Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 13, 2025	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-410-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Weatherford College for an amendment to the existing PD Planned Development and a zoning map amendment from C1 General Commercial and R1 One Family Residential to PD Planned Development, on an approximate 1.87-acre tract being generally located at 205 East Park Avenue, on an approximate 0.30-acre tract being generally located at 207 East Park Avenue, on an approximate 11.4-acre tract being generally located along Martin Drive, on an approximate 0.50-acre tract being generally located at 1403 Sloan Street, and a portion of an approximate 55.905 acre tract being generally located along the west side Texas Drive, City of Weatherford, Parker County, Texas. ZCH-25-0010.

CASE NUMBER ZCH-25-0010

GENERAL INFORMATION

Applicant:	Weatherford College - Jon Stark
Request Action:	Zoning Map Amendment
Project Description:	Zoning Map Amendment
Site Address/Location:	205 E Park, 207 E Park, 1403 Sloan, Property along Martin Dr, Property along Texas Dr
Land Area:	+/- 1.87-acres, 0.30-acres, 11.4-acres, 0.50-acres, remainder portion of 55.905-acre tract
General Plan:	Suburban Living / Professional Campus / Urban Living / Community Commercial
Existing Zoning:	R1 One Family Residential / C1 General Commercial
Surrounding Zoning:	
North:	C1 General Commercial / R1 One Family Residential / PD Planned Development
South:	C1 General Commercial / R1 One Family Residential
East:	C1 General Commercial / R1 One Family Residential / PD Planned Development
West:	C1 General Commercial / R1 One Family Residential

BACKGROUND/DISCUSSION

Weatherford College is requesting a zoning change to add several properties into its existing PD Planned Development district. These properties include 205 and 207 East Park Avenue, 1403 Sloan Street, Lot 2 of the SouthPark Addition (Martin Drive), and the remaining part of Lot 2 in the Weatherford College Addition (Texas Drive). As part of the request, the College also wants to amend the PD to allow a new five-story building. There are no development plans for 205 or 207 East Park Avenue at this time. The structure at 1403 Sloan Street is set to be demolished, and the site is proposed for overflow parking. The 11-acre tract along Martin Drive is being considered for a future building.

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.

ATTACHMENTS

- Existing PD Ordinance
- Presentation