Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	June 10, 2026	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2026-871-AR	**Phone:**	817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider a request by Debbie Howard for a Zoning Map Amendment from C1 General Commercial to R1 One-Family Residential on an approximate 0.459-acre tract being located at 202 South Tower Street, City of Weatherford, Parker County, Texas. ZCH-26-0009.

CASE NUMBER ZCH-26-0009

GENERAL INFORMATION

Applicant:	Debbie Howard
Request Action:	Approval of a Zoning Map Amendment
Project Description:	Zoning Change for Single Family Residence
Site Address/Location:	202 South Tower Street
Land Area:	+/- 0.459 Acres
General Plan:	Suburban Living
Existing Zoning:	C1 General Commercial
Surrounding Zoning:	
North:	C1 General Commercial
South:	R1 One-Family Residential
East:	R1 One-Family Residential
West:	C1 General Commercial

BACKGROUND/DISCUSSION

The applicant is requesting a zoning amendment from C1 General Commercial to R1 One-Family Residential for the property located at 202 South Tower Street. Residential financing can be difficult to obtain for properties zoned commercial, which may create challenges in marketing and selling existing homes. To address this issue and better align the zoning with the existing use of the property, the applicant is requesting that the property be rezoned to R1.

Staff recommends approval of the rezoning request for 202 South Tower Street, as the proposed R1 zoning is

consistent with the Suburban Living designation in the City's General Plan.

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 Zoning Map Amendment request.

ATTACHMENTS

- Presentation