Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: April 8, 2026
Item Number: 2026-771-AR
Staff Contact: Sergio J. Baeza, Planner
Phone: 817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Joshua Urbaniak for a Zoning Map Amendment from (AG) Agriculture to (I) Industrial on an approximate 10.764-acre tract being located at 395 Jones Road, City of Weatherford, Parker County, Texas. ZCH-26-0003.

CASE NUMBER ZCH-26-0003

GENERAL INFORMATION

Applicant:	Joshua Urbaniak
Request Action:	Approval of the Zoning Map Amendment
Project Description:	Light-Industrial use (Hydrocarbon research) and Office space for existing Mineral Extraction and Research.
Site Address/Location:	395 Jones Road
Land Area:	+/- 10.764 Acres
General Plan:	Manufacturing and Warehouse
Existing Zoning:	AG Agriculture
Surrounding Zoning:	
North:	AG Agriculture
South:	AG Agriculture
East:	None - ETJ
West:	AG Agriculture

BACKGROUND/DISCUSSION

The applicant is requesting a zoning map amendment from Agriculture to Industrial. The Future Land Use Map designates the property as Manufacturing and Warehouse, and the proposed rezoning is consistent with that designation.

The site currently contains an existing building, and the applicant is proposing to construct an additional building on the property to support the same use. The proposed use consists of light industrial activities (hydrocarbon research)

along with associated office space to support existing mineral extraction and research operations. The proposed development will be subject to the site plan review process to ensure full compliance with all City standards prior to development.

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