# Weatherford Planning & Zoning Commission

## AGENDA REPORT

**Meeting Date:** June 10, 2026
**Item Number:** 2026-855-AR
**Staff Contact:** Monica Johnson, Senior Planner
**Phone:** (817) 598-4284

**SUBJECT:** Hold a PUBLIC HEARING to consider a request for a conditional use permit regarding Hotel/Motel use on a 0.517-acre tract of land located at 117 College Avenue, City of Weatherford, Parker County, Texas. CUP-26-0004.

**CASE NUMBER** CUP-26-0004

**GENERAL INFORMATION**

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| **Applicant:** | Matt Hughes |
| **Request Action:** | Conditional use permit for Hotel/Motel use |
| **Project Description:** | Hotel Cotten Bratton |
| **Site Address/Location:** | 117 College Avenue |
| **Land Area:** | 0.517-acres |
| **General Plan:** | Historic Downtown |
| **Existing Zoning:** | CBD Central Business District |
| **Surrounding Zoning:** | |
| **North:** | CBD Central Business District |
| **South:** | CBD Central Business District |
| **East:** | CBD Central Business District |
| **West:** | CBD Central Business District |

**BACKGROUND/DISCUSSION**

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of a hotel/motel at 117 College Avenue. The proposed development consists of a 14-room boutique hotel with an associated courtyard and pool area.

The subject property previously received approval for a Conditional Use Permit for a hotel/motel use in 2023. As part of that approval, the permit established a condition requiring construction of the approved development to be completed within twenty (20) months of the approval date. The applicant did not complete construction within the

required timeframe, resulting in the expiration of the previous CUP. As a result, a new CUP application is required before the project may proceed.

Although construction of the hotel was not completed, the property owner has undertaken several site improvements that were identified during the previous approval process. These improvements include:

- Closure of the existing drive approach serving the property.
- Installation of a decorative screening wall along the public right-of-way.
- Landscaping enhancements along the street frontage to improve the appearance of the site and its compatibility with the surrounding area.

The proposed development consists of a fourteen (14) room boutique hotel arranged around a central courtyard and pool area. The proposed pool will measure approximately 8 feet by 20 feet. The hotel is constructed from shipping containers and will have a maximum height of approximately nineteen (19) feet.

In addition to the improvements already completed on the property, the applicant has proposed additional landscape screening along portions of the western and southern elevations of the structure. These improvements are intended to soften the appearance of the shipping containers and reduce their visibility from the public right-of-way.

Staff notes that this request is similar to the Conditional Use Permit approved in 2023, as it proposes the same hotel use. The primary difference is the layout of the shipping container guest rooms. The revised layout reorients the containers and reduces the overall visibility of the structure from the west. While the previous approval expired due to the construction timeline condition not being met, the applicant has continued investing in site improvements and is prepared to proceed with construction immediately upon approval.

As part of the development, all refuse and service areas shall be screened in accordance with the City's Landscape and Tree Manual. Any future signage shall comply with the Central Business District (CBD) signage standards. All landscaping installed on the site shall be continuously maintained. Additionally, the proposed pool shall meet all applicable building, safety, and fencing requirements prior to operation.

**ALTERNATIVES**

1. The Planning and Zoning Commission may recommend approval of the conditional use permit request subject to conditions.

2. The Planning and Zoning Commission may recommend disapproval of the conditional use permit request.

**SUGGESTED ACTION/RECOMMENDATION**

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

1. Landscape screening shall be installed and maintained along portions of the eastern and western and all of the southern elevations of the hotel structure as depicted on the approved plans.

2. The exterior shipping container structures shall be painted to be in compliance with the zoning ordinance.

3. Murals, artwork, and other decorative paintings shall not be permitted or allowed on the shipping containers.

4. In the event the hotel use ceases operation for a period of one hundred eighty (180) consecutive days or more, all

shipping container structures shall be removed from the property within sixty (60) days thereafter.

5. This conditional use permit shall be void if a certificate of occupancy has not been issued within 18 months of ordinance approval.

**ATTACHMENTS**

- Presentation