



Weatherford City Council

AGENDA REPORT

Meeting Date: December 2, 2025

Staff Contact: Ashley Seiler, Director of Economic Development

Item Number: 2025-611-AR

Phone: 817-598-4279

SUBJECT: Consider approval of a Chapter 380 Economic Development Agreement between The City of Weatherford and Mike Barakat.

BACKGROUND/DISCUSSION

The developer acquired 2538 S. Main Street—an area well-positioned for new growth—nearly two years ago with the intention of building a Buttermilk Sky Pie location. At the request of City staff, he agreed to pause his project while a broader master-planned development opportunity was evaluated to provide improved access, coordinated easements, and greater overall benefit to the community. During this time, he has collaborated closely with staff to identify additional users and help shape a comprehensive solution for the site.

The City will design and construct the necessary public improvements in-house, extending water, wastewater, and electric service to the property by June 1, 2026.

In return, the developer commits to constructing an approximately 1,400-square-foot Buttermilk Sky Pie building with a minimum capital investment of one million dollars (\$1,000,000). He will obtain a Certificate of Occupancy by May 1, 2027 and operate at the location with at least 10 employees for a minimum of five years. Weatherford Electric must be used. If the developer fails to meet these obligations, he agrees to remit a payment of one hundred thousand dollars (\$100,000) to the City.

FINANCIAL IMPACT

The financial impact to the City associated with this agreement is equivalent to \$100,000, which represents the amount the developer is required to remit to the City should he fail to meet the terms of the incentive. This amount also reflects the City's investment tied to the terms of the agreement.

SUGGESTED ACTION

The WEDB and staff recommend approval.

ATTACHMENTS

- [380 Agreement - 2538 S. Main Street](#)