Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	June 11, 2025	**Staff Contact:**	Sergio J. Baeza, Planner
Item Number:	2025-288-AR	**Phone:**	817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING to review a request by Charles Carter, regarding a request for a conditional use permit for a New Office Building on an approximate 0.364-acre tract being generally located at 215 E. Church Street, in the City of Weatherford, Parker County, Texas. CUP-25-0007.

CASE NUMBER CUP-25-0007

GENERAL INFORMATION

Applicant:	Charles Carter
Request Action:	Approval of Conditional Use Permit
Project Description:	New Office Building
Site Address/Location:	215 E Church St.
Land Area:	+/- 0.364 Acre
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

Applicant is requesting a conditional use permit for a New Office Building on an approximate 0.364-acre tract being generally located at 215 E Church Street, in the City of Weatherford, Parker County, Texas. The property is currently zoned "CBD" Central Business District.

A Conditional Use Permit is required for new structures that does not comply with the design requirements and area regulations outlined in Section 12-3-300(D)(2)(B) of the "CBD" zoning district. This section requires that new

building facades be aligned with adjacent structures to maintain the rhythm and continuity of the streetscape, except as approved through a Conditional Use Permit. The current proposal does not align the building facade with the adjacent structure and doesn't comply with the design guidelines.

Staff supports the proposal because the site is located outside the core downtown square, where preserving a continuous streetscape is more essential. Additionally, the proposed building matches with the existing structure on the lot.

If the conditional use permit is approved, all applicable permits will be submitted and reviewed by staff.

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 approval of the Conditional Use Permit request subject to the following 2 conditions:

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

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

ATTACHMENTS

- Presentation