Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 12, 2026	**Staff Contact:**	Scott McDonald, Director of Development Services
Item Number:	2026-966-AR	**Phone:**	817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider a request by Kellan Black for a General Plan and Zoning Map Amendment from (AG) Agriculture to (C1) General Commercial on an approximate 9.434-acre tract being located at 1726 North Main, City of Weatherford, Parker County, Texas. ZCH-26-0012.

CASE NUMBER ZCH-26-0012

GENERAL INFORMATION

Applicant:	Kellan Black
Request Action:	Approval of the General Plan and Zoning Map Amendment
Project Description:	Commercial Development
Site Address/Location:	1726 North Main
Land Area:	+/- 9.434
General Plan:	Manufacturing & Warehouse and Suburban Living
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	AG Agriculture
South:	C1 General Commercial / R1 One Family Residential
East:	AG Agriculture
West:	C1 General Commercia

BACKGROUND/DISCUSSION

The applicant is requesting approval of a zoning amendment for approximately 9.434 acres of land located at 1726 North Main. This request is being considered in conjunction with the applicant's request for annexation of the property.

The applicant is also requesting to amend the Future Land Use Plan designation from Manufacturing & Warehouse and Suburban Living to Community Commercial. The requested Future Land Use designation is intended to better reflect the existing and proposed commercial development of the property and support the continued expansion of the business park.

The property contains an existing business park development, and the applicant is proposing to expand the development with additional commercial buildings and a restaurant. The requested zoning will establish the appropriate zoning designation upon annexation into the City, allowing the existing development to remain and facilitating the proposed expansion in accordance with City regulations.

The annexation request is scheduled to be considered by the City Council on August 25, 2026. If the annexation is approved, the property will initially be assigned a base zoning classification of AG Agriculture until the requested zoning amendment is approved.

The proposed zoning is compatible with the existing and anticipated development pattern in the area and supports the continued development and expansion of the existing development.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the General Plan and Zoning Map Amendment.

ATTACHMENTS

- Presentation