



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** July 25, 2023

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

**Item Number:** 2023-366-AR

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

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**SUBJECT:** Hold a PUBLIC HEARING and consider adoption of Ordinance O2023-23 concerning a request for a conditional use permit regarding non-rental Accessory Dwelling Unit/Security Guard Residence use on a 6.684-acre tract of land located at 235 Valley Lane, City of Weatherford, Parker County, Texas. CUP2023-0006.

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**CASE NUMBER** CUP2023-0006

### GENERAL INFORMATION

<b>Applicant:</b>	Robert Stone
<b>Request Action:</b>	Approval of conditional use permit
<b>Project Description:</b>	Stone Accessory Dwelling Unit
<b>Site Address/Location:</b>	235 Valley Lane
<b>Land Area:</b>	+/- 6.684-acres
<b>General Plan:</b>	Estate Residential
<b>Existing Zoning:</b>	AG Agriculture
<b>Surrounding Zoning:</b>	
<b>North:</b>	None - ETJ
<b>South:</b>	AG Agriculture
<b>East:</b>	AG Agriculture
<b>West:</b>	AG Agriculture

### BACKGROUND/DISCUSSION

The applicant requests a conditional use permit to allow for a non-rental accessory dwelling/guard residence at 235 Valley Lane. The proposed accessory dwelling will be approximately 1,500 square foot and located inside of a 6,000 square foot shop. In the AG Agriculture zoning district, accessory buildings are a permitted use by right; the addition of an accessory dwelling located inside or attached to the building is what prompts the conditional use permit request.

The accessory dwelling and shop are shown on the site plan, adjacent to the primary residence. The applicant proposes the accessory dwelling will be utilized for family members and other guest who visit from out of state. Additionally, the dwelling will be utilized by adult children visiting during college breaks. If approved, all permitting, associated review processes, and inspections will be required prior to occupancy.

### **ALTERNATIVES**

1. City Council may approve the request as proposed.
2. City Council may approve the request subject to conditions.
3. City Council may disapprove the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval subject to the following conditions which must be met. At their July 12<sup>th</sup>, 2023, regularly scheduled meeting, the Planning & Zoning Commission voted unanimously (5-0) to recommend approval of the conditional use permit request, subject to the conditions as recommended by staff.

1. All permitting, associated review processes, approvals and inspections are required.
2. Minimum Parking regulations as outline in Section 12-4-105 of the Title XII Zoning ordinance shall apply and be reviewed during the permitting process.
3. Accessory Dwelling Unit and Accessory Structure subject to compliance with standards of Section 12-5-102 of the Title XII Zoning Ordinance.
4. This conditional use permit will be void if construction is not completed within 18 months.

### **ATTACHMENTS**

- [Stone ADU Project Details](#)
- [O2023-23](#)
- [Stone ADU Presentation](#)