Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: January 14, 2026
Item Number: 2025-655-AR
Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider approval of a general plan and zoning map amendmer from (AG) Agricultural to (C1) General Commercial, being 2 lots an approximate 14.17-acre tract generally located at the southeast corner of Cleburne Avenue and Tin Top Road , City of Weatherford, Parker County, Texas. ZCH-25-0012.

CASE NUMBER ZCH-25-0012

GENERAL INFORMATION

Applicant:	BT COBB Development LLC
Request Action:	Zoning Map and General Plan Amendment
Project Description:	N/A
Site Address/Location:	Southeast corner of Cleburne Avenue and Tin Top Road
Land Area:	+/- 14.17 acres
General Plan:	Entertainment Center, Community Commercial, Urban Living
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	C1 General Commercial
South:	C2 Interstate Commercial
East:	C1 General Commercial
West:	C1 General Commercial, AG Agriculture

BACKGROUND/DISCUSSION

The subject property is currently zoned Agriculture and is requesting a Zoning Map Amendment to C1 General Commercial. In conjunction with this request, the applicant is also seeking a General Plan Amendment. The property is presently designated on the City's General Plan as a mix of Entertainment Center, Community Commercial, and Urban Living.

At this time, there are no proposed development plans associated with this request. The applicant has indicated that the purpose of the rezoning is to increase the marketability and long-term value of the property, rather than to advance a specific site plan or development proposal.

Earlier this year, the property owner submitted a request to amend the zoning on the site to R3 Multifamily Residential. That request was ultimately denied by City Council, citing concerns related to the number of multifamily units remaining for approval under the City's current growth and development considerations. Since that time, no new development proposal has been submitted.

The subject property is adjacent to existing commercially zoned properties, and the surrounding area includes established commercial uses. Any future development of the property would be subject to separate review and approval through site plan and site development processes.

ALTERNATIVES

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

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

- Presentation