REGULAR SESSION AGENDA
Planning & Zoning Commission
2:30 PM - Wednesday, September 09, 2020
Weatherford City Hall, City Council Chambers
303 Palo Pinto Street, Weatherford, TX

Rachel Pattillo, Chair
Gary Balbaugh, Vice Chair
Allison Baker, Member
John Hinton, Member
Michael Hoover, Member
Brian McKeown, Member
Dr. Joshua Tarbay, Member
Kaleb Kentner, Director of Development & Neighborhood Services
Ed Zellers, City Attorney
Malinda Nowell, TRMC, City Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Weatherford City Hall, distributed to the appropriate news media, and posted on the City website at http://www.weatherfordtx.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Weatherford website at www.weatherfordtx.gov/agendas. All meetings of the Weatherford City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor/Chair requests that all electronic devices be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation. Weatherford City Hall is wheelchair accessible and special parking is available on the south side of the building. If special accommodations are required please contact the City Secretary at 817-598-4202 a minimum of 24 hours in advance.

The City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford, as allowed, reserve the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code: Section 551.071-Consultation with Attorney; 551.072-Deliberations about Real Property; 551.073-Deliberations about Gifts and Donations; 551.074-Personnel Matters; 551.076-Deliberations about Security Devices; 551.086-Certain Public Power Utilities; and 551.087-Economic Development.

Unless a Work Session Agenda, or otherwise indicated, action may be taken on any of the following agenda items.

1. CALL TO ORDER & ANNOUNCEMENT OF A QUORUM

2. APPROVAL OF THE MINUTES

2.a. Consider approval of the minutes of the Planning and Zoning Commission meeting held August 12, 2020. (Malinda Nowell, City Secretary)

Suggested Action: Staff recommends approval.
3. PUBLIC HEARINGS

3.a. Hold a PUBLIC HEARING to consider application by AMY PETRIE regarding a request for a conditional use permit for an accessory structure exceeding 200 square feet at 3512 Foot Hills Drive, City of Weatherford, Parker County, Texas. CUP2020-0010. (Tim Lehrbach, Planner)
Suggested Action: No action required. Application has been withdrawn.

3.b. Hold a PUBLIC HEARING and consider an update to the Official Zoning District Map for the city of Weatherford. MCA 2020-0004. (Lidon Pearce, Planner)
Suggested Action: Staff recommends approval of the updated Zoning District Map including any minor adjustments required from GIS and/or Planning staff.

4. REGULAR AGENDA ITEMS

4.a. Consider a request for a PRELIMINARY PLAT located in the Northwest Quadrant of the intersection of East 1st Street and Duke Street, described as being a 1.528 acres of land and being a portion of Block 1L, Milliken Heights, an addition to the City of Weatherford, Parker County, Texas. SBD2020-0042. (Lidon Pearce, Planner)
Suggested Action: Staff is unable to recommend approval due to the outstanding number of significant modifications needed to the plat and the required construction of Oldham Avenue and East Second Street and therefore recommends denial due to conditions 1 thru 16 as listed below.

If the Planning and Zoning Commission recommends approval the following conditions would be warranted:
1. Show the location and width of proposed sidewalks (Reference Weatherford Municipal Code (WMC) §11-4-4(c)).
2. Provide a general utility plan (Reference Weatherford Municipal Code (WMC) §11-4-4(g)).
3. Show areas contributing drainage to the proposed subdivision (Reference Weatherford Municipal Code (WMC) §11-4-4(h)). This should include area, slope, and type of development. This can be provided on a separate sheet if necessary.
4. Provide a second sheet showing existing conditions (Reference Weatherford Municipal Code (WMC) §11-4-5).
5. Show topographical information on sheet 2 of the preliminary plat (Reference Weatherford Municipal Code (WMC) §11-4-5(e)).
6. Show existing zoning surrounding the platted area (Reference Weatherford Municipal Code (WMC) §11-4-5(f)).
7. Oldham Avenue is an existing unimproved right-of-way. The roadway is required to be improved adjacent to any lots that are to be platted (Reference Weatherford Engineering Design and Construction Manual (EDCM) §2.1.7.A).
8. Provide a schedule for the phased development. The schedule shall set forth the intended
plan of development and dedication of rights-of-way for streets and street improvements intended to serve each phase (Reference Weatherford Engineering Design and Construction Manual (EDCM) §2.1.11).


10. The portion of the existing 20’ alley that is not within the platted area cannot be abandoned with this plat.

11. The legal description does not reflect what is shown on the plat map.

12. Lot 1-R does not meet the corner lot requirement (Reference Subdivision Regulations)

13. Remainder area on the tract must be platted as a lot

14. Area above Lot 9-R does not leave enough room for a corner lot so it would have to remain as a portion of the "remainder Lot" or be redrawn to meet the corner lot requirement

15. Show proposed utility easements on plat

16. Provide a 10-foot utility easement on the front of the lots along East First Street and Duke Street.

Staff Report
Location Map
General Plan Map
Preliminary Plat

5. FUTURE AGENDA ITEMS

6. CITIZEN COMMENTS ON NON-AGENDA ITEMS

7. ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on ______________ at ___________ a.m. / p.m. as required by law in accordance with Section 551.042 of the Texas Local Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the city's website.

Posted By _______________________________  Title _______________________________

Date/Time Removed ____________________________
Meeting Date: September 9, 2020
Item Number: 2020-560-AR

SUBJECT: Consider approval of the minutes of the Planning and Zoning Commission meeting held August 12, 2020.

BACKGROUND/DISCUSSION

FINANCIAL IMPACT

SUGGESTED ACTION
Staff recommends approval.

ATTACHMENTS
- Minutes PZC 08122020.pdf
MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR SESSION HELD AUGUST 12, 2020 IN THE CITY HALL COUNCIL CHAMBERS, 303 PALO PINTO STREET, WEATHERFORD, TEXAS.

CALL TO ORDER & ANNOUNCEMENT OF A QUORUM
Chair Rachel Pattillo called the meeting to order at 2:30 p.m. Present were: Chair Rachel Pattillo, Vice Chair Gary Balbaugh, Allison Baker, John Hinton, Michael Hoover, Brian McKeown, and Dr. Joshua Tarbay. City staff included: Director of Development and Neighborhood Services Kaleb Kentner, City Attorney Ed Zellers, and City Secretary Malinda Nowell.

APPROVAL OF THE MINUTES
Consider approval of the minutes of the Joint Meeting and Public Hearing of the City Council and Planning and Zoning Commission held July 21, 2020.
On the motion of Dr. Joshua Tarbay, second by Brian McKeown, the Commission voted unanimously to approve the minutes. Motion carried 7 - 0.

Consider approval of the minutes of the Planning and Zoning Commission meeting held July 22, 2020
On the motion of Allison Baker, second by John Hinton, the Commission voted unanimously to approve the minutes. Motion carried 7 - 0.

PUBLIC HEARINGS
Hold a PUBLIC HEARING and consider a request for a conditional use permit (CUP) for a Feed & Grain Store/Farm Supply Store located at 2610 South Main Street, being a 6.205 acre portion of land described in the deed to 6-J Building Limited Partnership as recorded in Document Number 201624995, Official Public Record, City of Weatherford, Parker County, Texas. CUP2020-0008.
Planner Lidon Pearce presented this item. Staff recommended approval of the CUP with the following conditions:
1. Outdoor display items shall be limited to the area as shown on the site plan or as permitted per City code. The outdoor display area will be corralled with a decorative fence (no R-panel type fencing).
2. Signage shall be limited to approved wall signs and one monument sign not to exceed 12 feet in height
3. Propane storage shall be screened and protected with bollards on the traffic/parking lot side and a wall or fence on the north side. Propane storage shall be limited to the area of display as shown on the site plan.
4. Hay bales will not be displayed in the front yard setback of the site.
5. A solid screening fence or wall is required along the northern limits of the site unless trees can be preserved to provide screening.

Chair Pattillo opened the public hearing at 2:36 p.m.
• Kenny Russell, 5710 Jacksboro Highway, Fort Worth, spoke about his proposed project.
• Commission discussion included location of outdoor storage area, fencing materials and requirements, and building elevations.
• Developer's engineer Shannon Nave with Baird Hampton Brown, Inc., spoke about this project, which will be similar to the Camp Bowie location.
As there were no other speakers, Chair Pattillo closed the hearing at 2:46 p.m.
On the motion of Dr. Joshua Tarbay, second by Michael Hoover, the Commission voted unanimously to approve staff's recommendation. Motion carried 7 - 0.
Consider a request for a zoning district change from C1 Commercial to R1 One-Family Residential and a CUP to permit a 810 square foot shed and porch for the lot at 702 and 702 ½ South Elm Street being lot PT5, Block 11, Brackene Subdivision, City of Weatherford, Parker County, Texas. ZCH2020-0011 & CUP2020-0007.

Planning Technician Armond Bryant presented this item. Staff recommended approval of the zoning change request. Staff recommended approval of the CUP subject to the following conditions:

1. Shed may be used for non-dwelling and/or noncommercial uses.
2. Parking in front of any accessory structure must be on paved surface (Concrete or Asphalt).
3. Porch/shed shall be subordinate to the primary structure in size and height.

Chair Pattillo opened the public hearing at 2:54 p.m. As there were no speakers, Chair Pattillo closed the hearing at 2:54 p.m.

On the motion of Michael Hoover, second by Dr. Joshua Tarbay, the Commission voted to approve staff's recommendation. Motion carried 6 - 1. Vice Chair Gary Balbaugh voted in opposition.

Hold a PUBLIC HEARING and consider amending Title XII Zoning Regulations for the City of Weatherford. MCA 2020-0001.

On the motion of Rachel Pattillo, second by Gary Balbaugh, the Commission voted unanimously to move this item to the end of the agenda. Motion carried 7 - 0.

REGULAR AGENDA ITEMS

Consider a request for final plat approval for the Eureka Townhome Addition, 53 lots on 13.869 acres situated in the John E. Miller Survey, Abstract 890, City of Weatherford, Parker County, Texas. SBD2020-0040.

Planner Tim Lehrbach presented this item. Staff recommended approval subject to the following conditions, all of which must be met prior to certification and recording of the plat:

1. Remove Lot 1X from the note dedicating lots to the City of Weatherford. Lot 1X will not be accepted by the city.
2. Remove the physical features (railroad tracks) of the land. WMC 11-5-2
3. Include the number of lots within the subdivision in the title block. WMC 11-5-2(h)(1)(c)
4. Show the limits of the R&P Railroad Company right-of-way. WMC 11-5-2(m)
5. Show the right-of-way centerline for Eureka Street. WMC 11-5-2(m)
6. Label the flood plain area as the 100-year flood plain. WMC 11-5-2(o)
7. Provide a recorded HOA agreement for the maintenance of open space lots and screening walls. WMC 11-5-3(d)
8. Provide at least a 5’ screening wall easement dedicated to a property owner’s association or HOA. EDCM 7.5.6
9. FIRM panel 48367C0385E was updated to 48367C0385F on April 5, 2019. Update the flood plain note to reflect this.
10. Remove legend items which do not appear on this plat.
11. Public improvements are required to be accepted before the final plat is recorded. A subdivision improvement agreement and surety are required to record the plat prior to acceptance of public improvements. WMC 11-5-9(c)(1-2)

On the motion of Brian McKeown, second by Michael Hoover, the Commission voted unanimously to approve staff’s recommendation. Motion carried 7 - 0.

Consider a request for a final plat for 9 residential lots at 1401 & 1355 North Lake Drive in the extraterritorial jurisdiction of the City of Weatherford, Parker County, Texas. SBD2020-0041
Planning Technician Armond Bryant presented this item. Staff recommended approval subject to the following conditions, which must be met prior to certification and filing of the plat:

1. Provide legal description of right-of-way dedication for Parker County.
2. Show entire centerline of North Lake Drive (Subdivision Ordinance 11-5-2(m)).
4. Provide dimensions along the entire property line on lot 3 (Subdivision Ordinance 11-5-2(k)).
5. Use provided language in the Planning and Zoning and City Council Signature Blocks (Subdivision Ordinance 11-5-2(q)).
6. Provide dimensions to the Floodway Management Area Easement along the southwest and southeast property lines.

Mr. Bryant noted that all conditions except number four have been met as of the time of this meeting.

On the motion of Gary Balbaugh, second by John Hinton, the Commission voted unanimously to approve this request with the remaining condition that dimensions be provided along the entire property line on lot 3 (Subdivision Ordinance 11-5-2(k)). Motion carried 7 - 0.

### Consider a request for final plat for 1 lot at 1724 East Bankhead Drive in the City of Weatherford, Parker County, Texas, SBD2020-0039.

Planning Technician Armond Bryant presented this item. Staff recommended approval of the plat subject to the following conditions which must be met prior to certification and filing:

1. Remove Note 11 from plat with zoning information (Subdivision Ordinance 11-5-2).
2. State the owner’s name on the owner’s dedication certificate.
3. Revise the label for the “Area Reserved by City of Weatherford” to reflect a right-of-way reservation.
4. Show the right-of-way centerlines of East Bankhead Drive and the future collector (Subdivision Ordinance 11-5-2(m)).
5. Remove the physical features of the land shown on the plat (Subdivision ordinance 11-5-2).
6. Adjust the centerline radius for the right-of-way reservation to 480’ (Weatherford Engineering Design and Construction Manual (EDCM) Table 2.1).
7. The future collector roadway intersection with East Bankhead is required to be tangent for at least 100’ (EDCM 2.4.4).
8. Revise the total future right-of-way width of the onsite collector roadway to be 60’ as opposed to 90’. This future roadway has been classified as a collector in the most recent update.
9. Adjust the right-of-way dedication dimensions on the east side of the property.
10. Proposed roadway alignment subject to staff approval.

On the motion of Michael Hoover, second by Dr. Joshua Tarbay, the Commission voted unanimously to approve this request with the aforementioned conditions. Motion carried 7 - 0.

### Hold a PUBLIC HEARING and consider amending Title XII Zoning Regulations for the City of Weatherford, MCA 2020-0001.

Director of Development and Neighborhood Services Kaleb Kentner presented this update. Staff drafted new Zoning Regulations with a focus on residential districts, use chart re-organization and updates, mixed-use development opportunities, tree preservation and landscaping, parking, and fencing. Additionally, staff implemented fundamental principles of the U.S. 180 Corridor Vision Plan as well as comments from the Public Hearing on July 21, 2020 by creating a Commercial Corridor overlay, minor updates to the sign regulations, food truck regulations, and hotel/motel uses. Staff recommended approval of the updated zoning regulations including any grammatical, formatting, or minor adjustments required by legal counsel and/or Planning staff.
Mr. Kentner reviewed significant updates.

Commissioner Balbaugh excused himself from the meeting at 4:04 p.m.

Chair Pattillo opened the public hearing at 4:25 p.m.

- Cindy Byington, 1245 Glen Court, spoke about the General Plan, proposed changes to the zoning regulations, and the zoning map.
- Robert Anderson, 311 West Owens Street, spoke about the “western look” versus character when homes look different, and that every decision increases uniformity and costs which eliminates some people from the home buyer process.
- Ted Wright, 124 North Denton Street, spoke about smaller lot sizes versus multi-family, and asked what is considered affordable housing today.
- Dr. JM Szabuniewicz, 1721 East Bankhead Drive, spoke about lot width, the front door being recessed from the garage door, landscaping, and a requirement that trees not be planted underneath powerlines.

As there were no other speakers, Chair Pattillo closed the public hearing at 4:37 p.m.

On the motion of Allison Baker, second by Brian McKeown, the Commission voted to approve the zoning regulations including any grammatical, formatting, or minor adjustments required from Legal and/or Planning staff with additional amendments to address the following concerns:

1. Add a lot size minimum for Accessory Dwelling Units (ADU).
2. Confirm without loophole the 50’ x 110’ size lot that would be Urban Living zoning only.
3. Increase the historic section.
4. Include North Main as a corridor.
5. Add a method for the Planning and Zoning Commission to receive updates on Special Use Permits issued by the Planning Director.

Motion carried 6 - 0.

**FUTURE AGENDA ITEMS**

None

**CITIZEN COMMENTS ON NON-AGENDA ITEMS**

- Ted Wright spoke about Tractor Supply in comparison to Russell Feed.
- Dr. JM Szabuniewicz spoke about valuation.

**ADJOURNMENT**

On the motion of John Hinton, second by Dr. Joshua Tarbay, the Commission voted to adjourn the meeting at 4:47 p.m. Motion carried 6 - 0.

ATTEST:  
Rachel Pattillo, Chair

Malinda Nowell, TRMC, City Secretary
**Meeting Date:** September 9, 2020  
**Item Number:** 2020-556-AR  
**Staff Contact:** Tim Lehrbach, Planner  
**Phone:** 817-598-4284

**SUBJECT:** Hold a PUBLIC HEARING to consider application by AMY PETRIE regarding a request for a conditional use permit for an accessory structure exceeding 200 square feet at 3512 Foot Hills Drive, City of Weatherford, Parker County, Texas. CUP2020-0010.

**BACKGROUND/DISCUSSION**  
No action required. Application has been withdrawn.

**FINANCIAL IMPACT**  
None

**SUGGESTED ACTION**  
No action required. Application has been withdrawn.

**ATTACHMENTS**
Meeting Date: September 9, 2020  
Item Number: 2020-558-AR  
Subject: Hold a PUBLIC HEARING and consider an update to the Official Zoning District Map for the city of Weatherford. MCA 2020-0004.

BACKGROUND/DISCUSSION
This zoning map update is the beginning of staff’s annual review and update to the City’s Zoning District Map in accordance with Title XII, Chapter 2, Section 12-2-101. This update was conducted to reflect the newly adopted zoning districts as described within Title XII - Zoning Ordinance.

FINANCIAL IMPACT
None

SUGGESTED ACTION
Staff recommends approval of the updated Zoning District Map including any minor adjustments required from GIS and/or Planning staff.

ATTACHMENTS
- Staff Report
- Existing Map
- Updated Map
- Updated Region Maps
BACKGROUND:

GENERAL INFORMATION:

This zoning map update is the beginning of staff’s annual review and update to the City’s Zoning District Map in accordance with Title XII, Chapter 2, Section 12-2-101. This update was conducted to reflect the newly adopted zoning districts as described within Title XII - Zoning Ordinance.

Staff publicized two open periods for citizens to speak with a planner regarding updates to the Zoning District Map and how it effects their or adjacent properties. These open periods were held with the public on 31 August and 01 September 2020 from 8 a.m. to 5:30 p.m. After meeting with residents and utilizing inputs from the Planning and Zoning Commission and City Council, planning and GIS staff updated the Zoning District Map.

In accordance with section 12-2-101 of the Zoning Ordinance and utilizing the General Plan, staff has updated the Zoning District Map to:

1. Zone properties according to the Zoning Ordinance adopted on 25 August 2020, specifically moving applicable R1 lots to a corresponding SF7.5 or SF 8.5 district
2. Add a Commercial Corridor Overlay
3. Add a Central Neighborhood (CN) District
4. Correct errors that were made in assignment of zoning districts during the last major zoning map update
5. Adjust zoning districts based on public input for areas as needed and as shown on the General Plan

REFERENCES:

Title XII, Chapter 2, Section 12-2-101

C. Zoning Map Amendment. The City Council may amend the zoning map established by adoption of this title, subject to the procedures and limitations herein and in accordance with all applicable state laws, upon a determination that:

1. The goals and policies of the Land Use and Development Element of the General Plan will be furthered by the assignment of a different zoning district to a particular area or areas;

2. An amendment to the General Plan map has created an incompatibility with the assigned zoning district that can be resolved by the assignment of a different zoning district;
3. A catastrophic event or other unforeseen circumstance requires an immediate change to facilitate development to ensure the security, health, or fiscal integrity of the city; or

4. An error was made in the assignment of a zoning district that requires correction.

D. Periodic Zoning Map Update.

1. The Planning Director shall, annually or as otherwise directed by the Planning and Zoning Commission or City Council, conduct a review of the zoning map and determine whether one or more of the conditions described in subsection C above exists to such extent that the goals and policies of the General Plan are impeded.

2. Upon a determination that such conditions exist, the Planning Director shall cause hearings to be scheduled before the Planning and Zoning Commission and City Council for consideration of one or more amendments to correct the conditions. The public shall be duly notified of the hearings by publishing the purpose, time, and place of the public hearing in the official newspaper of the city before the fifteenth (15th) calendar day prior to the date of the first hearing and by publishing a second such notice prior to the date of the hearing before the City Council.

3. If the Planning and Zoning Commission recommends, and the City Council approves, amendments to the zoning map, the Planning Director shall update the zoning map.

4. The owner of any property affected by a periodic zoning map update shall have 90 days following adoption of the updated map to request an amendment to the zoning map for the affected property at no cost. The request shall be subject to the amendment procedure below.

STAFF RECOMMENDATION:
Staff recommends approval of the updated Zoning District Map including any minor adjustments required from GIS and/or Planning staff.
Meeting Date: September 9, 2020  
Item Number: 2020-557-AR  
Staff Contact: Lidon Pearce, Planner  
Phone: 817-598-4284

SUBJECT: Consider a request for a PRELIMINARY PLAT located in the Northwest Quadrant of the intersection of East 1st Street and Duke Street, described as being a 1.528 acres of land and being a portion of Block 1L, Milliken Heights, an addition to the City of Weatherford, Parker County, Texas. SBD2020-0042.

BACKGROUND/DISCUSSION
Applicant requests preliminary plat approval for a 9-lot single family development.

FINANCIAL IMPACT
None

SUGGESTED ACTION
Staff is unable to recommend approval due to the outstanding number of significant modifications needed to the plat and the required construction of Oldham Avenue and East Second Street and therefore recommends denial due to conditions 1 thru 16 as listed below.

If the Planning and Zoning Commission recommends approval the following conditions would be warranted:
1. Show the location and width of proposed sidewalks (Reference Weatherford Municipal Code (WMC) §11-4-4(c)).
2. Provide a general utility plan (Reference Weatherford Municipal Code (WMC) §11-4-4(g)).
3. Show areas contributing drainage to the proposed subdivision (Reference Weatherford Municipal Code (WMC) §11-4-4(h)). This should include area, slope, and type of development. This can be provided on a separate sheet if necessary.
4. Provide a second sheet showing existing conditions (Reference Weatherford Municipal Code (WMC) §11-4-5).
5. Show topographical information on sheet 2 of the preliminary plat (Reference Weatherford Municipal Code (WMC) §11-4-5(e)).
6. Show existing zoning surrounding the platted area (Reference Weatherford Municipal Code (WMC) §11-4-5(f)).
7. Oldham Avenue is an existing unimproved right-of-way. The roadway is required to be improved adjacent to any lots that are to be platted (Reference Weatherford Engineering Design and Construction Manual (EDCM) §2.1.7.A).
8. Provide a schedule for the phased development. The schedule shall set forth the intended plan of development and dedication of rights-of-way for streets and street improvements intended to serve each phase (Reference Weatherford Engineering Design and Construction Manual (EDCM) §2.1.11).
10. The portion of the existing 20’ alley that is not within the platted area cannot be abandoned with this plat.
11. The legal description does not reflect what is shown on the plat map.
12. Lot 1-R does not meet the corner lot requirement (Reference Subdivision Regulations)
13. Remainder area on the tract must be platted as a lot
14. Area above Lot 9-R does not leave enough room for a corner lot so it would have to remain as a portion of the "remainder Lot" or be redrawn to meet the corner lot requirement
15. Show proposed utility easements on plat
16. Provide a 10-foot utility easement on the front of the lots along East First Street and Duke Street.
ATTACHMENTS

- Staff Report
- Location Map
- General Plan Map
- Preliminary Plat
Staff Report
Meeting Date: September 09, 2020
Case Number: SBD2020-0042

GENERAL INFORMATION:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Ray Lindgren</th>
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<tbody>
<tr>
<td>Request Action</td>
<td>Preliminary Plat Approval</td>
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<tr>
<td>Project Description</td>
<td>Milliken Heights Addition</td>
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<td>Site Address/Location</td>
<td>Northwest Quadrant of the intersection of East 1st Street and Duke Street</td>
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<td>Land Area</td>
<td>+/- 1.528 acres</td>
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<td>General Plan</td>
<td>SL Suburban Living</td>
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<td>Existing Zoning</td>
<td>R1</td>
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<tr>
<td>Surrounding Zoning</td>
<td>North: R1 Single-family</td>
</tr>
<tr>
<td></td>
<td>South: R1 Single-family</td>
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</tbody>
</table>

COMMENTS & REQUIRED IMPROVEMENTS:
The applicant’s proposed preliminary plat consists of 9 single family lots on approximately 1.528 acres. The average lot is around 7,000 square feet and range in width: 50 feet (4 lots), 52 feet (4 lots) and 63 feet. The proposed development requires the abandonment of an alley, and the improvement of East Second Street and Oldham Avenue.

ALTERNATIVES:
1. The Planning & Zoning Commission may recommend approval of the request as proposed.
2. The Planning & Zoning Commission may recommend approval of the request subject to conditions as indicated by staff and/or as specified by the Commission.
3. The Planning & Zoning Commission may recommend disapproval of the request.

STAFF RECOMMENDATION:
Staff is unable to recommend approval due to the outstanding number of significant modifications needed to the plat and the required construction of Oldham Avenue and East Second Street and therefore recommends denial due to conditions 1 thru 16 as listed below.

If the Planning and Zoning Commission recommends approval the following conditions would be warranted:
1. Show the location and width of proposed sidewalks (Reference Weatherford Municipal Code (WMC) §11-4-4(c)).
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15. Show proposed utility easements on plat

16. Provide a 10-foot utility easement on the front of the lots along East First Street and Duke Street.
NW Quadrant of East 1st Street /Duke Street Intersection
1.528 acres of land and being a portion of Block 1L Milliken Heights an Addition to the City of Weatherford as recorded in Book No. 7, Page 207, Deed Records, Parker County, Texas
General Plan

NW Quadrant of East 1st Street /Duke Street Intersection

1.528 acres of land and being a portion of Block 1L Milliken Heights an Addition to the City of Weatherford as recorded in Book No. 7, Page 207, Deed Records, Parker County, Texas