Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	July 16, 2025	**Staff Contact:**	Matt Leppla, Director of Public Works
Item Number:	2025-343-AR	**Phone:**	817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING to review a request by Robertina Sandoval, regarding a request for a conditional use permit for a Pawn Shop use on an approximate 0.435-acre tract being generally located at 1205 S. Main Street, in the City of Weatherford, Parker County, Texas. CUP-25-0008.

CASE NUMBER CUP-25-0008

GENERAL INFORMATION

Applicant:	Robertina Sandoval
Request Action:	Disapproval of Conditional Use Permit
Project Description:	Pawn Shop
Site Address/Location:	1205 S Main St.
Land Area:	+/- 0.435-Acres
General Plan:	Community Commercial
Existing Zoning:	C1 - General Commercial
Surrounding Zoning:	
North:	PD - Planned Development
South:	C1 - General Commercial
East:	PD - Planned Development
West:	C1 - General Commercial

BACKGROUND/DISCUSSION

Applicant is requesting a conditional use permit for a Pawn Shop use on an approximate 0.435-acre tract being generally located at 1205 S. Main Street, in the City of Weatherford, Parker County, Texas. The property is currently zoned C1 General Commercial.

Staff does not support the proposed conditional use of a Pawn Shop as it is incompatible with the surrounding

commercial uses, specifically Eating Establishment / Restaurant and School K-12. This location is also in close proximity to an existing Pawn Shop on S. Main St.

If the conditional use permit is approved, staff recommends approval based on the following 8 conditions:

1. Hours of operation for the business shall be limited to Monday - Saturday, 7:00 a.m. to 8:00 p.m.

2. Temporary signs, banners, and other advertisements shall not be permitted on the property.

3. No window or door security bars are allowed on the windows or doors of the building.

4. The existing building on the south end of the property shall be used for storage only. Indoor display of products shall be maintained in a neat and orderly fashion in the display areas that are shown on the site plan.

5. There shall be no outdoor display on the property.

6. No lights shall be installed in and around the windows, with an exception for an “Open” sign.

7. Parking lot will be restriped in its entirety.

8. No new pole or monument signs shall be erected on the property.

ALTERNATIVES

1. The Planning and Zoning Commission may recommend approval of the request.
2. The Planning and Zoning Commission may recommend disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends disapproval of the Conditional Use Permit request.

ATTACHMENTS

- Presentation