



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: October 12, 2022
Item Number: 2022-596-AR

Staff Contact: Brandon Fross, Planner
Phone: (817) 598-4284 Ext. 3

SUBJECT: Hold a PUBLIC HEARING to consider a request for a conditional use permit regarding a fuel canopy expansion for the existing QuikTrip Fueling Station and Truck on a 7.33-acre tract of land located at 2001 South Bowie Drive, City of Weatherford, Parker County, Texas.
CUP2022-0012.

CASE NUMBER CUP2022-0012

GENERAL INFORMATION

Applicant:	QT South LLC
Request Action:	Truck Stop use
Project Description:	Fuel Canopy Expansion
Site Address/Location:	2001 South Bowie Drive
Land Area:	7.33 - acres
General Plan:	Community Commercial
Existing Zoning:	C2 Interstate Commercial
Surrounding Zoning:	
North:	C2 Interstate Commercial
South:	C2 Interstate Commercial
East:	C2 Interstate Commercial
West:	Planned Development

BACKGROUND/DISCUSSION

The applicant requests a conditional use permit for the addition of 4 fueling positions to the existing fuel canopy fronting South Bowie Drive. As part of the expansion, the applicant is proposing to extend the existing median in South Bowie Drive approximately 50' southbound to decrease the illegal left turns which occur out of the southern drive approach.

City of Weatherford staff have observed the illegal turns as well as received complaints about the existing condition of the site. Staff supports the proposal for the median extension and will assist in coordinating efforts between the applicant and local TxDOT office to obtain the appropriate permits for the offsite improvements to the median. Staff finds the request is consistent with the purpose and intent of the current zoning district as well as the General Plan. If approved, all details for the renovation or remodeling of the existing canopy/structure will be reviewed under a separate permit.

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.
3. The Planning & Zoning Commission may recommend denial of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval subject to the following conditions.

1. All offsite improvements shall be permitted and constructed prior to or concurrently with the onsite improvements. Offsite improvements shall consist of the proposed median extension, a minimum of 50', along South Bowie Drive as shown on the concept plan.
2. No variance shall be requested or granted for remodeling and operation of the business.
3. Full compliance must be maintained and if a third violation notice is issued within an 18-month period all operations must cease until compliance is met.
4. This conditional use permit will be void if construction has not been started within 8 months of Ordinance approval. Additionally, this conditional use permit will be void if construction has not been completed within 20 months.
5. This conditional use permit will be void if the use is abandoned for more than 180 days.

ATTACHMENTS

- [QT #949 Elevations](#)
- [QT #949 Narrative](#)
- [QT #949 Site Plan](#)
- [QT #949 Presentation](#)