Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	May 13, 2026	**Staff Contact:**	Katelyn Seckman, Planner
Item Number:	2026-816-AR	**Phone:**	817-598-4284

SUBJECT: Hold a PUBLIC HEARING and consider a request by Reggie Smith for a Zoning Map Amendment from (CBD) Central Business District to (CN) Central Neighborhood on an approximate 0.2-acre tract being located at 210 W. Water St, City of Weatherford, Parker County, Texas. ZCH-26-0005.

CASE NUMBER ZCH-26-0005

GENERAL INFORMATION

Applicant:	Reggie Smith
Request Action:	Approval of the Zoning Map Amendment
Project Description:	Single Family Residence
Site Address/Location:	210 W Water St
Land Area:	+/- 0.2 Acres
General Plan:	Transit Ready Development (TRD)
Existing Zoning:	CBD Central Business District
Surrounding Zoning:	
North:	CBD Central Business District
South:	CN Central Neighborhood
East:	CBD Central Business District
West:	CBD Central Business District

BACKGROUND/DISCUSSION

The subject property is currently zoned Central Business District (CBD). The CBD district is intended to support commercial and mixed-use development within the downtown area and does not permit new residential uses. As a result, the existing single-family residence on the property is considered a legal nonconforming use.

Legal nonconforming structures may remain; however, they are subject to limitations regarding expansion, structural alteration, and improvements. The property owner is proposing to renovate the existing home and

construct an addition. Under the current regulations, these improvements would require the structure to be brought into full compliance with zoning regulations. Because residential uses are not permitted in the CBD district, the proposed improvements cannot be approved while the property remains zoned CBD.

To address this, the applicant is requesting to rezone the property to Central Neighborhood (CN). The CN district allows for new single family residential structures, and would bring the existing structure into conformance with the zoning ordinance. This zoning change would allow staff to review and approve the proposed renovations and addition in accordance with applicable development standards.

The subject property is surrounded primarily by single family residential uses, with CN zoning located across the street. The requested rezoning would align the property's use and would provide a more appropriate zoning designation given the surrounding neighborhood.

As part of the request, the applicant has indicated plans to improve the overall condition of the property, including rehabilitating the existing structure, repairing the driveway, and enhancing landscaping. These improvements are intended to revitalize the property and ensure compatibility with the surrounding area.

Overall, the proposed rezoning would remove the property's nonconforming status, allow for reinvestment in the site, and better align the zoning designation with both the existing use of the property and the character of the surrounding neighborhood.

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 request.

ATTACHMENTS

- Presentation