Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: March 11, 2026
Item Number: 2025-742-AR
Staff Contact: Sergio J. Baeza, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING to review a request by Prabin KC, for a conditional use permit for a Liquor Store greater than 5,000 sq. ft. use on an approximate .309-acre tract being generally located at 1015 North Main St., City of Weatherford, Parker County, Texas. CUP-26-0002.

CASE NUMBER CUP-26-0002

GENERAL INFORMATION

Applicant:	Prabin KC
Request Action:	Conditional Use Permit
Project Description:	Liquor Store greater than 5,000sq.ft
Site Address/Location:	1015 North Main St.
Land Area:	+/- .309-acre tract
General Plan:	Community Commercial
Existing Zoning:	C1 General Commercial
Surrounding Zoning:	
North:	C1 General Commercial
South:	C1 General Commercial
East:	C1 General Commercial
West:	R1 One Family Residential

BACKGROUND/DISCUSSION

The applicant is requesting a Conditional Use Permit (CUP) to allow for the redevelopment of a .309-acre tract, involving the replacement of an existing building with a new liquor store facility exceeding 5,000 sq. ft. The property is located at 1015 North Main St., City of Weatherford, Parker County, Texas.

Applicant is providing 5 additional trees.

Staff recommends approval of the conditional use permit based on the following conditions:

1.Temporary signs shall not be permitted on the property.
2. Property shall be limited to 3 permanent wall signs.
3. No trim lights shall be placed around windows.
4. No window signs other than an "Open" and "Hours of Operation" signs shall be permitted on the property.
5. No security bars on windows or doors.

ALTERNATIVES

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

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the conditional use permit based on the following conditions:

1.Temporary signs shall not be permitted on the property.
2. Property shall be limited to 3 permanent wall signs.
3. No trim lights shall be placed around windows.
4. No window signs other than an "Open" and "Hours of Operation" signs shall be permitted on the property.
5. No security bars on windows or doors.

ATTACHMENTS

- Presentation