



# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** October 12, 2022  
**Item Number:** 2022-597-AR

**Staff Contact:** Brandon Fross, Planner  
**Phone:** (817) 598-4284 Ext. 3

**SUBJECT:** Hold a PUBLIC HEARING to consider a request for a conditional use permit regarding Auto Sales use on a 1.884-acre tract of land located at 1405 Fort Worth Highway, said tract being Lots 1-4, Block 7, Majors Industrial Addition, City of Weatherford, Parker County, Texas. CUP2022-0013.

**CASE NUMBER** CUP2022-0013

### GENERAL INFORMATION

<b>Applicant:</b>	Howorth Auto Group LLC
<b>Request Action:</b>	Auto Sales use
<b>Project Description:</b>	Howorth Auto Group
<b>Site Address/Location:</b>	1405 Fort Worth Highway
<b>Land Area:</b>	1.884 - acres
<b>General Plan:</b>	Community Commercial
<b>Existing Zoning:</b>	C1 General Commercial/Corridor Commercial Overlay District
<b>Surrounding Zoning:</b>	
<b>North:</b>	C1 General Commercial
<b>South:</b>	C1 General Commercial/Corridor Commercial Overlay District
<b>East:</b>	C1 General Commercial/Corridor Commercial Overlay District
<b>West:</b>	C1 General Commercial/Corridor Commercial Overlay District

### BACKGROUND/DISCUSSION

The applicant requests a conditional use permit for the operation of Howorth Auto Group, a business catering to used vehicle sales. The business is proposed to occupy 3 office spaces in the existing main structure. Additionally, the parking area east of the main entrance along Fort Worth Highway is proposed for used vehicle display. The property is currently zoned C1 General Commercial and located in the Corridor Commercial Overlay District.

Howorth Auto Group has been in operation since 2013. The business is moving from the previous location at 1823 South Main Street. Business hours are Monday – Friday, 10 a.m. to 6 p.m. and Saturday, 9 a.m. to 2 p.m. There are no site improvements proposed with the application.

### **ALTERNATIVES**

1. The Planning & Zoning Commission may recommend approval of the request as proposed.
2. The Planning & Zoning Commission may recommend approval of the request subject to conditions.
3. The Planning & Zoning Commission may recommend denial of the request.

### **SUGGESTED ACTION/RECOMMENDATION**

Staff recommends approval subject to the following conditions.

1. All refuse and service areas shall be subject to current screening requirements as outlined in the Landscape and Tree Manual. Dumpsters for the site shall be kept inside approved enclosures with doors shut.
2. Used vehicle display and storage area shall be limited to the areas as shown on the site plan.
3. All existing and new signage for the entire property shall be brought into conformance with current sign regulations as outlined in Section 12-4-101 of the Title XII Zoning Ordinance. Pole signs are prohibited within the Commercial Corridor Overlay, existing pole sign shall be removed. Approved sign permit and final site inspection is required prior to issuance of a Certificate of Occupancy.
4. All signage and advertising from previous location at 1823 South Main Street shall be removed prior to issuance of a Certificate of Occupancy.
5. Temporary signs, banners, and other advertisement shall not be allowed or permitted on the property.
6. All buildings on the property shall be limited to the existing use of Auto Body/Collision Repair and the use associated with the conditional use permit request. Leasing or subleasing of other buildings is not permitted. If the uses are abandoned, all buildings on the property shall be subject to those uses as listed in Section 12-3-302 of the Title XII Zoning Ordinance.
7. No variance shall be requested or granted for remodeling and operation of the business.
8. Full compliance must be maintained and if a third violation notice is issued within an 18-month period all operations must cease until compliance is met.
9. This conditional use permit will be void if the use is abandoned for more than 180 days.

### **ATTACHMENTS**

- [Howorth Narrative](#)
- [Howorth Site Plan](#)
- [Howorth Presentation](#)