planner  
**Phone:** 817-598-4284, ext. 3

**SUBJECT:** Consider a request for preliminary plat approval for Morningside, being 70 residential lots and 8 open space lots on approximately 25.669 acres of land, generally located at 1511 Old Dicey Road, City of Weatherford, Parker County, Texas. SBDP-24-0007.

**CASE NUMBER** SBDP-24-0007

### GENERAL INFORMATION

<b>Applicant:</b>	Dicey 25 LLC
<b>Request Action:</b>	Preliminary Plat Approval
<b>Project Description:</b>	70-lot residential development
<b>Site Address/Location:</b>	1511 Old Dicey Road
<b>Land Area:</b>	+/- 25.669 acres
<b>General Plan:</b>	Estate Residential
<b>Existing Zoning:</b>	AG Agriculture
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	AG Agriculture/ R1 One-Family Residential
<b>East:</b>	RE Residential Estate
<b>West:</b>	AG Agriculture

### BACKGROUND/DISCUSSION

The applicant is requesting preliminary plat approval for Morningside, being a single family development consisting of 70 residential lots on approximately 25.669 acres of land. A zoning map amendment has also been received for the subject property. If approved, the zoning for this site will change to Single Family 7.5 with a Planned Unit Development Overlay. Public improvements as shown on the plat are not approved and will be reviewed under a separate permit with the submission of civil plans.

### 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 specifically the following conditions:

1. Public improvements as shown are not approved and will be reviewed with the civil plans.
2. Include the existing zoning on and surrounding the tract. (Reference Sec. 11-4-5, Title XI Subdivision Regulations).
3. Lots 9X, 10, and 11 of Block B; Lots 6 and 5 of Block A; and Lot 3 of Block C have dimension errors that should be corrected.
4. A timeline when improvements as shown for the proposed subdivision shall be included the face of the plat document. This statement shall be of sufficient detail to permit determination of whether such improvements will comply with these Subdivision Regulations, and other applicable statutes, ordinances, and regulations.(11-4-6(d))
5. Provide 10' Utility Easement along Old Dicey Road. Provide 10' Utility Easement along all road frontage.
6. Proposed medians as shown are conceptual and subject to review and approval through the Site Development process. Final layout may vary from this proposal.
7. Right-of-Way dedication width shall be shown.
8. Include the existing right-of-way width of Old Dicey Road with dimensions.

#### **ATTACHMENTS**

- [Preliminary Plat](#)
- [Presentation](#)