



Weatherford City Council

AGENDA REPORT

Meeting Date: October 22, 2024

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

Item Number: 2024-599-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2024-36 concerning a request for a zoning map amendment from (AG) Agricultural to (C2) Interstate Commercial on a 9.174-acre tract generally located at the Northeast intersection of CenterPoint Road and Interstate 20 frontage Road, tract being situated in the P.B. PIPKIN SURVEY, Abstract No. 247, City of Weatherford, Parker County, Texas. ZCH-24-0004.

CASE NUMBER ZCH-24-0004

GENERAL INFORMATION

Applicant:	Retail Partners LLC
Request Action:	Zoning Map Amendment
Project Description:	Commercial Retail Development
Site Address/Location:	Northeast Corner of Center Point Rd and Interstate 20 Frontage Rd
Land Area:	+/- 9.174 acres
General Plan:	Regional Activity Center
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	None - ETJ
South:	AG Agriculture
East:	None - ETJ
West:	C2 Interstate Commercial

BACKGROUND/DISCUSSION

The applicant is requesting a zoning map amendment from Agriculture to C2 Interstate Commercial. In conjunction with the zoning amendment application, the applicant has submitted a preliminary plat for consideration. The property is currently outside of Weatherford City Limits, the annexation is scheduled for the City Council meeting on October 22, 2024. The proposed commercial development will consist of a large grocery store, a variety of new restaurants, and retailers.

The City of Weatherford has agreed to abandon a portion of Centerpoint right-of-way for the future construction of this development. The zoning amendment and preliminary plat incorporates the acreage of the future abandonment of Centerpoint right-of-way into the overall area of the future development.

The zoning acreage has been updated since it was originally recommended for approval at the Planning & Zoning Commission. The change relates to removing a portion of property owned by 400 Centerpoint.

ALTERNATIVES

1. The City Council may approve the request.
2. The City Council may disapprove the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval. At their October 9, 2024, regularly scheduled meeting, the Planning & Zoning Commission voted (4-0) to recommend approval of the zoning map amendment request.

ATTACHMENTS

- [Elevations and Site Plan](#)
- [O2024-36](#)
- [Presentation](#)