



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: September 11, 2024
Item Number: 2024-498-AR

Staff Contact: Jamie Moon, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request for a conditional use permit regarding a Fueling Station use for Big Pantry LLC, on a 0.81 acre tract located 1111 Fort Worth Hwy, City of Weatherford, Parker County, Texas. CUP2024-0004.

CASE NUMBER CUP2024-0004

GENERAL INFORMATION

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| Applicant: | Big Pantry LLC |
| Request Action: | Approval of Conditional use permit |
| Project Description: | Fueling Station Expansion with Liquor Store |
| Site Address/Location: | 1111 Fort Worth Hwy |
| Land Area: | +/- 0.81 acres |
| General Plan: | CC Community Commercial |
| Existing Zoning: | C1 General Commercial |
| Surrounding Zoning: | |
| North: | C1 General Commercial / PD Planned Development |
| South: | C1 General Commercial |
| East: | C1 General Commercial |
| West: | C1 General Commercial |

BACKGROUND/DISCUSSION

Big Pantry is currently located at 1111 Fort Worth Hwy and is operating as a fueling station without a CUP. This is a legal non-conforming use and with an expansion of a permitted use (liquor store) they are required to apply for the conditional use permit for expansion of fueling station use. With this conditional use permit they are also required to conform to the current commercial corridor overlay requirements. They will match the parapet requirement and historic façade request with their new expansion matching the corridor requirements. The current location has two pole signs and they will remove the "Big Pantry" pole sign and lower and move the fueling pole sign to a monument sign.

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 conditions.

1. Pole sign for fueling station must be moved out of visibility triangle and converted to a monument sign. Big Pantry pole sign must be removed.
2. No temporary signage.
3. New striping in the parking lot.
4. Hours of operation for fueling station is Sun-Sat 5am-11pm. Hours of operation for the liquor store are Mon-Sat 10am-9pm, closed Sundays.
5. Subject to all requirements of the subdivision ordinance and completion with certificate of occupancy by 20 months with construction starting within 8 months of this ordinance being passed.

ATTACHMENTS

- [1111 Fort Worth Hwy - Site Plan](#)
- [Big Pantry - Presentation](#)