



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** October 12, 2022  
**Item Number:** 2022-555-AR

**Staff Contact:** Monica Barron, Planner  
**Phone:** (817) 598-4284 Ext. 3

**SUBJECT:** Hold a PUBLIC HEARING to consider a request for a conditional use permit regarding Wedding Chapel use on a 12.8 acre tract of land located at 109 Otto Drive, said tract being Lot 1 of the Lugi Addition, City of Weatherford, Parker County, Texas. CUP2022-0010.

**CASE NUMBER** CUP2022-0010

### GENERAL INFORMATION

<b>Applicant:</b>	Leah and Daniel Faddis
<b>Request Action:</b>	Conditional Use Permit for Wedding Venue
<b>Project Description:</b>	Hamptons Estate Wedding Venue
<b>Site Address/Location:</b>	109 Otto Drive
<b>Land Area:</b>	12.760
<b>General Plan:</b>	Suburban Living
<b>Existing Zoning:</b>	C1 General Commercial
<b>Surrounding Zoning:</b>	
<b>North:</b>	AG Agricultural
<b>South:</b>	C1 General Commercial
<b>East:</b>	AG Agricultural
<b>West:</b>	AG Agricultural

### BACKGROUND/DISCUSSION

The applicant requests a conditional use permit for the operation of Hamptons Estate Wedding Venue. As part of the Title XII Zoning Regulations, a conditional use permit is required for the use of a wedding chapel within this zoning district. The applicant plans to construct a monument sign and hedges along the property line adjacent to residential development to reduce sound and improve aesthetics. Staff finds this request is consistent with the purpose and intent of the current zoning district as well as the General Plan. If approved, all details for the construction of the monument sign will be reviewed on a separate Sign Permit.

### ALTERNATIVES

1. The Planning & Zoning Commission may recommend approval of the conditional use permit request as proposed.
2. The Planning & Zoning Commission may recommend approval of the conditional use permit request subject to conditions.
3. The Planning & Zoning Commission may recommend denial of the conditional use permit request.

#### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval subject to the following conditions.

1. Hours of operation shall be limited from 9:00 a.m. to 12:00 a.m.
2. Music shall comply with the city ordinance and shall be turned off by 11:00 p.m.
3. A maximum of one (1) monument sign, as permitted by section 12-4-101, may be allowed; not temporary or pole signs are permitted on the property.
4. Temporary signs, banners, and/or offsite advertising shall not be allowed or permitted.
5. Vehicles shall not be parked on grass or within public right-of-way.
6. No variances shall be requested or granted for development and operation of the business.
7. Full compliance must be maintained and if a third violation notice is issued within a 18-month period all operations must cease until compliance is met.
8. This conditional use permit will be void if abandoned for more than 180 days after issuance of Certificate of Occupancy.

#### **ATTACHMENTS**

- [Existing Conditions](#)
- [Existing Site Plan](#)
- [Planned Improvements](#)
- [CUP Presentation](#)