



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** February 25, 2025

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

**Item Number:** 2025-100-AR

**Phone:** 817-598-4284 ext. 3

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**SUBJECT:** Hold a PUBLIC HEARING and adoption of Ordinance O2025-07 concerning a request by Pamela Willis regarding a conditional use permit for Auto Sales and Service/Outside Sales as a Primary use on an approximate 2.48-acre tract generally located at 1435 Fort Worth Highway, City of Weatherford, Parker County, Texas. CUP-25-0001.

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**CASE NUMBER** CUP-25-0001

### **GENERAL INFORMATION**

<b>Applicant:</b>	Pamela Willis
<b>Request Action:</b>	Approval of Conditional Use Permit
<b>Project Description:</b>	Auto Sales and Service/ Outside Sales as a Primary Use
<b>Site Address/Location:</b>	1435 Fort Worth Highway
<b>Land Area:</b>	+/- 2.48 acres
<b>General Plan:</b>	Community Commercial
<b>Existing Zoning:</b>	C1 General Commercial
<b>Surrounding Zoning:</b>	
<b>North:</b>	R1 One Family Residential
<b>South:</b>	C1 General Commercial
<b>East:</b>	C1 General Commercial
<b>West:</b>	C1 General Commercial

### **BACKGROUND/DISCUSSION**

Applicant is requesting a Conditional Use Permit for Auto Sales and Service/ Outside Sales as a Primary Use. The property is currently zoned C1 General Commercial.

A previous Conditional Use Permit for this site was approved in December 2023, allowing Auto Sales and Service/Outside Sales as a Primary Use. However, the original conditions restricted the display, storage, and sale to "new" tractors, implements, and associated parts.

The applicant is now requesting an amendment to the existing Conditional Use Permit to expand the permitted inventory. The proposed revision would allow the display, storage, and sale of "new" tractors, implements, UTVs, compact construction equipment, utility trailers, lawnmowers, and associated parts.

According to Title XII Zoning Ordinance, Conditional Use Permits become void if the approved use is abandoned for more than 180 days following the issuance of a Certificate of Occupancy.

### **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 of the Conditional Use Permit request. At their February 12, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted (7-0) to recommend approval of the conditional use permit subject to the following conditions:

1. Hours of operation for the business shall be limited to Monday - Sunday, 7:00 a.m. to 8:00 p.m.
2. Temporary signs, banners, and other advertisements 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.
4. Display, storage, and sale of equipment is limited to "new" Tractors, implements, UTV's, compact construction equipment, utility trailers, lawnmowers and associated parts.
5. 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 are shown on the site plan.

### **ATTACHMENTS**

- [Presentation](#)
- [O2025-07](#)