



# Weatherford City Council

## AGENDA REPORT

**Meeting Date:** May 28, 2024  
**Item Number:** 2024-302-AR

**Staff Contact:** Jamie Moon, Planner  
**Phone:** 817-598-4284, ext. 3

**SUBJECT:** Hold a PUBLIC HEARING and consider adoption of Ordinance O2024-14 concerning a request for a conditional use permit regarding an Auto Wash use for Cowboy Car Wash, on a 0.322 acre tract generally located at 911 S. Main Street, City of Weatherford, Parker County, Texas. CUP2024-0004.

**CASE NUMBER** CUP2024-0004

### GENERAL INFORMATION

<b>Applicant:</b>	Hal Harvey Keene
<b>Request Action:</b>	Approval of Conditional use permit
<b>Project Description:</b>	Auto Wash
<b>Site Address/Location:</b>	911 S. Main Street
<b>Land Area:</b>	+/- 0.322 acres
<b>General Plan:</b>	CC Community Commercial
<b>Existing Zoning:</b>	C1 General Commercial
<b>Surrounding Zoning:</b>	
<b>North:</b>	C1 General Commercial
<b>South:</b>	C1 General Commercial
<b>East:</b>	PD Planned Development
<b>West:</b>	C1 General Commercial

### BACKGROUND/DISCUSSION

The owners of Cowboy Car Wash at 907 S. Main Street, currently under construction, have purchased the adjacent property located at 911 S. Main Street. The proposal is to expand the existing conditional use permit to the additional lot at 911 S. Main Street. The existing non compliant structure will be demolished and a new compliant structure will be constructed for auto detailing.

The new structure will feature two bays, a waiting room, and outdoor detailing services. The under construction Wash Masters car wash has removed their detailing waiting room from their existing site plan. Given that there isn't a similar business in the vicinity at present, the closure of an additional exit off main, and a removal of non

compliant structure staff recommends approving the proposal.

Previous conditional use permit for cowboy car wash was approved on July 25th, 2023 and this conditional use permit is to expand the previous conditional use permit.

### **ALTERNATIVES**

1. City Council may approve the conditional use permit request subject to conditions.
2. City Council may disapprove the conditional use permit request.

### **SUGGESTED ACTION/RECOMMENDATION**

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

At their May 8th , 2023, regularly scheduled meeting , the Planning and Zoning Commission voted unanimously(4-0) to recommend approval of the conditional use permit request subject to the conditions as recommended by staff as provided below:

1. No temporary signs shall be permitted, and all pole signs will be removed.
2. No additional monument signs will be permitted besides the joint use sign at 907 S. Main.
3. The approval of this use is only permitted as an extension of the primary use at 907 S. Main. Any separation of 907 S. Main with 911 S. Main will void the conditional use permit of 911 S. Main.
4. The building shall be limited to auto detail with the conditional use permit request. Leasing or subleasing of the building is not permitted.
5. This conditional use permit will be void if construction has not been started within 8 months of Ordinance approval. Additionally, this conditional use permit will be void if construction and issuance of Certificate of Occupancy has not been completed within 20 months.
6. Previous conditions to the primary use at 907 S. Main apply to this amended Conditional Use Permit.
7. South Entrance will be closed off S. Main Street.

## **ATTACHMENTS**

- [Site Plan](#)
- [Cowboy Carwash Detail - Presentation](#)
- [O2024-14](#)