



Weatherford City Council

AGENDA REPORT

Meeting Date: July 25, 2023

Staff Contact: Kaleb Kentner, Director of
Development & Neighborhood
Services

Item Number: 2023-367-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2023-26 concerning a request for a general plan and zoning map amendment from AG Agricultural to C3 Heavy Commercial on a 1.64-acre tract being Lot 2, Block 1 of Diamond Ridge Ranch, located at 3101 West I-20, City of Weatherford, Parker County, Texas. ZCH2023-0007.

CASE NUMBER ZCH2023-0007

GENERAL INFORMATION

Applicant:	Latta Hat Company/Marty Latta
Request Action:	General Plan Amendment and Zone Change from AG Agricultural to C3 Heavy Commercial
Project Description:	Commercial
Site Address/Location:	3101 West I-20
Land Area:	+/- 1.64-acres
General Plan:	Estate Residential
Existing Zoning:	AG Agricultural
Surrounding Zoning:	
North:	AG Agricultural
South:	AG Agricultural
East:	C3 Heavy Commercial
West:	C1 General Commercial

BACKGROUND/DISCUSSION

The applicant is requesting C3 Heavy Commercial zoning on an approximately 1.64-acre tract located at 3101 West I-20 in order to allow for a commercial facility -- Latta Hat Company -- to occupy the existing building. The General Plan for the subject property is Estate Residential. The property was annexed into the City of Weatherford in 2017 and was a legal nonconforming commercial property since annexation. The change in use to a

hat manufacturing and sales (categorized as General Retail and Artisan Manufacturing/Small scale Production by the zoning ordinance) necessitates the zone change in order to make the property and use conforming.

The C3 Heavy Commercial zoning request would allow the proposed use(s) by right and allow for future expansion of the business model without requiring additional zoning amendment or conditional use permit requests.

Surrounding properties were also zoned AG Agriculture since their 2017 annexation; a mix of commercial uses occupy these sites and have been successfully rezoned both C1 General Commercial and C3 Heavy Commercial to allow for expansion of services and make the properties conforming in use.

The redevelopment of the property shall be subject to the Site Plan Review process as outlined by Section 12-2-102 of the Title XII Zoning Ordinance. Approval of a Site Plan and all applicable permits, including Commercial Tenant Improvement and Right-of-Way permits are required prior to issuance of a Certificate of Occupancy. Any potential traffic impacts will be reviewed during the site plan review process; the change in use from trailer service/sales use to custom hat production/sales use does not expect an increase in traffic. Extension of water facilities may be required for fire protection as determined by the Site Plan Review process.

ALTERNATIVES

1. City Council may approve the request as proposed.
2. City Council may disapprove the request as proposed.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the general plan and zoning map amendment. At their July 12th, 2023, regularly scheduled meeting, the Planning & Zoning Commission voted unanimously (5-0) to recommend approval of the request.

ATTACHMENTS

- [O2023-26](#)
- [Latta Hat Company Presentation](#)