Weatherford City Council

AGENDA REPORT

Meeting Date:	May 27, 2025	**Staff Contact:**	Kaleb Kentner, Director of Development Services
Item Number:	2025-277-AR	**Phone:**	817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2025-20, concerning a request for a conditional use permit for a Contractor Office/Facility with Outdoor Storage, Including Vehicles and Security Guard Residence Use on an approximate 6.42-acre tract generally located at 2502 Old Brock Road, City of Weatherford, Parker County, Texas. CUP-25-0005.

CASE NUMBER CUP-25-0005

GENERAL INFORMATION

Applicant:	Bell Gems Inc. DBA S C Bell Construction
Request Action:	Approval of Conditional Use Permit
Project Description:	Contractor Office/Facility With Outdoor Storage, Including Vehicles Use and Security Guard Residence
Site Address/Location:	2502 Old Brock Road
Land Area:	+/- 6.42 acres
General Plan:	Manufacturing and Warehouse
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	AG Agriculture
South:	None-ETJ
East:	AG Agriculture
West:	AG Agriculture

BACKGROUND/DISCUSSION

Applicant is requesting a Conditional Use Permit for a Contractor Office/Facility With Outdoor Storage, Including Vehicles and Security Guard Residence Use. The property is currently zoned AG Agriculture.

Existing business has been operating illegally since Fall of 2024, as indicated by a compliant that was received. The applicant would like to proceed with the conditional use permit to operate their business legally.

Regarding their proposals, the applicant has stated that vocational vehicles will be dropped off/picked up 24/7. To view additional proposals, please see attached.

Previously, the applicant applied for a zoning amendment from AG Agriculture to I Industrial, however, this request has been withdrawn at the Planning and Zoning Commission meeting, held on March 12th, 2025. At that time, staff recommended disapproval due to the following reasons:

1. It is not an appropriate time for industrial zoning in this area due to the presence of the existing, surrounding residential uses.

2. The existing roadway infrastructure on Old Brock Road is inadequate to support heavy truck traffic associated with industrial operations.

As a result, the Zoning Commission members recommended that staff include the "Contractor Office/Facility with Outdoor Storage, including Vehicles" as a conditional use in the AG District through a municipal code amendment. This amendment was subsequently approved by the Planning and Zoning Commission and City Council in April 2025.

Following this approval, the applicant applied for the conditional use permit which then staff has reviewed and outlined specific conditions to address any previous concerns.

ALTERNATIVES

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

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the conditional use permit request. At their May 14, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted (6-0) to recommend approval, with one recusal of the conditional use permit subject to the following 5 conditions:

1. Hours of operation working on site: Mon. - Sun., 6 AM - 9PM

2. Temporary signs, banners, and other advertisements shall not be permitted on the property.

3. A 50 ft. buffer yard required for all new proposed development adjacent to residential use properties.

4. Truck traffic must be routed westbound on Old Brock Rd. to Dennis Rd. to enter and exit the site.

5. All drive approaches have concrete material, roughly 24 ft. in width and 60 ft. in length minimum.

ATTACHMENTS

- Presentation
- Proposals
- O2025-20