



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** January 23, 2024

**Staff Contact:** Kaleb Kentner, Director of  
Development and Neighborhood  
Services

**Item Number:** 2024-83-AR

**Phone:** 817-598-4284, ext. 3

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**SUBJECT:** Consider a request for preliminary plat approval for QuikTrip 1948 Addition, being 2 commercial lots on a 9.043-acre tract at the southeast corner of B.B. Fielder and South Main Street, generally located at 2551 South Main Street and being situated in Abstract No. 785, 1792, 2019, 2057, and all of Lots 1-3 of the Causbie Addition, City of Weatherford, Parker County, Texas. SBD2024-0001.

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**CASE NUMBER** SBD2024-0001

### GENERAL INFORMATION

<b>Applicant:</b>	QuikTrip/Bryan Clark
<b>Request Action:</b>	Preliminary Plat Approval
<b>Project Description:</b>	2-Lot Commercial Development
<b>Site Address/Location:</b>	2551 South Main Street
<b>Land Area:</b>	+/- 9.043-acres
<b>General Plan:</b>	Regional Activity Center/Rural Living
<b>Existing Zoning:</b>	C1 General Commercial with a P Planned Unit Development Overlay
<b>Surrounding Zoning:</b>	
<b>North:</b>	C2 Interstate Commercial
<b>South:</b>	AG Agricultural
<b>East:</b>	AG Agricultural
<b>West:</b>	C1 General Commercial

### BACKGROUND/DISCUSSION

The applicant is requesting preliminary plat approval for a 2-lot subdivision for commercial development of approximately 9.043-acres for a QuikTrip Convenience Store and commercial pad site. A conditional use permit request for the QuikTrip convenience store has been received for the subject property.

### **ALTERNATIVES**

1. The City Council may approve the request as proposed.
2. The City Council may approve the request subject to conditions.
3. The City Council may disapprove the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the preliminary plat for QuikTrip 1948 Addition, subject to all requirements of the subdivision ordinance and, specifically, the following conditions:

1. The preliminary plat should consist of a single document containing existing and proposed conditions (Reference Weatherford Municipal Code (WMC) §11-4-4 & 11-4-5). Sheet 1 shall be the proposed conditions, sheet 2 shall be the existing conditions.
2. The date the drawing was produced shall be provided in the title block. (Reference Weatherford Municipal Code (WMC) §11-4-3(d)(2)).
3. Location and width of proposed alleys, sidewalks, trails, and pedestrian ways is missing.(Reference Weatherford Municipal Code (WMC) §11-4-4(c))
4. The general utility plan of sewage collection, water supply, and storm water facilities is missing. This may be provided on a separate sheet as necessary for legibility. (Reference Weatherford Municipal Code (WMC) §11-4-4(g)).
5. Areas contributing drainage to the proposed subdivision is missing. The information to be submitted shall include the area, slope and type of development in the contributing area. (This may be provided on a separate sheet at appropriate scale as necessary for legibility.) (Reference Weatherford Municipal Code (WMC) §11-4-4(h))
6. Include the date the drawing was produced in the title block (Refer to WMC §11-4-3(d)(2)).

At their January 10th, 2024, regularly scheduled meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the preliminary plat request subject to the conditions as recommended by staff.

### **ATTACHMENTS**

- [Preliminary Plat - QuikTrip 1948 Addition](#)
- [Presentation](#)