Weatherford City Council

AGENDA REPORT

Meeting Date:	April 22, 2025	**Staff Contact:**	Kaleb Kentner, Director of Development Services
Item Number:	2025-211-AR	**Phone:**	817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider approval of Ordinance O2025-13, concerning a request by Vaquero Jack Borden Partners LP, regarding a conditional use permit for a Fueling Station use on an approximate 1.674-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:	+/- 1.674 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 City Council may approve the request subject to conditions.
2. The City Council may disapprove the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval. At their April 9th, regularly scheduled meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the Conditional Use Permit 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-eleven convenience store has not been completed within 24 months of ordinance approval.

ATTACHMENTS

- Concept Plans
- Presentation
- O2025-13