



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** July 25, 2023

**Staff Contact:** Kaleb Kentner, Director of  
Development & Neighborhood  
Services

**Item Number:** 2023-371-AR

**Phone:** 817-598-4284, ext. 3

**SUBJECT:** Consider a request for preliminary plat approval for QuikTrip 1948 Addition, being 2 commercial lots on a 9.0403-acre tract at the southeast corner of B.B. Fielder and South Main Street, generally located at 2551 South Main Street said tract being situated in the A.M. Krouse Survey, Abstract No. 785, I&GN RR CO Survey, Abstract No. 1792, D.B. Ligon Survey, Abstract No. 2019, S.V. Shirley Survey, Abstract No. 2057, and all of Lots 1-3 of the Causbie Addition, City of Weatherford, Parker County, Texas. SBD2023-0023.

**CASE NUMBER** SBD2023-0026

### GENERAL INFORMATION

<b>Applicant:</b>	QuikTrip/Bryan Clark
<b>Request Action:</b>	Preliminary Plat Approval
<b>Project Description:</b>	2-Lot Commercial Development
<b>Site Address/Location:</b>	2551 South Main Street
<b>Land Area:</b>	+/- 9.043-acres
<b>General Plan:</b>	Regional Activity Center/Rural Living
<b>Existing Zoning:</b>	C1 General Commercial and AG Agriculture
<b>Surrounding Zoning:</b>	
<b>North:</b>	C2 Interstate Commercial
<b>South:</b>	AG Agricultural
<b>East:</b>	AG Agricultural
<b>West:</b>	C1 General Commercial

### BACKGROUND/DISCUSSION

The applicant is request preliminary plat approval for a 2-Lot commercial development of approximately 9.043-acres for a QuikTrip Convenience Store and commercial pad site. A general plan and zoning map amendment request as well as a conditional use permit request has been received for the subject property.

## **ALTERNATIVES**

1. City Council may approve the request as proposed.
2. City Council may approve the request subject to conditions.
3. City Council may disapprove the request.

## **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval of the preliminary plat, subject to all requirements of the subdivision ordinance. At the July 12<sup>th</sup>, 2023, regularly scheduled meeting, the Planning & Zoning Commission voted (5-0) to approve the preliminary plat subject to the following conditions which must be met prior to certification and filing:

1. The preliminary plat should consist of a single document containing existing and proposed conditions (Reference Weatherford Municipal Code (WMC) §11-4-4 & 11-4-5). Sheet 1 shall be the proposed conditions, sheet 2 shall be the existing conditions.
2. The date the drawing was produced shall be provided in the title block. (Reference Weatherford Municipal Code (WMC) §11-4-3(d)(2)).
3. Location and width of proposed alleys, sidewalks, trails, and pedestrian ways is missing.(Reference Weatherford Municipal Code (WMC) §11-4-4(c))
4. The general utility plan of sewage collection, water supply, and storm water facilities is missing. This may be provided on a separate sheet as necessary for legibility. (Reference Weatherford Municipal Code (WMC) §11-4-4(g)).
5. Areas contributing drainage to the proposed subdivision is missing. The information to be submitted shall include the area, slope and type of development in the contributing area. (This may be provided on a separate sheet at appropriate scale as necessary for legibility.) (Reference Weatherford Municipal Code (WMC) §11-4-4(h))

## **ATTACHMENTS**

- [QuikTrip 1948 Addition - Preliminary Plat](#)
- [QuikTrip 1948 Addition Presentation - Preliminary Plat](#)