Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 13, 2025	**Staff Contact:**	Sergio J. Baeza, Planner
Item Number:	2025-392-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Jon Olson, Foresite Group LLC, for a zoning map amendment from (AG) Agriculture to (C2) Interstate Commercial with a Conditional Use Permit for Fueling Station use on an approximate 7.341-acre tract generally located at 1825 Old Brock Road, City of Weatherford, Parker County, Texas. ZCH-25-0009 & CUP-25-0012.

CASE NUMBER ZCH-25-0009 & CUP-25-0012

GENERAL INFORMATION

Applicant:	Jon Olson
Request Action:	Zoning Map Amendment and Conditional Use Permit
Project Description:	Fueling Station 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 is requesting a zoning map amendment from (AG) Agriculture to (C2) General Commercial with a Conditional Use Permit for Fueling Station Use on a 7.341 acre tract located at 1825 Old Brock Road, City of Weatherford, Parker County, Texas.

Staff is recommending approval of the Zoning Map amendment and the Conditional Use permit with the following

conditions:

1. Temporary signs, banners, and other advertisements shall not be permitted on the property.

2. This conditional use permit will be void if construction has not been started withing 12 months of ordinance approval. Additionally, this conditional use permit will be void if the certificate of occupancy has not been issued within 30 months of ordinance approval.

3. No diesel advertising for this location on billboards, with an exception for one price sign.

4. No advertising diesel for this location on trailblazers.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request with no conditions.
2. The Planning and Zoning Commission may recommend approval with conditions.
3. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the zoning map amendment and Conditional Use Permit.

ATTACHMENTS

- Presentation