Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date: April 8, 2026
Item Number: 2026-768-AR
Staff Contact: Katelyn Seckman, Planner
Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING to review a request by Houston Sutton, for a Conditional Use Permit for an Off-Highway Vehicle (OHV) Sales/Service with Outside Storage use on an approximate 1.5-acre tract being generally located at 2217 Old Dennis Road, City of Weatherford, Parker County, Texas. CUP-26-0003.

CASE NUMBER CUP-26-0003

GENERAL INFORMATION

Applicant:	Houston Sutton
Request Action:	Conditional Use Permit
Project Description:	Off-Highway Vehicle (OHV) Sales/Service with Outside Storage
Site Address/Location:	2217 Old Dennis Road
Land Area:	+/- 1.5-acre tract
General Plan:	Community Commercial
Existing Zoning:	C2 Interstate Commercial
Surrounding Zoning:	
North:	C2 Interstate Commercial
South:	C2 Interstate Commercial
East:	C2 Interstate Commercial
West:	C2 Interstate Commercial

BACKGROUND/DISCUSSION

A request for a conditional use permit to operate as an off-highway vehicle sales/service use with outside storage in an existing building/site. Proposed improvements to site are to re-stripe the parking lot to designate customer and ADA parking spaces, fire lanes, directional traffic flow arrows, and a dedicated outdoor display area under the existing canopy. All display items will be removed at the end of each business day.

An 8 ft. high wood fence will be installed to screen the outside storage. Outside storage will consist of storing off-

highway vehicles during the day and 2 trailers for transporting those vehicles. Off-highway vehicles will be stored in the shop space during the night. Services will be conducted in the shop space during business hours.

Per the requirements, display shall not encroach drive aisles, parking spaces, pedestrian paths or public right-of-way. Display will be under the canopy and will be maintained in a clean and orderly manner (Display area is shown on the site plan). Any permanent signage, fencing, and parking improvements will comply with city regulations.

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 and pole signs shall not be permitted on the property.
2. Display of equipment are limited to new items.
3. Parking lot must be re-striped, including all parking spaces and fire lanes. Curb stops shall be installed for Northeast parking spaces near building.
4. Fencing material for outside storage shall be wood.
5. Services must be conducted in the shop space as shown on the proposed site plan.

ATTACHMENTS

- Presentation