



Weatherford City Council

AGENDA REPORT

Meeting Date: October 28, 2025

Staff Contact: Scott McDonald, Director of Development Services

Item Number: 2025-528-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for University Hills Phases 3 and 4, being 97 residential lots on approximately 39.61 acres of land being generally located along Ric Williamson Memorial Highway, City of Weatherford, Parker County, Texas. SBDP-25-0010.

CASE NUMBER SBDP-25-0010

GENERAL INFORMATION

Applicant:	1845 Sunflower LLC - Marcus Morriss
Request Action:	Preliminary Plat Approval
Project Description:	Subdivision
Site Address/Location:	Along Ric Williamson Memorial Highway
Land Area:	+/- 39.61 Acres
General Plan:	Suburban Living
Existing Zoning:	Single Family 8.5
Surrounding Zoning:	
North:	None - ETJ
South:	Single Family 8.5
East:	None - ETJ
West:	Single Family 8.5

BACKGROUND/DISCUSSION

The applicant is requesting approval of a preliminary plat for 97 residential lots. A prior preliminary plat for Phases 3 and 4 was approved by City Council on September 12, 2021. Since then, both final plats for Phases 3 and 4, 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 lots 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 preliminary 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

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