



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: May 14, 2025
Item Number: 2025-228-AR

Staff Contact: Sergio J. Baeza, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Jon Olson, Foresite Group LLC, concerning a zoning map amendment from (AG) Agriculture to (C2) Interstate Commercial with a conditional use permit for Truck Stop use on an approximate 7.341-acre tract generally located at 1825 Old Brock Rd, City of Weatherford, Parker County, Texas. ZCH-25-0003 & CUP-25-0004.

CASE NUMBER ZCH-25-0003 & CUP-25-0004

GENERAL INFORMATION

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| Applicant: | Jon Olsen |
| Request Action: | Zoning Map Amendment and Conditional Use Permit |
| Project Description: | Truck Stop Use |
| Site Address/Location: | 1825 Old Brock Rd |
| Land Area: | +/- 7.341 acres |
| General Plan: | Regional Activity Center and Manufacturing and Warehouse |
| Existing Zoning: | AG Agriculture and C2 General Commercial |
| Surrounding Zoning: | |
| North: | AG Agriculture |
| South: | AG Agriculture |
| East: | AG Agriculture |
| West: | AG Agriculture |

BACKGROUND/DISCUSSION

The applicant is requesting a zoning map amendment from (AG) Agriculture to (C2) General Commercial General Commercial with a conditional use permit for Truck Stop Use on a 7.341 acre tract located at 1825 Old Brock Rd, City of Weatherford, Parker County, Texas.

Staff is recommending disapproval of the Zoning Map amendment and the Conditional Use permit. According to

staff's findings, there are currently 31 operational fueling stations of which multiple trucks stops are included in this count within Weatherford city limits, with an additional 4 approved fueling stations that are specifically auto oriented in nature, bringing the total to 35.

Truck Stops are readily available at Bankhead, Santa Fe, Bowie intersections along I20 in Weatherford, the addition of another truck stop has the potential compound traffic issues along Ric Williamson Memorial Highway and I-20.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request with no conditions.
2. The Planning and Zoning Commission may recommend approval with conditions.
3. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends disapproval of the zoning map amendment and conditional use permit.

ATTACHMENTS

- [Presentation](#)