Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: April 9, 2025
Item Number: 2025-180-AR
Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by Vaquero Jack Borden Partners LP, concerning a conditional use permit for a Fueling Station use on an approximate 1.638-acre tract generally located at the Southeast corner of Jack Borden Way and Fort Worth Highway, City of Weatherford, Parker County, Texas. CUP-25-0003.

CASE NUMBER CUP-25-0003

GENERAL INFORMATION

Applicant:	Vaquero Jack Borden Partners LP
Request Action:	Approval of Conditional Use Permit
Project Description:	Fueling Station Use
Site Address/Location:	Southeast corner of Jack Borden Way and Fort Worth Highway
Land Area:	+/- 1.638 acres
General Plan:	Community Commercial
Existing Zoning:	C1 General Commercial
Surrounding Zoning:	
North:	C1 General Commercial
South:	C1 General Commercial
East:	C1 General Commercial
West:	C1 General Commercial

BACKGROUND/DISCUSSION

Applicant is requesting a Conditional Use Permit for Fueling Station Use (7 Eleven). The property is currently zoned C1 General Commercial and is within the Commercial Corridor Overlay.

The development is subject to a Site Development Permit, Site Plan, and Building Permit process. Approved civil plans for the site are required for all public infrastructure; acceptance of these improvements will be required prior t recording the final plat or surety provided as outlined by Section 12-2-102 of the Title XII Zoning Ordinance.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request subject to conditions.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the Conditional Use Permit request subject to the following 2 conditions:

1. Temporary signs, banners, and other advertisements shall not be permitted on the property, except during a 30-day period following the issuance of a Certificate of Occupancy.

2. This conditional use permit will be void if construction activities have not been started within 9 months of Ordinance approval. Additionally, this conditional use permit will be void if construction and issuance of Certificate of Occupancy for 7-11 convenience store has not been completed within 24 months of ordinance approval.

ATTACHMENTS

- Concept Plans
- Presentation