



Weatherford City Council

AGENDA REPORT

Meeting Date: January 23, 2024

Staff Contact: Kaleb Kentner, Director of
Development and Neighborhood
Services

Item Number: 2024-77-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2023-43 concerning a request for a conditional use permit regarding (Auto Sales and Service/Outside Sales as a Primary Use) use, on a 2.483-acre tract located at 1435 Fort Worth Hwy, City of Weatherford, Parker County, Texas. CUP2023-0017.

CASE NUMBER CUP2023-0017

GENERAL INFORMATION

Applicant:	Jackie Collins
Request Action:	Approval of Conditional use permit
Project Description:	Auto Sales and Service / Outside Sales as a Primary Use
Site Address/Location:	1435 Fort Worth Hwy
Land Area:	+/- 2.483-acres
General Plan:	CC Community Commercial
Existing Zoning:	C1 General Commercial
Surrounding Zoning:	
North:	R1 One-Family Residential
South:	C1 General Commercial
East:	C1 General Commercial
West:	C1 General Commercial

BACKGROUND/DISCUSSION

This was previously approved on the December 6th, 2023 Planning & Zoning meeting along with the December 12th 2023 City Council meeting.

It was brought to our attention that an error in the required notification letters was found. The purpose of the letters

is to provide opportunities for adjacent property owners to participate in the public hearing. Due to this error the project must start over.

The property is vacant and upon a denial of the conditional use permit from 2022 the applicant adjusted their plans to fit requirements requested by staff and Council. They have removed the existing pole sign and will be replacing the concrete in front with landscaping while also adding additional landscaping throughout the property. They are putting up a façade with parapet as seen in the presentation to match the commercial corridor requirements. S3 screening requirements shall apply as outlined in the Landscape and Tree Manual. New equipment for direct sale to the public is exempt from screening requirements. Details of the concept plan and associated development of the property shall be subject to the Site Plan Review process. Approval of the Site Plan and all applicable permits is required prior to issuance of a Certificate of Occupancy. This site will not generate enough traffic to require a traffic analysis.

Applicant has received Sec 12-2-104(C)(Effects) which outlines standard requirements for all conditional use permits. They have reviewed and understand those requirements.

ALTERNATIVES

1. The City Council may approve of the request subject to conditions.
2. The City Council may disapprove of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the conditional use permit request subject to the following conditions:

1. Hours of operation for the business shall be limited to Monday – Saturday, 7:00 a.m. to 8:00 p.m.
2. Temporary signs, banners, and other advertisement shall not be permitted on the property.
3. All buildings on the property shall be limited to uses associated with the conditional use permit request. Leasing or subleasing of other buildings is not permitted.

4. Display, storage, and sale of equipment is limited to “new” tractors, implements, and associated parts. No other vehicles, equipment, or trailers are permitted for display, storage, or sale. The existing building on the north end of the property shall be used for storage and assembly only. Display of new products shall be maintained in a neat and orderly fashion. Display areas will be shown on the site plan.

5. This conditional use permit will be void if the use is abandoned for more than 30 days after issuance of Certificate of Occupancy.

At their January 10th, 2024, regularly scheduled meeting, the Planning and Zoning Commission voted (6-0) to recommend approval of the conditional user permit request subject to the conditions as recommended by staff.

ATTACHMENTS

- [Site Plan - Mahindra Tractor Dealership](#)
- [Mahindra Conditional Use Permit - Presentation](#)
- [O2023-43](#)