Weatherford City Council

AGENDA REPORT

Meeting Date:	May 27, 2025	**Staff Contact:**	Kaleb Kentner, Director of Development Services
Item Number:	2025-271-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2025-21, 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

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 REQUESTED TO WITHDRAW ZCH-25-0003 & CUP-25-0004 ON 23 MAY 2024.

The applicant is requesting a zoning map amendment from (AG) Agriculture to (C2) 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 recommends disapproval of the zoning map amendment and conditional use permit. At their May 14, 2025 regularly scheduled meeting, the Planning and Zoning Commission voted (6-1) to recommend disapproval of the Zoning map amendment and the conditional use permit.

Staff is recommending disapproval of the Zoning Map amendment and the Conditional Use permit. A ccording to staff's findings, there are currently 31 operational fueling stations, including multiple truck stops, within Weatherford city limits. An additional 4 approved fueling stations that are specifically auto oriented in nature brings the total to 35.

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

ALTERNATIVES

1. Approve of the request with no conditions.
2. Approve with conditions.
3. Disapprove of the request.

SUGGESTED ACTION/RECOMMENDATION

On May 23, 2025, the applicant withdrew their request; therefore, no action is required.

ATTACHMENTS

- Presentation
- Request to Withdraw