



Weatherford City Council

AGENDA REPORT

Meeting Date: January 23, 2024

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

Item Number: 2024-79-AR

Phone: 817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2023-48 concerning a request for a conditional use permit for Fuel Station use on a 9.043-acre tract at the southeast corner of B.B. Fielder and South Main Street, generally located at 2551 South Main Street, City of Weatherford, Parker County, Texas. CUP2023-0019.

CASE NUMBER CUP2023-0019

GENERAL INFORMATION

Applicant:	QuikTrip/ Bryan Clark
Request Action:	Conditional Use Permit for Fuel Station Use
Project Description:	2-Lot Commercial Development
Site Address/Location:	Southeast corner of B.B. Fielder and South Main Street
Land Area:	+/- 9.043 acres
General Plan:	Regional Activity Center/ Rural Living
Existing Zoning:	C1 General Commercial with a P Planned Unit Development Overlay and Conditional Use Permit for Fuel Station Use
Surrounding Zoning:	
North:	C2 Interstate Commercial
South:	AG Agriculture
East:	A Agriculture
West:	C1 General Commercial

BACKGROUND/DISCUSSION

At the July 25th, 2023, City Council meeting, the current zoning district of C1 General Commercial with a Planned Unit Development overlay was adopted by Ordinance O2023-27 for the subject property. In addition to the zoning map amendment, a conditional use permit for Fuel Station use was also adopted by the ordinance. The applicant is requesting to amend the current conditional use permit as the site plan and configuration has been updated since first proposed. This revision includes standalone diesel fueling islands to serve larger pickup trucks and trailers. The

applicant is also requesting preliminary plat approval for two (2) commercial lots which accompanies the conditional use permit request. The conditional use permit request for Fuel Station use is proposed for Lot 1, Block A of the proposed subdivision and will be Phase 1 of development. As part of the application package, the applicant has included an updated Development Agreement for the subject property which includes details, finishes, materials, and other development related items to demonstrate the merits of the proposed project. Phase 1 of development is for a QuikTrip Convenience Store, #1948, being a 5,312 square foot building featuring a full kitchen with pastries, wraps, salads, sandwiches, pizza, pretzels, and desserts. The store would operate 24 hours a day, seven days a week and feature automotive gasoline and diesel fuel sales as shown on the concept plan. The design features and finishes for the proposed fuel station are compatible with the existing QuikTrip located on South Bowie Street. As outlined in the recommended conditions of approval, additional measures shall be utilized to ensure diesel fuel sales are catered towards passenger vehicles, pickup trucks, trailers, and similar vehicles. Provisions to deter over-the-road and other large commercial transport vehicles shall be employed at the pumps. The site does not feature overnight parking or service areas traditionally found with truck stops. Signage for proposed store which is limited to wall signs and a masonry clad sign not exceeding 20' in height. The updated Development Agreement prohibits pole and pylon signs for the remainder of the development and requires all monument signs to be clad with matching or complimentary masonry to the primary structure(s) as development occurs. Enhanced building materials, dumpster and buffer yard screening requirements are included with the Development Agreement standards to ensure a cohesive and higher quality development is achieved. Phase 2 of the development is still undetermined but would be subject to the City of Weatherford standards and procedures as development occurs. Impacts to the site as development occurs shall be addressed by the Site Development, Site Plan, and Building Permit processes. Approved civil plans for the site are required for all public infrastructure; acceptance of these improvements will be required prior to recording of the final plat or surety provided as outlined by Section 12-2-102 of the Title XII Zoning Ordinance.

ALTERNATIVES

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

SUGGESTED ACTION/RECOMMENDATION

At their January 10th, 2024, regularly scheduled meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the conditional use permit request subject to the conditions as recommended by staff and the clarification of additional signage as stated in condition number 6.

During the regularly scheduled December 6, 2023, meeting, the Planning & Zoning Commission voted (7-0) to table the public hearing regarding the conditional use permit request until the January 10, 2024 regularly scheduled Planning & Zoning Commission meeting to allow the applicant additional time to propose additional measures to deter semi-truck or tractor-trailer refueling activities.

Staff discussed multiple items with the applicant regarding provisions to deter semi-truck activity and provides the following items for consideration:

1. Median on BB Fielder subject to City Engineer Traffic Analysis during the Site Development Permitting process.
2. Additional signage for the site to include at a minimum:
 - No Semi-Truck Entrance Signage
 - No advertising diesel for this location on billboards.
 - No advertising diesel for this location on trailblazers.

3. Both fueling canopies shall match in design and architecture. Design shall be compatible with the primary structure and feature brick or masonry cladding on all vertical support columns; the design shall be consistent with the existing fuel canopy directly adjacent to South Bowie Drive right-of-way at the 2001 South Bowie Drive QT location.

Staff finds the conditional use permit request aligns with the previously approved zoning map and conditional use permit request. The addition of standalone diesel fuel islands is included with the updated site plan and attached to the updated development agreement; the agreement provides additional details and development standards to ensure a high quality development. Staff recommendation is approval of the conditional use permit request, subject to the following conditions:

1. Details of the concept plan, development agreement standards, and associated development of the property shall be subject to the Site Development Permit, Site Plan Review, and Commercial Building Permit process.

2. Demolition of the existing structures on the property is required, subject to an approved Demolition Permit.

3. Any potential traffic impacts will be reviewed during the Site Development Permit process.

4. Dumpsters shall be kept inside approved enclosures with doors shut.

5. Temporary signs, banners, and other non-permanent advertisement shall not be permitted on the property.

6. Diesel fueling positions shall be catered toward automotive refueling activities. Minimum stacking distance of 325' per diesel fueling lane and additional signage shall be required. Additional signage for the site to include at a minimum:

- "No Semi-Trucks" Signage shall be posted along Main Street and BB Fielder.
- No advertising diesel for this location on billboards.
- No advertising diesel for this location on trailblazers.

7. Median on BB Fielder subject to City Engineer Traffic Analysis during the Site Development Permitting process.

8. Both fueling canopies shall match in design and architecture. Design shall be compatible with the primary structure and feature brick or masonry cladding on all vertical support columns; the design shall be consistent with the existing fuel canopy directly adjacent to South Bowie Drive right-of-way at the 2001 South Bowie Drive QT location.

9. This conditional use permit will be void if construction activities have not been started within 8 months of Ordinance approval. Additionally, this conditional use permit will be void if construction and issuance of Certificate of Occupancy for QuikTrip Convenience Store (Phase 1) has not been completed within 24 months of ordinance approval.

ATTACHMENTS

- [Concept Plan - QuikTrip 1948 Addition](#)
- [Applicant Presentation - QT 1948 FS](#)
- [Development Agreement - QT 1948](#)
- [O2023-48](#)
- [Presentation - QuikTrip 1948 Addition](#)