



Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: December 11, 2024
Item Number: 2024-717-AR

Staff Contact: Monica Johnson, Senior Planner
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SUBJECT: Take from the table and consider approval of amending the Title XII Zoning Ordinance, sections 12-3-302 through 12-3-304 and section 12-6-100, to move Liquor Stores as a permitted use in the C1, C2, and C3 zoning districts to require a Conditional Use Permit. MCA-24-0001.

CASE NUMBER MCA-24-0001

GENERAL INFORMATION

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| Applicant: | |
| Request Action: | |
| Project Description: | |
| Site Address/Location: | |
| Land Area: | |
| General Plan: | |
| Existing Zoning: | |
| Surrounding Zoning: | |
| North: | |
| South: | |
| East: | |
| West: | |

BACKGROUND/DISCUSSION

At the Planning & Zoning Commission meeting on November 13, 2024, the commission voted to table an agenda item for further consideration at the December 11, 2024, meeting. In response to the commission's request, the following is a list of locations that would become legal nonconforming properties if the proposed ordinance is approved by the City Council:

Triple D Liquor - 323 W 4th St
North Main Beverage Liquor Store - 1015 N Main St

Apes Liquor Store- 1229 Ranger Highway
CJ's Liquor -1215 Mineral Wells Highway
Spec's Wines, Spirits & Finer Foods - 106 Cleburne Ave
Weatherford Food & Liquor - 2020 S Main St
Highway 180 Liquor - 1720 Fort Worth Highway
Liquor Galore - 2124 Tin Top Rd

Notifications of the public hearings was posted in the newspaper and on the city's website, and specific notifications were mailed to impacted property owners and existing business. Per Texas Local Government Code, municipalities are required to notify all property owners and businesses of any proposed zoning amendment that could potentially impact their conforming status. Notifications were sent to all liquor stores within Weatherford city limits, regardless of whether their location would be affected by the staff's proposal and recommendations, since the commission or City Council retains authority to modify staffs proposal to remove or include additional zoning districts.

Legal nonconforming properties, as outlined in Section 12-2-105 of the city's Code of Ordinances, are properties, structures, or uses that were legally established under previous zoning regulations but no longer comply with current zoning requirements. Such uses or structure may generally continue as long as they remain unchanged and are not expanded. Modifications to a nonconforming property may be restricted or subject to specific conditions to avoid expanding the degree of nonconformity. If a nonconforming structure is destroyed or significantly damages, it may only be rebuilt under certain conditions, often requiring compliance with current regulations. If a nonconforming use is abandoned or discontinued for a specific period (180 days or more), it may lose its legal status, and future uses must conform to current zoning.

The proposal is for an amendment to the Title XII Zoning Ordinance, to move Liquor Stores as a permitted use in the C1, C2, and C3 zoning districts to require a Conditional Use Permit. Additionally, all liquor stores within those zoning districts must be 5,000 sq. ft or greater in area and a definition of Liquor stores has been added. If approved by City Council, all existing establishments may continue to operate under legal nonconforming status.

This proposal aligns with city goals and expectation, as it aims to help the overall health of our community and young individuals. Staff recommends approval.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the amendments as proposed.
2. The Planning and Zoning Commission may recommend approval of the amendments with changes.
3. The Planning and Zoning Commission may recommend disapproval of the amendments as proposed.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the proposed amendments.

ATTACHMENTS

- [Ordinance](#)
- [Presentation](#)