Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: April 9, 2025
Item Number: 2025-179-AR
Staff Contact: Monica Johnson, Senior Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Consider a request for preliminary plat approval for Vaquero Weatherford Addition, being 2 lots on approximately 2.923 acres of land, generally located at the southeast corner of Jack Borden Way and Fort Worth Highway, City of Weatherford, Parker County, Texas. SBDP-25-0001.

CASE NUMBER SBDP-25-0001

GENERAL INFORMATION

Applicant:	Vaquero Jack Borden Partners LP
Request Action:	Preliminary Plat Approval
Project Description:	Fueling Station Use
Site Address/Location:	Southeast corner of Jack Borden Way and Fort Worth Highway
Land Area:	+/- 2.923 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

The applicant is requesting preliminary plat approval for Vaquero Weatherford Addition, being 2 lots on approximately 2.923 acres of land. A conditional use permit has also been received for the lot 1 of the preliminary plat to allow for a fueling station use. The current zoning of the property is C1 General Commercial and is within the Commercial Corridor Overlay. Public improvements as shown on the plat are not approved and will be reviewed under a separate permit with the submission of civil plans.

ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the plat as proposed.
2. The Planning & Zoning Commission may recommend approval the plat subject to conditions.
3. The Planning & Zoning Commission may recommend disapproval the plat for specified reasons.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the preliminary plat subject to all requirements of the Subdivision Ordinance and specifically the following conditions:

1. Existing utility easements on subject property to remain for City of Weatherford utility facilities (electric, fiber, water and waste water)Any additional easements required will be requested during permit review process.

2. Preliminary plat shall consist of two separate sheets. The proposed Subdivision sheet and the existing conditions sheet. Reference Subdivision Regulations 11-4-4 and 11-4-5.

3. Signature blocks are not required for preliminary plats.

4. Proposed Conditions sheet shall include the following: 1. Location and width of proposed alleys, sidewalks, trails, and pedestrian ways. Reference Subdivision Regulations (Sec. 11-4-4). 2. Location, width, beneficiary, and purpose of any easements. Reference Subdivision Regulations (Sec. 11-4-4).

5. 11-6-2 Right of Way. Right of Way (ROW) shall be dedication along Fort Worth Highway. Minimum dedication is based upon current classification of 120" Major Arterial for this area.

6. 11-4-6(d) Include a statement of improvements that will be installed by the sub divider/developer and a timeline when such improvements will be completed. This statement shall be of sufficient detail to permit determination of whether such improvements will comply with these Subdivision Regulations, and other applicable statutes, ordinances, and regulations. The City may require the applicant to file a Development Agreement with each phase of the development.

7. Any public improvements proposed shall be subject to Civil Plan review and approval.

8. Existing Conditions sheet shall include all existing easements located on the subject tract. Reference Subdivision Regulations (11-4-5)

ATTACHMENTS

- Preliminary Plat
- Presentation