



Weatherford Economic Development Board

NOTICE OF MEETING

REGULAR SESSION AGENDA
Weatherford Economic Development Board
8:00 AM – Friday, January 17, 2025
Great Room, Chandor Gardens
711 West Lee Avenue, Weatherford, TX

Ken Davis, Municipal Utility Board Member, Chair
John Hinton, Planning and Zoning Commission Member
Luke Williams, City Council Member
Zack Smith, City Council Member
Brandon Garrett, Citizen
Tammy Gazzola, Chamber of Commerce, Ex-Officio
James Hotopp, City Manager, Ex-Officio
Brad Burnett, Assistant City Manager
Ashley Seiler, Director of Economic Development
Rob Allibon, TOASE, City Attorney
Madison Reich, Economic Development Coordinator

In accordance with Chapter 551 of the Texas Government Code, this agenda has been posted on the official bulletin board at Weatherford City Hall and posted on the City website at <http://www.weatherfordtx.gov> within the required time frame. The Agenda Packet has also been posted on the City of Weatherford website at www.weatherfordtx.gov/agendas. All meetings of the Weatherford City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor/Chair requests that all electronic devices be silenced and phone conversations taken outside the Council Chambers. Weatherford City Hall is wheelchair accessible and special parking is available on the south side of the building. If special accommodations are required, please contact the City Secretary at 817-598-4202 a minimum of 24 hours in advance.

The City Council, Municipal Utility Board, and other boards/commissions/committees of the City of Weatherford, as allowed, reserve the right to enter into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney on any posted agenda item as authorized by Texas Government Code, Section 551.071. Unless a Work Session Agenda, or otherwise indicated, action may be taken on any of the following agenda items.

1. CALL TO ORDER & ANNOUNCEMENT OF A QUORUM

2. APPROVAL OF THE MINUTES

- 2.a. Consider approval of the minutes of the Weatherford Economic Development Board meeting held on November 8, 2024.
(Ashley Seiler, Director of Economic Development)
Suggested Action: Staff recommends approval.
[11082024 WEDB Minutes](#)

3. REGULAR AGENDA ITEMS

- 3.a. [Consider a request for a facade improvement grant for 203 North Main Street in an amount not to exceed \\$161,000.00.](#)

(Ashley Seiler, Director of Economic Development)
203 North Main Packet.pdf

- 3.b. Consider a request for a facade improvement grant for 208 North Main Street in an amount not to exceed \$68,500.00

(Ashley Seiler, Director of Economic Development)
208 North Main Packet.pdf

- 3.c. Consider a request for a facade improvement grant for 122 York Avenue in an amount not to exceed \$31,525.00

(Ashley Seiler, Director of Economic Development)
122 York Packet.pdf

- 3.d. Consider a request for a restaurant incentive for the Cotton Bratton, 113 College Ave, in an amount not to exceed \$279,471.37.

(Ashley Seiler, Director of Economic Development)
Cotten Bratton - Restaurant Incentive.pdf

- 3.e. Consider a request for a facade improvement grant for 112 Dallas Avenue in an amount not to exceed \$40,688.50.

(Ashley Seiler, Director of Economic Development)
Blessings Recycled Packet (1).pdf

- 3.f. Consider approval of Chapter 380 Economic Development Agreement between The City of Weatherford and Providence Restaurants, LLC.

(Ashley Seiler, Director of Economic Development)
Suggested Action: Staff recommends approval.
380 Agreement - Providence Restaurants, LLC.pdf

4. CITIZEN COMMENTS ON NON-AGENDA ITEMS

Residents may address the Council/Board/Commission/Committee regarding an item that is not listed on the agenda. Residents must complete a speaker card and turn it in to the Secretary five (5) minutes before the start of the meeting. The Rules of Procedure states that comments are to be limited to three (3) minutes. Speaker rules are posted at the back of the Council Chambers. The Texas Open Meetings Act provides the following: (a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to: (1) A statement of specific factual information given in response to the inquiry; or (2) A recitation of existing policy in response to the inquiry. (b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

5. ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on _____ at _____ a.m. / p.m.
as required by law in accordance with Chapter 551 of the Texas Local Government Code.

Posted By _____

Title _____

Date/Time Removed _____

**MINUTES OF THE WEATHERFORD ECONOMIC DEVELOPMENT BOARD
REGULAR SESSION HELD NOVEMBER 8, 2024, IN THE CITY HALL COUNCIL
CHAMBERS, 303 PALO PINTO STREET, WEATHERFORD, TEXAS.**

1) CALL TO ORDER & ANNOUNCEMENT OF A QUORUM

Chair Ken Davis called the meeting to order at 8:00 a.m. The following Board Members were present: Chair Ken Davis, Zack Smith, Brandon Garrett, Luke Williams, John Hinton, and Tammy Gazzola. City staff included: City Manager James Hotopp, Assistant City Manager Brad Burnett, Director of Economic Development Ashley Seiler, City Attorney Rob Allibon, and City Secretary Andrea McDonald.

2) APPROVAL OF THE MINUTES

2.a) Consider approval of the minutes of the Weatherford Economic Development Board meeting held July 19, 2024.

On the motion of Luke Williams, second by Zack Smith, the Board voted unanimously to approve the minutes of the Weatherford Economic Development Board meeting held July 19, 2024, as written. The motion carried 5 - 0.

3) REGULAR AGENDA ITEMS

3.a) Consider a request for a facade improvement grant for Barcelona Homes, 118 Houston Ave. in an amount not to exceed \$8,460.00.

Director of Economic Development Ashley Seiler presented a façade improvement grant request for Barcelona Homes at 118 Houston Avenue. Following discussion, the Board voted unanimously to recommend approval of the request to the City Council by a vote of 5 – 0.

3.b) Consider a request for a facade improvement grant for 124 York Ave, in an amount not to exceed \$33,625.05.

Director of Economic Development Ashley Seiler presented a request for a façade improvement grant at 124 York Avenue. After discussion, on the motion of Luke Williams, second by Zack Smith, the Board voted unanimously to deny the request. The motion carried 5 - 0.

3.c) Consider a facade improvement grant for Heritage Brand, 120 W. Spring St., in an amount not to exceed \$60,875.

Director of Economic Development Ashley Seiler presented a façade improvement grant request for Heritage Brand at 120 West Spring Street. After discussion, on the motion of Zack Smith, second by John Hinton, the Board voted unanimously to deny the request. The motion carried 5 - 0.

3.d) Consider a facade improvement grant for The Bennett Building, 110-112 Houston Ave, in an amount not to exceed \$66,600.

Director of Economic Development Ashley Seiler presented a request for a façade improvement grant for the Bennett Building at 110-112 Houston Avenue. After discussion, on the motion of Brandon Garrett, second by Luke Williams, the Board voted unanimously to recommend approval of the request to the City Council. The motion carried 5 - 0.

3.e) Consider a facade improvement grant for the Cotton Bratton, 113 College Ave, in an amount not to exceed \$6,274.88.

Director of Economic Development Ashley Seiler presented a façade improvement grant request for Cotton Bratton at 113 College Avenue. After discussion, on the motion by Zack Smith, seconded by John Hinton, the Board voted unanimously to recommend approval of the request as presented, excluding the tenant signage, to the City Council. The motion carried 5 - 0.

3.f) Consider a request for a facade improvement grant for Cotton Bratton, 117 College Ave, in an amount not to exceed \$84,320.76.

Director of Economic Development Ashley Seiler presented a request for a façade improvement grant for Cotton Bratton at 117 College Avenue.

Matt Hughes, 1303 Corvadura, Graham, spoke regarding the project and grant request.

After discussion, on the motion of Luke Williams, second by Brandon Garrett, the Board voted unanimously to recommend approval of the request to the City Council. The motion carried 5 - 0.

3.g) Consider a request for a restaurant incentive for the Cotton Bratton, 113 College Ave, in an amount not to exceed \$227,207.94.

Director of Economic Development Ashley Seiler explained that the application for a restaurant incentive for Cotton Bratton at 113 College Avenue had been withdrawn by the applicant.

4) CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizen comments on non-agenda items.

Board Member Zack Smith proposed adding a future agenda item to discuss pausing the façade improvement grant program. Lyndzie Montgomery, Executive Director of Downtown Weatherford, Inc., provided comments on the program and requested policy clarifications related to bids and estimates.

The Board directed staff to develop recommendations for policy revisions for their consideration and approval.

5) ADJOURNMENT

Chair Ken Davis adjourned the meeting at 8:38 a.m.

Ken Davis, Chair

ATTEST:

Ashley Seiler, Director of Economic Development



Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-44-AR

Phone: (817)598-4279

SUBJECT: Consider a request for a facade improvement grant for 203 North Main Street in an amount not to exceed \$161,000.00.

BACKGROUND/DISCUSSION

The applicant is seeking two facade grants, one for the front of the building, and one for the back of the building. The repairs for the front of the building include restoration of windows, replacing of the awning, installment of permanent lighting, widening of the existing doors, and repairs to the existing drains. The request for these repairs is not to exceed \$42,500.00

The repairs for the back of the building include a new roof over the back to match the existing roof line, removal of the non-compliant handicapped area, the replacement of the existing door to double doors, installation of gutters, two (2) garage type doors with insulated glass, the addition of board and batten siding with rock wainscoting, repaint of northside wall, the installation of wrought iron fencing with removeable sections to include at least one gate, the installation of one 500 gallon grease trap, crushed granite added to the courtyard, four (4) piers with columns for outdoor lighting and shade cloth, and the relocation of gas and electrical lines. The request for these repairs is not to exceed \$118,500.00

FINANCIAL IMPACT

The financial impact to the city would not exceed \$161,000.00. The total project budget is \$342,000.00.

ATTACHMENTS

- [203 North Main Packet.pdf](#)

203 N Main Facade Application - Front Entrance on Main St

Appendix A

Facade Improvement Grant Application

The Facade Improvement Grant is an incentive designed to enhance the aesthetic appeal, economic vitality, and honor historical preservation of Weatherford's downtown area. Refer to the Facade Improvement Grant Policy and the Central Business District section of the Zoning Ordinance for the criteria. All incentives are receipt-reimbursable if approved by the City Council.

To be considered for incentives, complete the application and submit with the following:

- Proof of ownership and/or occupancy such as deed/lease; If the applicant does not own the property on which the project is located, the applicant must provide proof satisfactory to City that the proposed improvements are allowed and authorized by the owner
- Detailed explanation of proposed improvements to include professional renderings, elevations, drawings etc.
- Photograph(s) of existing conditions
- Construction cost breakdown on eligible improvements
- Detailed explanation of the proposed use for the building or business plan
- Detailed timeline of the proposed project

Submit all applications and related inquiries to:
 Ashley Seitz, Economic Development
 Weatherford City Hall
 303 Palo Pinto Street, Weatherford, TX 76086
 (817) 598-4279
aseitz@weatherfordtx.gov

Current landowner information (individual or entity)

Printed name Robert Cooper Signature Robert Cooper 11/04/24
 Address 1012 Chevenne Rd. Poolville, TX 76487
 Email cooperrealty12@gmail.com Phone 972-832-4218
 DBA (Doing Business As) _____
 Legal Entity (LLC, Corporation, etc.) Cooper Realty, LLC-Series

Applicant information (individual or entity, if different)

Printed name Same Signature _____
 Address _____
 Email _____ Phone _____
 DBA (Doing Business As) _____
 Legal Entity (LLC, Corporation, etc.) _____

About the Business

Type of business Event venue or restaurant with separate patio in back for food truck(s)

Business owner(s) (if multiple, list here with ownership %) _____

Number of employees _____

Describe length and monthly terms of your lease (if applicable) _____

Hours of operation minimum of 6 days per week (patio and restaurant) _____

About the Project

Building/Property Address 203 N Main _____

Size of space 4621 sf

Anticipated start date Architectural plans underway now, construction start date January, 2025

Anticipated date of completion May, 2025 _____

Total project budget \$95,000.00 _____

Administrative

Date of application November 4, 2025

Have you received any economic incentives in the past 24 months? (Y/N) No

Signed Understanding

I understand that this is a 50% match grant and am responsible for the initial investment of \$10,000.

 Robert Cooper

Applicant Signature

11/04/24

Date

Terms & Conditions

The application is made to induce the Facade Improvement Grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to Weatherford City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the Facade Improvement Grant Policy and Central Business District section of the Zoning Ordinance and agrees to comply with these requirements. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Weatherford from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out of or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding.

203 N Main Facade Application - York Ave. Entrance Patio Area

Appendix A

Facade Improvement Grant Application

The Facade Improvement Grant is an incentive designed to enhance the aesthetic appeal, economic vitality, and honor historical preservation of Weatherford's downtown area. Refer to the Facade Improvement Grant Policy and the Central Business District section of the Zoning Ordinance for the criteria. All incentives are receipt-reimbursable if approved by the City Council.

To be considered for incentives, complete the application and submit with the following:

- Proof of ownership and/or occupancy such as deed/lease; If the applicant does not own the property on which the project is located, the applicant must provide proof satisfactory to City that the proposed improvements are allowed and authorized by the owner
- Detailed explanation of proposed improvements to include professional renderings, elevations, drawings etc.
- Photograph(s) of existing conditions
- Construction cost breakdown on eligible improvements
- Detailed explanation of the proposed use for the building or business plan
- Detailed timeline of the proposed project

Submit all applications and related inquiries to:
 Ashley Seitz, Economic Development
 Weatherford City Hall
 303 Palo Pinto Street, Weatherford, TX 76086
 (817) 598-4279
aseitz@weatherfordtx.gov

Current landowner information (individual or entity)

Printed name Robert Cooper Signature  Robert Cooper 11/04/24
 Address 1012 Chevenne Rd. Poolville, TX 76487
 Email cooperrealty12@gmail.com Phone 972-832-4218
 DBA (Doing Business As) _____
 Legal Entity (LLC, Corporation, etc.) Cooper Realty, LLC-Series

Applicant information (individual or entity, if different)

Printed name Same Signature _____
 Address _____
 Email _____ Phone _____
 DBA (Doing Business As) _____
 Legal Entity (LLC, Corporation, etc.) _____

About the Business

Type of business Event venue or restaurant with separate patio in back for food truck(s)

Business owner(s) (if multiple, list here with ownership %) _____

Number of employees _____

Describe length and monthly terms of your lease (if applicable) _____

Hours of operation minimum of 6 days per week (patio and restaurant) _____

About the Project

Building/Property Address 203 N Main _____

Size of space 4621 sf

Anticipated start date Architectural plans underway now, construction start date January, 2025

Anticipated date of completion May, 2025 _____

Total project budget 247000.00 _____

Administrative

Date of application November 4, 2025

Have you received any economic incentives in the past 24 months? (Y/N) No

Signed Understanding

I understand that this is a 50% match grant and am responsible for the initial investment of \$10,000.

 Robert Cooper

Applicant Signature

11/04/24

Date

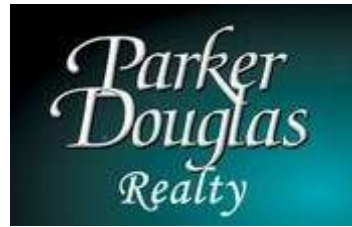
Terms & Conditions

The application is made to induce the Facade Improvement Grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to Weatherford City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the Facade Improvement Grant Policy and Central Business District section of the Zoning Ordinance and agrees to comply with these requirements. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Weatherford from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out of or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding.



203 N Main St

203 N Main St, Weatherford, TX 76086



Karen Mitchell

Parker Douglas Realty Inc

904 S Main St, Suite 201, Weatherford, TX 76086

kmitchell@pdrtx.com

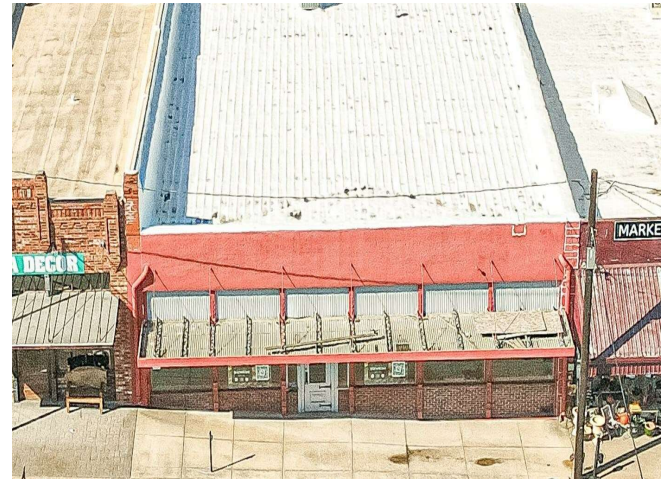
(210) 884-5147



203 N Main St

\$24.00 /SF/YR

Located in the heart of Weatherford, this property faces Main St and has access from both Main St and York Ave, providing entry from two highly visible and well-traveled Weatherford streets. Central to everyday and holiday shopping, festivals and other gatherings downtown on the square, and just a block from the courthouse, this unique location is well positioned for a successful restaurant, retail center or a multitude of other businesses. The outdoor area in the back of property, facing York Ave., would make an excellent outdoor dining area, patio bar or an outdoor garden and seating area. Building was previously a restaurant and already has a kitchen area with a large storage room off the back that opens up to the back of the property for easy supply access and storage. This is a prime location in Weatherford, with up to 40,000 cars per day on Main St per the City of Weatherford traffic count map....



Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	4,621 SF
Year Built:	1901
Walk Score ®:	75 (Very Walkable)
Rental Rate Mo:	\$2.00 /SF/MO

1st Floor

Space Available	4,300 SF
Rental Rate	\$24.00 /SF/YR
Date Available	December 01, 2025
Service Type	Plus All Utilities
Space Type	New
Space Use	Retail
Lease Term	1 - 5 Years

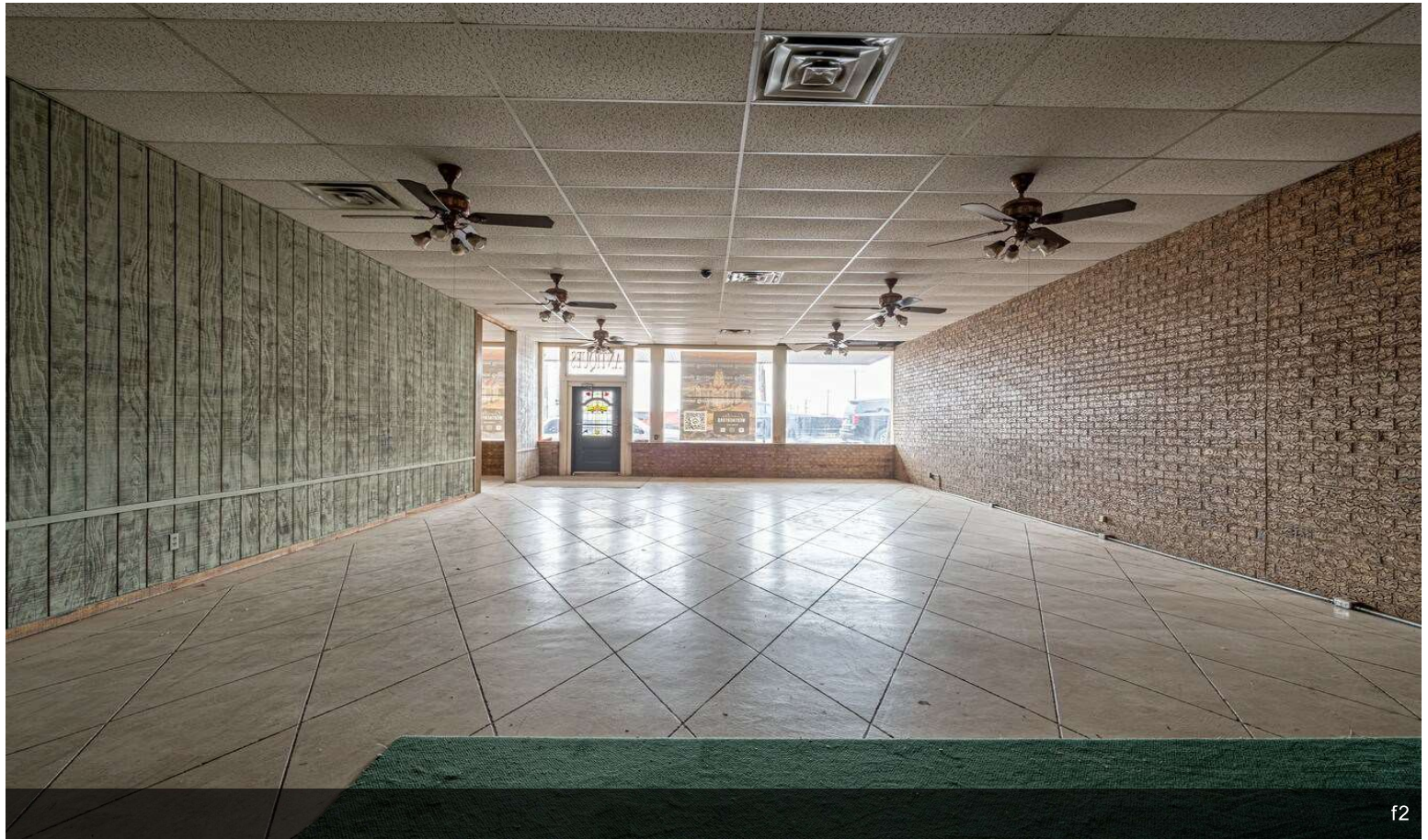
Space was formerly a restaurant and a retail store, but can be converted into a restaurant with an outdoor patio. Owner is willing to contribute TI to assist with updating and bringing the building up to current city code standards.



203 N Main St, Weatherford, TX 76086

Located in the heart of Weatherford, this property faces Main St and has access from both Main St and York Ave, providing entry from two highly visible and well-traveled Weatherford streets. Central to everyday and holiday shopping, festivals and other gatherings downtown on the square, and just a block from the courthouse, this unique location is well positioned for a successful restaurant, retail center or a multitude of other businesses. The outdoor area in the back of property, facing York Ave., would make an excellent outdoor dining area, patio bar or an outdoor garden and seating area. Building was previously a restaurant and already has a kitchen area with a large storage room off the back that opens up to the back of the property for easy supply access and storage. This is a prime location in Weatherford, with up to 40,000 cars per day on Main St per the City of Weatherford traffic count map.

Property Photos



f2

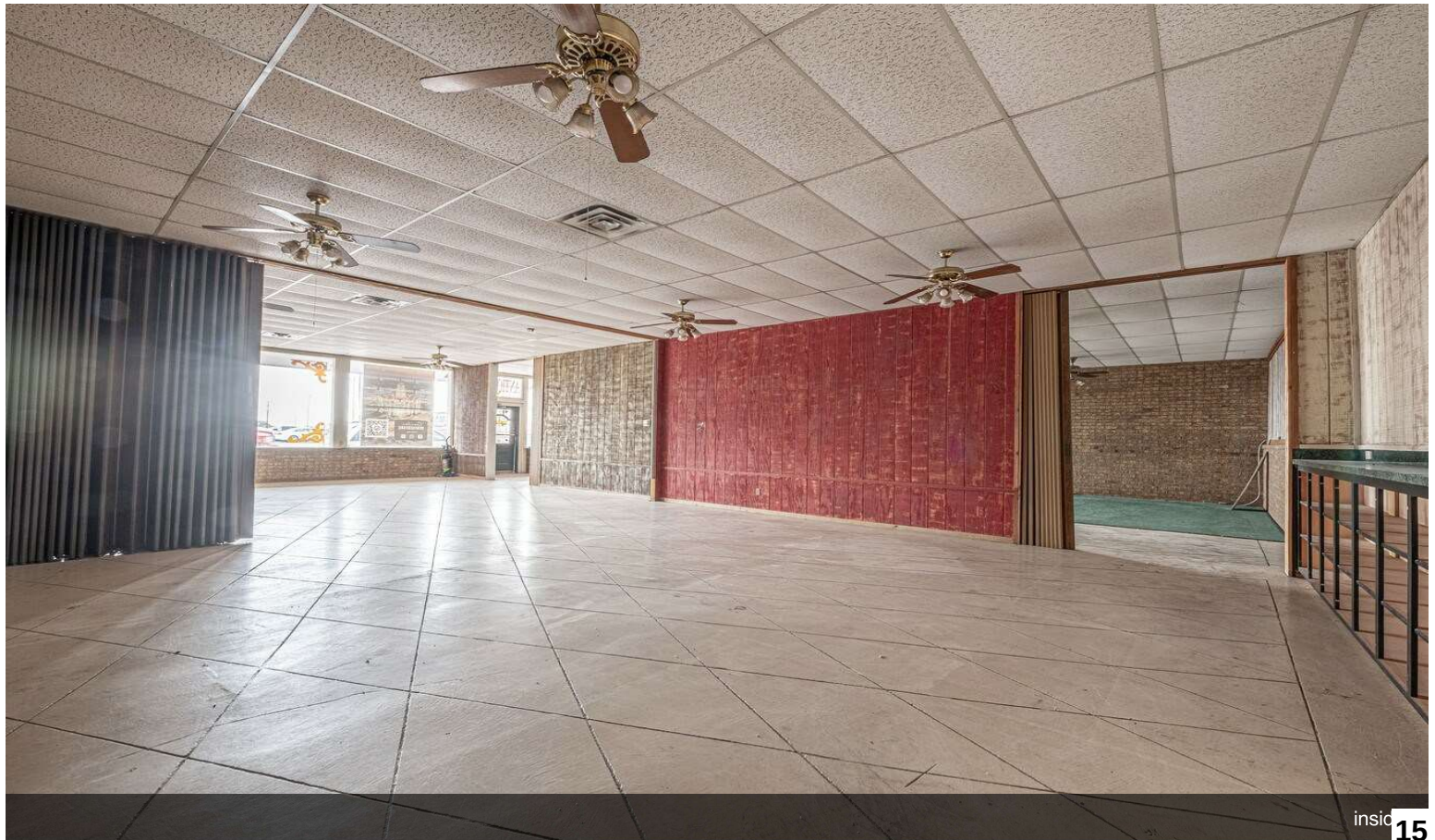


inside 14

Property Photos



f3



inside 15

Property Photos



Property Photos



Jack of all Trades Construction

Jackie Fowler
400 Thompson Rd

Weatherford, TX 76087

817-597-7616

Customer Information:

Robert Cooper
206 N Main
Weatherford, TX 76086

Estimated by:	Jackie Fowler
	Jack of all Trades

Location:	Weatherford, TX
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Start Date:	01/06/2025
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Job Description

Repair and Update Rear Facade of 203 N Main, Weatherford, TX 76086
Price includes dumpster, haul off, clean up, architect fees and temporary fencing

Itemized Estimate

	\$
Demo foamed roof and replace with black metal seamed roof. New roof line to match across back of building, and open non-compliant handicapped area to be removed and roof line matched up evenly across back of building with double doors (60"-72") replacing single door, install gutter and downspouts as needed. Two garage-type overhead doors with insulated glass to be installed to the right of the new double doors, board and batten siding to be added with 36-42" rock wainscoting, matched to existing rock.	
Repaint northside wall and install wrought iron fencing (flow profile) with removable sections and at least one gate.	
Install one 500 gallon grease trap, crushed granite added to courtyard, add 4 piers with columns for outdoor lighting and shade cloth	
Relocation of gas and electrical lines will require licensed plumber and electrician,	
This is a time and materials estimate.	

Total Estimated Job Cost:

Subtotal:	239,500.00
Tax:	

Jack of all Trades Construction

JACKIE FOWLER
400 Thompson Rd

Weatherford, TX 76087

817-597-7616

Customer Information:

Robert Cooper
206 N Main
Weatherford, TX 76086

Estimated by:	Jackie Fowler
	Jack of all Trades
Location:	Weatherford, TX
Start Date:	01/06/2025

Job Description

Repair and Update Front Facade of 203 N Main, Weatherford, TX 76086

Itemized Estimate

Restore window transoms with new insulated glass (original glass not present), restore or replace any rotted wood framing transoms, remove existing awning and replace with metal awning, repair any facade damage from awning; caulk and paint facade	
Install permanent OLEO lighting.	
Widen existing door opening to at least a 60" width, install 2 new doors	
Repair existing drains with french drains to re-route water from facade	
Demo included: awning, material in transom windows, doorway	
Electrical required for OLEO lighting	
This is a time and materials estimate	

Subtotal:	
Tax:	
Total Estimated Job Cost:	85,700.00

Lloyds Flooring and Construction
3619 Willow Street
Weatherford, TX 76088

ESTIMATE

December 16, 2024

Project: Front Facade

Robert Cooper
203 N Main
Weatherford, TX 76086

Description	Amount
Demo to include: Remove existing awning, remove covering on original transom window area, remove any damaged window trim or remove existing door and enlarge doorway to 72".	
Installation to include: new metal awning, new insulated glass transom windows	
Recess main entrance to allow out-swinging doors, install new double doors	
Install french drains to curb to re-route water from building to street	
Repair existing facade as needed and paint	
Install permanent OLEO lighting	
*This estimate includes all necessary permits and job clean-up	
**This is a time and materials estimate only	
Total	\$123,500.00

THANK YOU FOR YOUR BUSINESS!

Lloyds Flooring and Construction
3619 Willow Street
Weatherford, TX 76088

ESTIMATE

December 16, 2024

Robert Cooper
203 N Main
Weatherford, TX 76086

Project: Rear Facade/ Patio Finish out

Description	Amount
Demo includes removing current foam roof, current patio entrance to building and concrete handicap ramp	
Relocate current gas and electrical lines	
Install new black metal roof to replace foam roof and even roofline across back of building	
Install 500-gallon grease trap	
Install 2 insulated glass garage doors	
Add galvanized panel trellis, add decorative trellis and flowers	
Repaint north wall and other areas as needed, install matching rock as needed, install compacted crushed granite in patio area, install wrought iron fencing with removable panels, install 4 piers and columns for shade cloth and string lights	
Install new double glass doors for rear entry from patio	

*This estimate includes all necessary permits and job clean-up

**This is a time and materials estimate only

Total \$265,000.00

PDR Construction Inc

904 S Main St

TX 76086

+1 8175943700

info@pdrtx.com

Estimate**ADDRESS**

Robert Cooper

203 North Main

Weatherford, Texas 76086

ESTIMATE #

2377

DATE

11/04/2024

EXPIRATION DATE

12/31/2024

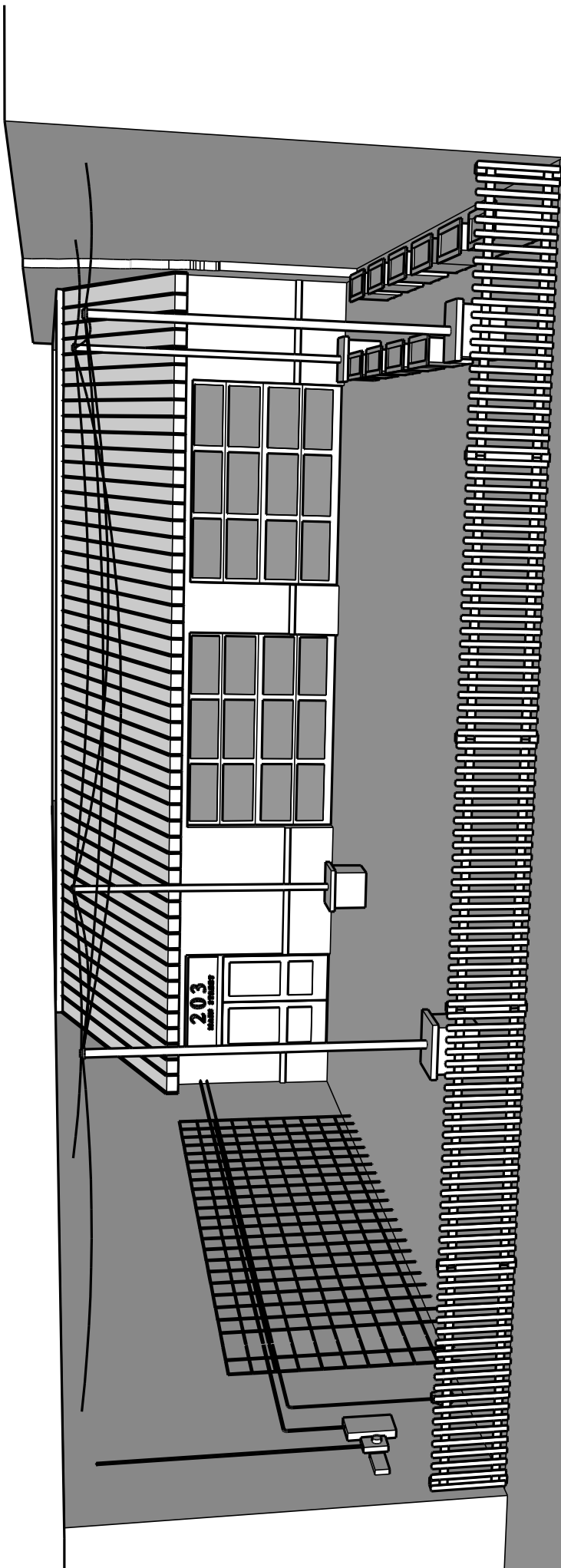
DATE	ACTIVITY	QTY	RATE	AMOUNT
	Material and labor to do the following work at 203 North Main; Weatherford, TX 76086			
Front Façade	Front façade: Demo existing canopy and install ne canopy above the restored window transoms, New metal canopy approx. 14' deep per architect's drawing. OELO permanent lighting, misc. lighting/electrical. Repair and paint existing plaster wall, new insulated glass, enlarge existing opening to min 60", max 72" opening with new doors, Repair existing drains and cut into sidewalk and make french drains to curb, install expansion joint caulking where necessary. Full clean up.	1	95,000.00	95,000.00
Rear Façade	Rear façade: Demo white foamed roof and replace with standing seam black metal roof, Roof line to match up evenly, install (2) glass overhead garage door with insulated glass, new double door glass min 60", max 72" opening, board and batten siding with rock wainscoting 36-42" H (to match existing rock). Relocate gas and electric and add galvanized panel trellis with vines and flowers. Repaint existing North side wall. Install wrought iron low profile fence with removable sections and (2) gates, install compacted crushed granite. Gutters and downspouts. 500 gallon grease trap. Install (4) piers and columns to support shade cloth and string lights. This price includes: Permits, Architect Fees, Temporary fence, dumpster, and clean-up. Hand drawn mural is not included in this price.	1	247,000.00	247,000.00

Please sign and return with payment of 1/2 down (unless otherwise noted) as agreement to the terms outlined above. Any additional work will be billed at an hourly rate plus cost of materials. Final payment is due at completion.

All outstanding balances not paid within the foregoing time frame will be charged interest at 1.5% per month (or 18% per annum), or the maximum rate allowed by law, whichever is lesser. Any future work will not be scheduled until the account is current. Should collection or legal action be required to collect past dues, fees for such action will be added to your account.

TOTAL**\$342,000.00**





GF# LXC-22-2538

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS
COUNTY OF PARKER

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT THE UNDERSIGNED, NEITA J. HORTON A/K/A NEITA JUNE HORTON, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF BILLY EUGENE HORTON, DECEASED, CAUSE NO. 2013-PR02818-2, TARRANT COUNTY, TEXAS, AND RECORDED IN/UNDER CLERK'S FILE NO. 201400854, PARKER COUNTY, TEXAS, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, whose address is 1012 CHEYENNE ROAD, POOLVILLE, TEXAS 76487, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of SEVEN HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$720,000.00), payable to the order of FIRST NATIONAL BANK AND TRUST COMPANY OF WEATHERFORD, DBA FIRST BANK TEXAS, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to DON RICE, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto COOPER REALTY, LLC - SERIES IV, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as the "Grantee", whether one or more, all of Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: 203 N. MAIN STREET, WEATHERFORD, TEXAS 76086-3242

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of PARKER County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. THAT FIRST NATIONAL BANK AND TRUST COMPANY OF WEATHERFORD, DBA FIRST BANK TEXAS ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

WARRANTY DEED WITH VENDOR'S LIEN
Vendor's Lien Reserved and
Assigned to Third Party Lender

Page 1 of 2

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE on this the 13TH day of JANUARY, 2023.

GRANTOR:

GRANTOR:

THE ESTATE OF BILLY EUGENE HORTON, DECEASED,
CAUSE NO. 2013-PR02818-2, TARRANT COUNTY, TEXAS,
AND RECORDED IN/UNDER CLERK'S FILE NO. 201400854,
PARKER COUNTY, TEXAS

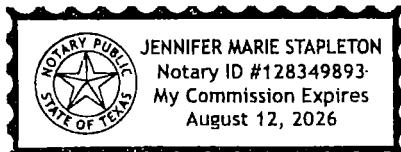
BY: Neita J. Horton

NAME: NEITA J. HORTON A/K/A NEITA JUNE HORTON
TITLE: INDIVIDUALLY AND
AS INDEPENDENT EXECUTOR

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me on this 13th day of JANUARY, 2023, by NEITA J. HORTON A/K/A NEITA JUNE HORTON, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF BILLY EUGENE HORTON, DECEASED, CAUSE NO. 2013-PR02818-2, TARRANT COUNTY, TEXAS, AND RECORDED IN/UNDER CLERK'S FILE NO. 201400854, PARKER COUNTY, TEXAS, on behalf of said Estate and in the capacity herein stated.



Jennifer Stapleton
NOTARY PUBLIC, STATE OF Texas
My Commission Expires: _____
Printed Name of Notary: _____

AFTER RECORDING RETURN TO:

COOPER REALTY, LLC - SERIES IV
1012 CHEYENNE ROAD
POOLVILLE, TEXAS 76487

WARRANTY DEED WITH VENDOR'S LIEN
Vendor's Lien Reserved and
Assigned to Third Party Lender

Exhibit "A"
Property Description

0.170 ACRES OF LAND LOCATED IN THE PARKER CSL SURVEY, A-1071. BEING ALL OF A TRACT DESCRIBED IN VOLUME 1456, PAGE 1446 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS, AND BEING A PORTION OF BLOCK 18 OF THE ORIGINAL TOWN OF WEATHERFORD. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BUILDING CORNER, SAID POINT ALSO BEING IN THE WEST LINE OF NORTH MAIN STREET, ALSO KNOWN AS FARM TO MARKET HIGHWAY No. 51, AND BEING THE NORTHEAST CORNER OF A CALLED 0.083 ACRES TRACT AS DESCRIBED IN VOLUME 2336, PAGE 35 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID 0.083 ACRES TRACT AND THE TRACT DESCRIBED HEREIN, S 89°59'45" W - 150.61 FEET TO A BUILDING CORNER, SAID POINT ALSO BEING IN THE EAST LINE OF YORK AVENUE;

THENCE ALONG THE EAST LINE OF YOUR AVENUE, N 00°00'15"W-49.18 FEET TO A BUILDING CORNER, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOLUME 1997, PAGE 704 RECORDED IN SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG THE COMMON LINE OF SAID TRACT DESCRIBED IN VOLUME 1997, PAGE 704, A TRACT AS DESCRIBED IN VOLUME 2336, PAGE 1340 RECORDED IN SAID OFFICIAL PUBLIC RECORDS, AND SAID TRACT DESCRIBED HEREIN, N 89°59'45" E- 150.61 FEET TO A BUILDING CORNER, SAID POINT ALSO BEING IN THE WEST LINE OF NORTH MAIN STREET, AND BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN VOLUME 2336, PAGE 1340;

THENCE ALONG THE WEST LINE OF NORTH MAIN STREET, S 00°00'15" E- 49.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.170 ACRES OF LAND.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202301331

01/13/2023 04:29:25 PM

Fee: \$39.00

Lila Deakle, County Clerk

Parker County, Texas

DEED



Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-45-AR

Phone: 817-598-4279

SUBJECT: Consider a request for a facade improvement grant for 208 North Main Street in an amount not to exceed \$68,500.00

BACKGROUND/DISCUSSION

The request for this grant includes stripping of paint and foam, re-point and seal masonry to maintain historical integrity. In addition, the windows will be replaced, caulked, primed, and painted.

FINANCIAL IMPACT

The financial impact to the city would not exceed \$68,500.00. The total project budget is \$147,000.00.

ATTACHMENTS

- [208 North Main Packet.pdf](#)

Appendix A

Facade Improvement Grant Application

The Facade Improvement Grant is an incentive designed to enhance the aesthetic appeal, economic vitality, and honor historical preservation of Weatherford's downtown area. Refer to the Facade Improvement Grant Policy and the Central Business District section of the Zoning Ordinance for the criteria. All incentives are receipt-reimbursable if approved by the City Council.

To be considered for incentives, complete the application and submit with the following:

- Proof of ownership and/or occupancy such as deed/lease; If the applicant does not own the property on which the project is located, the applicant must provide proof satisfactory to City that the proposed improvements are allowed and authorized by the owner
- Detailed explanation of proposed improvements to include professional renderings, elevations, drawings etc.
- Photograph(s) of existing conditions
- Construction cost breakdown on eligible improvements
- Detailed explanation of the proposed use for the building or business plan
- Detailed timeline of the proposed project

Submit all applications and related inquiries to:
Ashley Seitz, Economic Development
Weatherford City Hall
303 Palo Pinto Street, Weatherford, TX 76086
(817) 598-4279
aseitz@weatherfordtx.gov

Current landowner information (individual or entity)

Printed name Matt Milligan Signature 
Address 208 North Main Street Weatherford, TX 76086
Email mmranches@gmail.com Phone 817.694.1121
DBA (Doing Business As) _____
Legal Entity (LLC, Corporation, etc.) 2019 North Main Realty Co LLC

Applicant information (individual or entity, if different)

Printed name Matt Milligan Signature 
Address 208 North Main Street Weatherford, TX 76086
Email mmranches@gmail.com Phone 817.694.1121
DBA (Doing Business As) _____
Legal Entity (LLC, Corporation, etc.) 2019 North Main Realty Co LLC

About the Business

Type of business Business office and suites
Business owner(s) (if multiple, list here with ownership %) _____

Number of employees _____
Describe length and monthly terms of your lease (if applicable) _____

Hours of operation _____

About the Project

Building/Property Address 208 North Main Street Weatherford, TX 76086
Size of space 7,500
Anticipated start date 3/1/2025
Anticipated date of completion 3/15/2025
Total project budget \$147,000

Administrative

Date of application 01/02/2025
Have you received any economic incentives in the past 24 months? (Y/N) No

Signed Understanding

I understand that this is a 50% match grant and am responsible for the initial investment of \$10,000.



Applicant Signature

1/2/2025

Date

Terms & Conditions

The application is made to induce the Facade Improvement Grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to Weatherford City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the Facade Improvement Grant Policy and Central Business District section of the Zoning Ordinance and agrees to comply with these requirements. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Weatherford from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out of or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding.

JRJ CONSTRUCTION INC

DATE:
Date January 2nd, 2025

BID: 010225
CUSTOMER ID:
MMRanches

TO: Matt Milligan
Trinity Country Real Estate
208 North Main Street
Weatherford, TX 76086
RE: External façade
improvement

BID PROFESSIONAL	JOB	PAYMENT TERMS	DUE DATE
Tom Woody	Historic Restoration	Bid valid for 30 days	TBD

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
0	JRJ to provide labor, equipment and materials- Scope: Repairs/restoration exterior south side, west, and east side	0	
0		0	
	Strip paint and foam; Re-point maintaining historical integrity, seal All Hazmat and cleanup included		
1000	East wall/Austin Ave	24.50	\$24,500
3000	South Wall 20' x 150' (3,000 square feet)	24.50	\$73,500
	West/front fresh glazing and paint		\$10,000
	East/back fresh glazing and paint		\$10,000
	Replace windows and caulk, prime, and paint window and door trim		\$15,000
SUBTOTAL			133,000
SALES TAX			included
TOTAL			133,000

JRJ CONSTRUCTION INC 1756 RANGER HWY WEATHERFORD, TX 76086
Thank you for your business!







Property Year 2024 [Tax Summary](#) [Map/GIS](#)

Property ID: R000030314 Geo ID: 19035.017.003.10

Information Updated 1/2/2025

Property Details

Ownership

2019 NORTH MAIN REALTY CO LLC

A TEXAS LIMITED LIABILITY COMPANY
208 N MAIN STREET SUITE 100
WEATHERFORD, TX 76086

Ownership Interest: 1.0000000

Map Number: [H-15](#)

Available Actions

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 0.387, Lot: PT 3-5, Blk: 17, Subd: WEATHERFORD ORIGINAL TOWN

Situs: MAIN ST 208 N

Property Valuation History

Values by Year		2024	2023	2022	2021	2020	n/a
Improvements	+	\$633,460	\$633,460	\$708,090	\$708,090	\$488,320	\$0
Land	+	\$118,010	\$118,010	\$109,160	\$119,220	\$119,180	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$751,470	\$751,470	\$817,250	\$827,310	\$607,500	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$751,470	\$751,470	\$817,250	\$827,310	\$607,500	\$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	LA	LIVING AREA	1895	7,500	400
2	OP	OPEN PORCH	1895	300	112
3	AS	ASPHALT	1895	7,500	

Land Details	Market Value: \$118,010	Production Market Value: \$0	Production Value: \$0
--------------	-------------------------	------------------------------	-----------------------

Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SF-OVR	0.387	16,858	0	0		118,006	0

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
2019 NORTH MAIN REALTY CO LLC			3/6/2019	201905425
DEISON DAVID P ET AL			3/6/2019	201905425
n/a	1767	2035	6/22/1998	
n/a	1624	863	2/6/1995	
n/a	1220	00814	8/1/1983	

Code	Description	Taxable Value
COL	JR COLLEGE DISTR	751,470
CWE	CITY OF WEATHERFORD	751,470
HOS	PARKER CO HOSPITAL DISTRICT	751,470
LTR	LATERAL ROAD	751,470
PAR	PARKER COUNTY	751,470
WE	WEATHERFORD I.S.D.	751,470

For information on estimated taxes [click here](#)

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

Southwest Data Solutions provides this information "as is" without warranty of any kind.
Southwest Data Solutions is not responsible for any errors or omissions.



Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-46-AR

Phone: (817)598-4279

SUBJECT: Consider a request for a facade improvement grant for 122 York Avenue in an amount not to exceed \$31,525.00

BACKGROUND/DISCUSSION

The request for this grant includes all new glass for the upper transom windows, the two (2) big windows and the side panels by the door, a new double door, scraping and sanding of all wood to remove old layers of paint, painting of brick and woodwork inside and out of the facade, and the installation of a new awning.

FINANCIAL IMPACT

The financial impact to the city would not exceed \$31,525.00. The total project budget is \$73,050.00.

ATTACHMENTS

- [122 York Packet.pdf](#)

Appendix A

Facade Improvement Grant Application

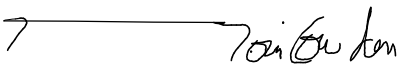
The Facade Improvement Grant is an incentive designed to enhance the aesthetic appeal, economic vitality, and honor historical preservation of Weatherford's downtown area. Refer to the Facade Improvement Grant Policy and the Central Business District section of the Zoning Ordinance for the criteria. All incentives are receipt-reimbursable if approved by the City Council.

To be considered for incentives, complete the application and submit with the following:

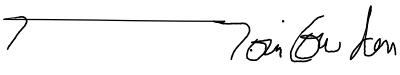
- Proof of ownership and/or occupancy such as deed/lease; If the applicant does not own the property on which the project is located, the applicant must provide proof satisfactory to City that the proposed improvements are allowed and authorized by the owner
- Detailed explanation of proposed improvements to include professional renderings, elevations, drawings etc.
- Photograph(s) of existing conditions
- Construction cost breakdown on eligible improvements
- Detailed explanation of the proposed use for the building or business plan
- Detailed timeline of the proposed project

Submit all applications and related inquiries to:
Ashley Seitz, Economic Development
Weatherford City Hall
303 Palo Pinto Street, Weatherford, TX 76086
(817) 598-4279
aseitz@weatherfordtx.gov

Current landowner information (individual or entity)

Printed name Toni Cowden Signature 
Address 122 York Avenue
Email toni@roriecowden.com Phone 817.994.6299
DBA (Doing Business As) _____
Legal Entity (LLC, Corporation, etc.) Cowden Properties

Applicant information (individual or entity, if different)

Printed name Toni Cowden Signature 
Address 122 York Avenue
Email toni@roriecowden.com Phone 817.994.6299
DBA (Doing Business As) _____
Legal Entity (LLC, Corporation, etc.) _____

About the Business

Type of business _____
Business owner(s) (if multiple, list here with ownership %) _____
Number of employees _____
Describe length and monthly terms of your lease (if applicable) _____

Hours of operation _____

About the Project

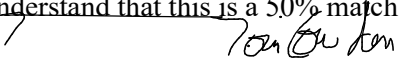
Building/Property Address 122 York Avenue
Size of space 2,000 sq ft (estimated)
Anticipated start date 3/1/25
Anticipated date of completion 4/1/25
Total project budget \$73,050

Administrative

Date of application 1/10/25
Have you received any economic incentives in the past 24 months? (Y/N) no

Signed Understanding

I understand that this is a 50% match grant and am responsible for the initial investment of \$10,000.

 1/13/2025
Applicant Signature Date

Terms & Conditions

The application is made to induce the Facade Improvement Grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to Weatherford City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the Facade Improvement Grant Policy and Central Business District section of the Zoning Ordinance and agrees to comply with these requirements. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Weatherford from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out of or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding.



ESTIMATE

To

TONI COWDEN

Date

January 10, 2025

122 York Ave Facade Repair and Update

This is a time and materials estimate

Prestige Plumbing and Construction
6761 Weiland Rd
Weatherford, TX 76088

DESCRIPTION	UNIT	QTY	PRICE
Scrape all brick and sand all wood work. Paint brick with primer coat and paint all woodwork both inside and outside of building.			
Remove and replace double doors, replace all glass in transoms, display windows and side panel glass with tempered glass.			
Remove existing awning and install new single slope awning			

Total Estimate:
\$69,420.00

ESTIMATE

Project: 122 York Ave Façade Update

[illegible]

43

ESTIMATE

Jack of All Trades Construction
Jackie Fowler
400 Thompson Road
Weatherford, TX 76087

Customer Information:

Toni Cowden
123 York Avenue
Weatherford, TX 76086

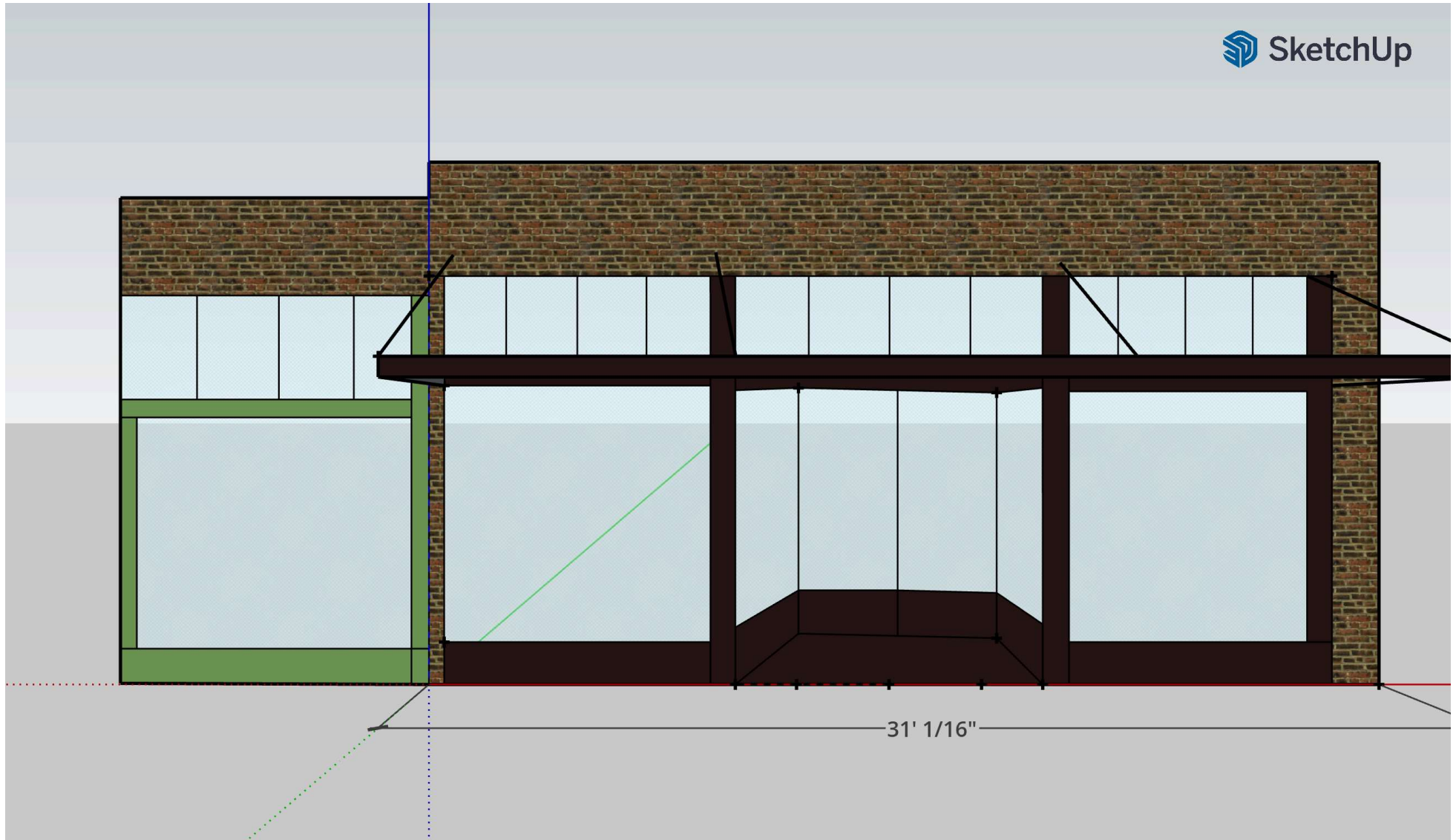
Estimated by:	Jackie Fowler
	Jack of All Trades
Location:	Bid valid for 30 days
Start Date:	TBD

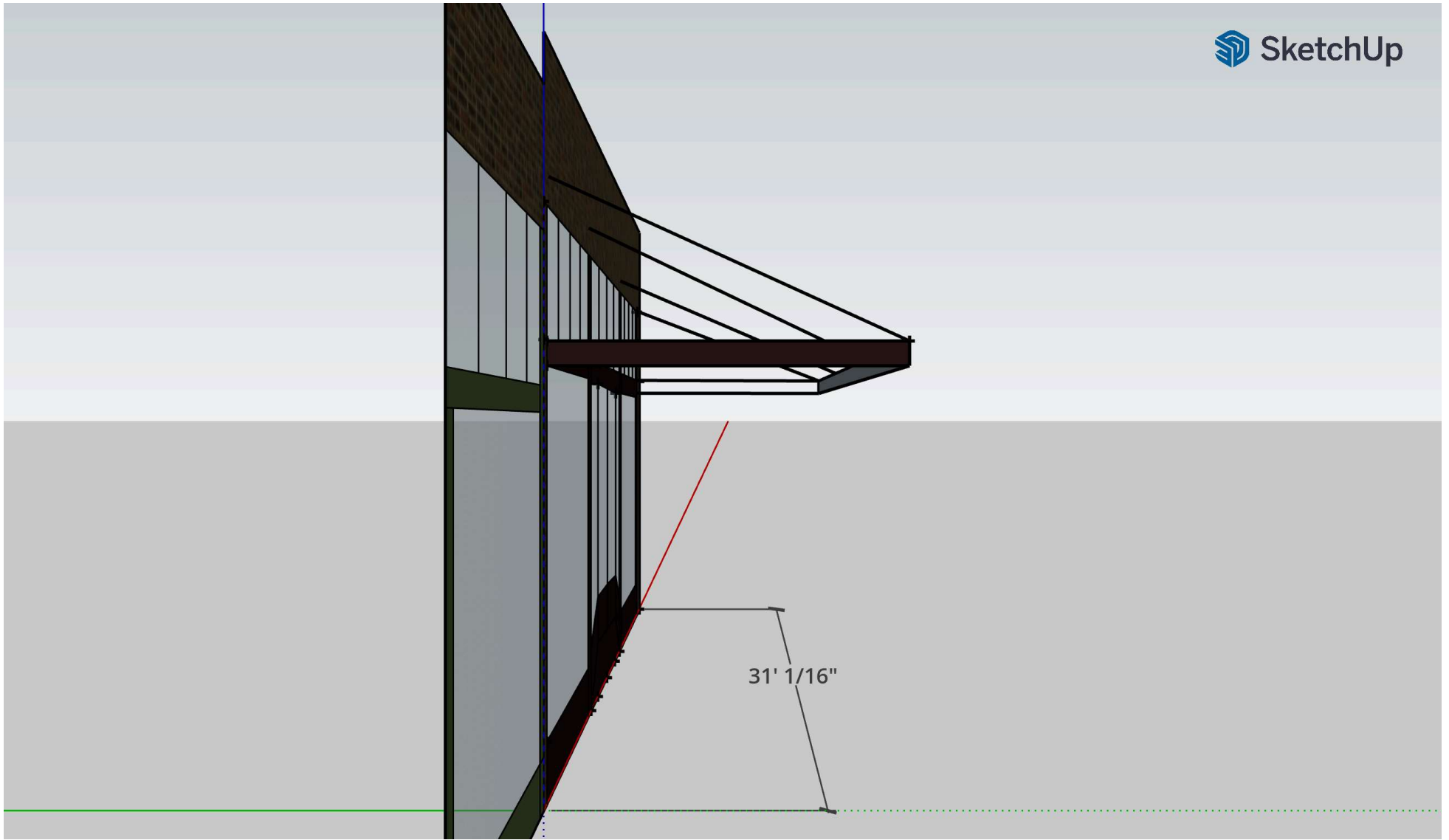
Job Description

Repair and update front facade for 123 York Avenue.

Itemized Estimate

	\$
123 York Avenue will get all new glass for the upper transom windows, the two big windows and the side panels by the door. We will also install a new double door. We will scrape and sand all wood work to remove as many old layers of paint as possible. We will scrape the brick as well to remove any loose paint. We will paint all brick with Ixon primer before we apply the topcoat of paint, we will also paint all woodwork on the facade inside and out.	
This price also includes removing old awning and installing new awning as discussed.	
Subtotal:	
Tax:	
Total Estimated Job Cost:	\$73,050







Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-47-AR

Phone: 682-412-1626

SUBJECT: Consider a request for a restaurant incentive for the Cotton Bratton, 113 College Ave, in an amount not to exceed \$279,471.37.

BACKGROUND/DISCUSSION

The Cotton Bratton project is proposing a higher end restaurant concept that will consist of in-season culinary dishes, as well as, a full menu of craft cocktails, craft beer and wine. The restaurant will span across four dining areas, two large open spaces, and two small private dining options. There will also be a separate pizza option for a more casual dining experience in the lounge areas or courtyard.

FINANCIAL IMPACT

The tenant is investing \$608,942.74 and is requesting \$279,471.37 from the City of Weatherford.

ATTACHMENTS

- [Cotton Bratton - Restaurant Incentive.pdf](#)

Cotten Bratton

Business Plan



Executive Summary

Overview

The Cotten Bratton project will be multi-use space, developed in two phases, including a restaurant, a retail space, an event venue, a pizzeria and a boutique hotel. The restaurant will be Zeno's on the Square and will feature an upscale atmosphere, with higher end cuisine and craft cocktails. Zeno's will also serve the event space as caterer. By relocating, Zeno's will be able to significantly expand their concept as highlighted by Chef Max in Appendix A. The pizzeria will be a separate concept from the restaurant and serve a small indoor seating area as well as a courtyard. The retail space will offer premium products including custom hats, custom boots, as well as apparel and related accessories. The event venue will host events such as weddings, music acts, corporate events and private parties. The hotel will feature posh rooms with luxury linens and bedding. Pictures of the property, both before and after, along with renderings are provided in Appendix C.

Clientele

The target clientele are people who enjoy an upscale dining experience or customers seeking out bespoke retail. In addition to upscale dining, the pizzeria will offer a unique casual experience with indoor and outdoor seating. The hotel will provide guests with the option to stay on site and experience a premium historic property with all the downtown area has to offer.

Future Development

The first phase of our property will be the opening of the restaurant, retail space, and venue. The restaurants will be open Monday through Saturday, retail 6-7 days per week. We expect to host between 80 to 100 events in our first year. The second phase of our development includes an innovative boutique hotel concept and pizzeria, with execution anticipated in the next twelve to eighteen months.

Mission Statement

To provide the Weatherford Community a one of a kind culinary, retail, and event experience, while enjoying the ambiance two of the most historic buildings on the Weatherford Downtown Square.

Principal Members

Matt Hughes
Griffin Phillips

Legal Structure

Cotten Bratton Partners LLC is a limited liability company registered in the State of Texas.

Market Research

Parker County is currently one of the fastest growing counties in the United States. Although Weatherford is well represented with a number of hotels, most of these properties are located on the I-20 corridor. None of these properties would be described as having upscale or boutique elements. Our property will be located on the historic downtown square. After researching the economic health of the area we determined that our property would cater to a need that Weatherford is currently lacking. We believe that this concept will also contribute to commerce and increase development within the downtown district. Restaurants in the vicinity of our venue are doing between \$1 and \$4 million in annual sales, with foot traffic in one location approaching 250,000 visitors per year (see Appendix D). We believe our concept will have mid level volume but with much higher revenue than what is being currently offered in this area. The data shows that a restaurant within this area generating \$4m in revenue is averaging roughly \$18 per customer. We expect our average customer to be in the \$25-35 range at our restaurant, where this figure does not include our catering revenue. Our food beverage tenant has been turning down 20 to 25 events per year due to lack of space. With proper marketing, they expect to capture between 40 to 50 catered events per year. This combined with our events gives approximately 100 catered events per year. With a catering range of \$50 to \$100 per plate, with all events averaging approximately 70 guests, we expect catering to be a substantial part of our sales. Hotels in the area maintain close to 70% occupancy, where the average stay time is roughly 9 hours and the rest of the time is spent outside of the room. Having a hotel on the square will increase foot traffic and revenue within the downtown district. Our concept in Graham has helped spur economic growth within the downtown area, including two major renovations in the past year. Activity tends to be self feeding, we expect the same for Weatherford.

Business Description

Restaurant: Our customer will be someone craving an upscale culinary experience. Our property will provide a rotation of in season culinary dishes, as well as a full menu of craft cocktails, craft beer and wine. The restaurant will consist of four dining areas, two larger, more open spaces and two small quaint rooms. The largest area will provide traditional white table cloth style seating along with a lounge area. The lounge seating portion will have a 25ft marble top bar with 5-6 seating areas. This lounge will host several pieces of art from about 5-6 different artists. The second dining area, The Chapel Bar, will be slightly smaller with a 15ft marble top bar and 4-5 lounge areas. The Chapel Bar will feature art that plays into the historic elements of the equine industry in Parker County. Drawing inspiration from the POLO Bar in NYC except cutting and performance horses, as opposed to polo/thoroughbred style. There will be two smaller, semi private rooms, each with their own unique decor.

Retail: Our retail space will cater to customers seeking a bespoke retail experience. We will have custom made to fit hats, custom boots, as well as bespoke buckles and accessories. We will also provide in stock inventory for customers that would prefer to not have to wait on a custom piece. This customer will be someone who expects to spend a premium on higher end items.

Event Space: Our event space customer will be someone that desires to have event at a unique property located in and historic downtown setting. Our property will have a chapel that will easily play host to weddings, corporate events, and music acts. The property will also include private banquet hall, as well as outside events in our courtyard.

Pizzeria: Our pizzeria will offer a more casual experience but with a New York style ambiance. The seating will primarily be outside in the courtyard but there will be a small indoor dining area. The indoor area will showcase the original rock walls and wood ceiling trusses, while the courtyard will have landscaping and picnic tables.

Hotel: Our ideal guest is someone seeking to experience a one of a kind hospitality experience. They will appreciate fine linens and robes, have an appreciation for art, and enjoy high end room features. They will also appreciate the amenities the property has to offer, as well as being close to the downtown districts restaurants and shopping. Our rooms rates are expected to be around \$175 to \$250. Our event space will also help contribute to a healthy hotel occupancy percentage.

Market Positioning

This project will provide Weatherford with an overall experience that the city does not currently have. The addition of the hotel rooms will provide the square with a steady stream of overnight guest that will surely increase revenue within the downtown district. Our hotel concept includes using technology that we have developed in house that will enhance the guest experience with automated check in and out processes. Our event space showcases the best parts of the Weatherford square. As a part of the hotel development we also hope to provide valet parking. In addition to helping our guests it would also benefit other businesses and restaurants on the square. Weatherford, TX has a unique history with the performance horse, part of our property will tap into and promote this history. With all of these different elements we feel that our concept will be well positioned within the Parker County Market.

Growth Strategy

During the development of this property our plan is to market and pre-sell events, where we plan to provide early customers with introductory discounts. These events will also simultaneously increase our food/beverage revenue. Having the event space next to the hotel will also drive our hotel occupancy creating HOT tax dollars to the city. Our goal is to host 80 to 100 events in our first year, with food beverage revenue estimated to be \$3 million. We also plan to be very active in the Weatherford community. We will have a social media plan that promotes our development with a centralized cohesive approach. This platform will also promote the surrounding businesses and city events. We believe that a high tide raises all ships.

Services Provided and Timeline

Retail - Open by March 31, 2025

Full Service Restaurant - Open by March 31, 2025

Catering - Open by March 31, 2025

Event Venue - Open by March 31, 2025

Hotel - Open by Summer of 2026

Pizzeria - Open by Fall of 2025

Staffing

This development will employ roughly 50 to 60 people, with more being added to accommodate growth. The majority of these jobs will be on the restaurant side.

- Restaurant staff 40 employees
- Retail will employ between 4-6 employees
- Event sales 2-4 employees
- Pizzeria staff 4-7 employees
- Hotel personnel 2-4 employees

Sales

- Gross Sales for the **Restaurant** are expected to be \$2.25 to \$2.75 million in sales in the first year. Catering is expected to provide an additional \$400-\$500k in revenue.
- Gross Sales for the **Event Space** are expected to be in \$500k to \$600k the first year.
- Gross Sales for the **Retail Component** will be \$480k the first year.
- Gross Sales for the **Pizzeria** are expected to be \$500k in it's first year of operation.
- When completed **Hotel** gross sales will estimated at \$705k

A detailed breakdown of estimated revenue and expenses are shown in Appendix E

Construction Budget & Paid Checks

The construction budget and the paid checks are listed in Appendixes F and G respectfully.

Proposal for the Economic Expansion of Zeno's on the Square

Introduction

This proposal highlights the immense growth potential and strategic advantages of relocating to a larger, more versatile venue. With 74 seats in our current location, we have reached the limits of our capacity, constraining both the scope of our menu and our ability to offer elevated dining experiences. The new venue, with its expanded 96-seat dining area, additional rooms for private events and catering, and outdoor patio space, offers unparalleled opportunities to enhance our service, diversify our offerings, and capture new market segments.

To provide a complete overview, sample menus for catering services and a proposed menu for the new venue will be included, demonstrating the culinary creativity and flexibility planned for the expanded operation.

Private Party Demand

Over the past year, we have had to decline numerous requests for private parties requiring a dedicated room for 16 to 30 people. From our records, we identified at least 25 inquiries that we were unable to fulfill, despite not advertising this service. This demonstrates a solid baseline demand, which we are confident will triple with active promotion of a dedicated private event space.

Overview of the New Location

- Increased Seating Capacity:
 - Current restaurant: 74 seats
 - New restaurant: 96 seats
 - Jazz Chapel Bar, Venue and Courtyard: Depending on usage, up to an additional 100 seats
 - The additional seating will allow us to serve a larger clientele while reducing wait times during peak hours.
- Enhanced Menu Options:
 - The expanded kitchen facilities and larger dining areas will enable us to introduce a broader and more innovative menu.
 - We plan to incorporate additional Texan-Italian fusion dishes, seasonal specials, and à la carte options tailored to diverse tastes.
- Guéridon Service:
 - The spacious layout will support increased tableside preparations and elevated service experiences, such as flambéing, carving, and plating dishes directly at the table.
- Private Event Room with Dedicated Bar:
 - A fully equipped, exclusive room will cater to private events, such as corporate meetings, intimate celebrations, and cocktail parties.
 - The dedicated bar provides a refined setting for premium drink pairings and mixology services.
- Dedicated Catering Facility:
 - A separate area within the venue can support catering services for events of over 100 guests.

- This space offers the flexibility to host large-scale functions, such as weddings and banquets, with streamlined operations and quality assurance.
- **Pizza Corner and Outdoor Patio:**
 - The addition of a patio with a dedicated pizza station will create a vibrant space for casual gatherings, such as birthdays and family celebrations.
 - This feature enhances the venue's versatility and positions us as a community hub for informal dining and festive events.

Strategic Benefits

- **Revenue Growth:**
 - With increased seating and expanded offerings, we project a 20-30% increase in revenue within the first year of operation.
 - The catering arm and event hosting capabilities could generate additional revenue streams, accounting for up to 15% of total income.
- **Market Differentiation:**
 - By offering unique services such as enhanced guéridon experiences and an outdoor pizza corner, we will differentiate ourselves from competitors and solidify our position as a premier dining destination.
- **Operational Efficiency:**
 - The optimized layout and dedicated spaces for different services will reduce operational bottlenecks and improve staff productivity.
- **Customer Loyalty and Community Engagement:**
 - The new venue will foster stronger connections with the local community by hosting a wider range of events and offering a welcoming atmosphere for all occasions.

Conclusion

This expansion is not just a logistical upgrade; it is a strategic move to elevate Zeno's on the Square to the next level of culinary excellence and customer engagement. The new venue will allow us to execute our vision of blending traditional Italian hospitality with Texan charm while catering to a broader and more diverse audience.

To further illustrate the possibilities and flexibility of the new space, the following will be included:

1. Sample Catering Menus designed for diverse events and gatherings.
2. Proposed Menus for the New Venue reflecting the expanded culinary offerings and creative direction for our cuisine.

With this proposal, Zeno's on the Square will not only maintain but exceed its reputation for exceptional dining experiences, ensuring sustainable growth and long-term success.

Respectfully submitted,

Massimiliano Zubboli

Zeno's on the Square

Appendix B Drink Menu

RED WINE

PALAZZO DELLA TORRE 13/50 Allegri Veneto (HOUSE WINE)	
CABERNET SAUVIGNON 13/50 Poggio al Tufo Tommasi Toscana	
BARBERA D'ALBA 12/45 Batasiolo Piemonte	
NEBBIOLO 13/50 IL Principe delle Langhe Piemonte	
CROGNOLLO 20/75 Tenuta Sette ponti Toscana	
CHIANTI CLASSICO 17/65 Peppoli Antinori Toscana	
CHIANTI CLASSICO RISERVA 18/70 Nozzole Toscana	
PINOT NERO 12/45 Mezzacorona Trentino	
MERLOT 12/45 Mezzacorona Trentino	
VALPOLICELLA 13/50 Allegri Veneto	

BARRUA 125 Agricola Punica Sardegna	
LA POJA 190 Allegri Veneto	
ROSSO DI MONTALCINO 70 Il Poggione Franceschini	
IL PARETTO 180 Cabernet Nozzole Toscana	
BAROLO 95 Michele Chiarlo Piemonte	
CAYMUS 185 Napa Valley USA	
PRISONER RED 100 Napa Valley USA	
STAG'S LEAP 90 Napa Valley USA	
LA GROLA 80 Allegri Veneto	
GIUDALBERTO 200 Tenuta San Guido Toscana	

BRUNELLO DI MONTALCINO 140 Caparzo Toscana	
BRUNELLO DI MONTALCINO 185 Antinori Pian delle Vigne Toscana	
CABREO 170 Tenuta Sette ponti Toscana	
IL PINO 220 Antinori Tenuta Biserno Toscana	
ZINFANDEL 55 Sapore d'Italia Puglia Organic	
BAIA AL VENTO 195 Campo Al Mare Bolgheri	
INSOGLIO 110 Super Tuscan Tenuta Biserno Toscana	
SASSICAIA 420 Tenuta San Guido Toscana	
TIGNANELLO 300 Marchesi Antinori Toscana	

WHITE WINE

COLLE DEI TIGLI 10/36 Lenotti Veneto (HOUSE WINE)	
PINOT GRIGIO 14/50 Jerman Trentino	
LUGANA ALLEGRI 16/60 Allegri winery Veneto	

SAUVIGNON BLANC 12/45 Bolli Trentino	
CHARDONNAY 10/36 Caparzo Toscana	

VERMENTINO GUADO AL TASSO 19/65 Marchesi Antinori Toscana	
CHARDONNAY LA PIETRA 95 Tenuta Sette ponti	

ROSE

BARDOLO CHIARETTO 10/36 Lenotti Veneto	
--	--

DESSERT WINE

BRACCHETTO D'AQUI 12/45 Ca' Bianca Piemonte	RECIO DELLA VALPOLICELLA 3 OZ 11 /50 Lenotti Veneto
SANGUE DI GIUDA 11 /40 Quaquarini Lombardia	

SPARKLING WHITE & CHAMPAGNE

PROSECCO 13/50 Mici Nemo G DOC	VEUVE CLICQUOT 150 Yellow Label France	MOSCATO D'ASTI 12/45 Michele Chiarlo Nivole
--	--	---

COCKTAILS

APEROL SOUR 10 Aperol, gin, Lemon, simple	APEROL SPRITZ 13 Aperol, prosecco, soda	BELLINI 12 Peach, prosecco
GRAPEFRUIT MARTINI 12 Vodka, grapefruit, st. germain, lime, simple	GRAPEFRUIT ZENO'S 10 Vodka, grapefruit, st. germain, lime, simple, soda	LEMON DROP MARTINI 12 Vodka, lemon, simple, limoncello,
LAZZARONI SOUR 10 Amaretto, lemon, simple	MULE 9 Vodka, lime, ginger syrup, ginger beer	LONG ISLAND ICE TEA 10 Vodka, Rum, gin, triplesec, pepsi
OLD FASHION 12 whiskey/bourbon/rye, bitters, luxardo cherry	NEGRONI 10 Gin, Martini Rosso, Campari	POMEGRANATE MARTINI 14 Vodka, lemon, simple, limoncello, pama.
PEACH MARTINI 12 Peach and vodka	SAZERAC 12 Ritten House Rye, herbsaint, bitters, simple	PROSECCO COCKTAIL 12 sugar cube, bitters, prosecco
BLOODY MARY 10 Vodka, tomato juice, salt, pepper, tabasco	ZENO'S ITALIAN MARGARITA 10 Tequila, lemon, lime, amaretto, limoncello	MANHATTAN 12 Whiskey, martini rosso, bitters
COSMOPOLITAN 12 Vodka, lime, triple sec, cranberry syrup	MARTINI (VODKA/GIN) 12 Vodka/gin, olives or lemon twist	MARGARITA 10 tequila, triplesec, lemon, lime, agave syrup
WHITE RUSSIAN 10 Vodka, kahlua, heavy cream		

BEERS AND CAFFETTERIA

TOPO CHICO 5	SAN PELLEGRINO 6	SAINT ARNOLD ART CAR IPA 6
ICED TEA 3	BUSCH N/A 6	ULTRA 5
ESPRESSO 4	BUD LIGHT 6	MARTIN HOUSE DOCTOR BOCK 6
SODA 3	MILLER LITE 5	COORS LIGHT 5
CAPPUCINO 5	PERONI 6	GUINNESS STOUT 7
REGULAR COFFEE 3	REVOLVER BLOOD & HONEY 6	RED BRIDGE (GLUTEN FREE) 6

Appendix B

Special Event /Wine Dinner / Catering Concept Menu

Seven-Course Menu

Amuse-Bouche

Dish: Truffle-infused mushroom cappuccino with a parmesan crisp.
A warm and inviting start to awaken the palate.

Appetizer

Dish: Tuna tartare with avocado mousse, sesame dressing, and crispy wonton chips.
A fresh and vibrant dish with a hint of Asian influence.

Soup

Dish: Lobster bisque with saffron cream and chive oil drizzle.
A rich and creamy seafood delicacy.

Pasta Course

Dish: Linguine with creamy sauce, seared scallops, and a drizzle of lemon zest.
A refined pasta dish with luxurious seafood and citrus notes.

Seafood Entrée

Dish: Seared sea bass fillet on a bed of leek and potato velouté, served with grilled asparagus.
An elegant dish celebrating fresh and delicate flavors of the sea.

Main Course

Dish: Herb-crusted lamb rack with mashed potatoes roasted root vegetables,
A hearty and flavorful centerpiece of the meal.

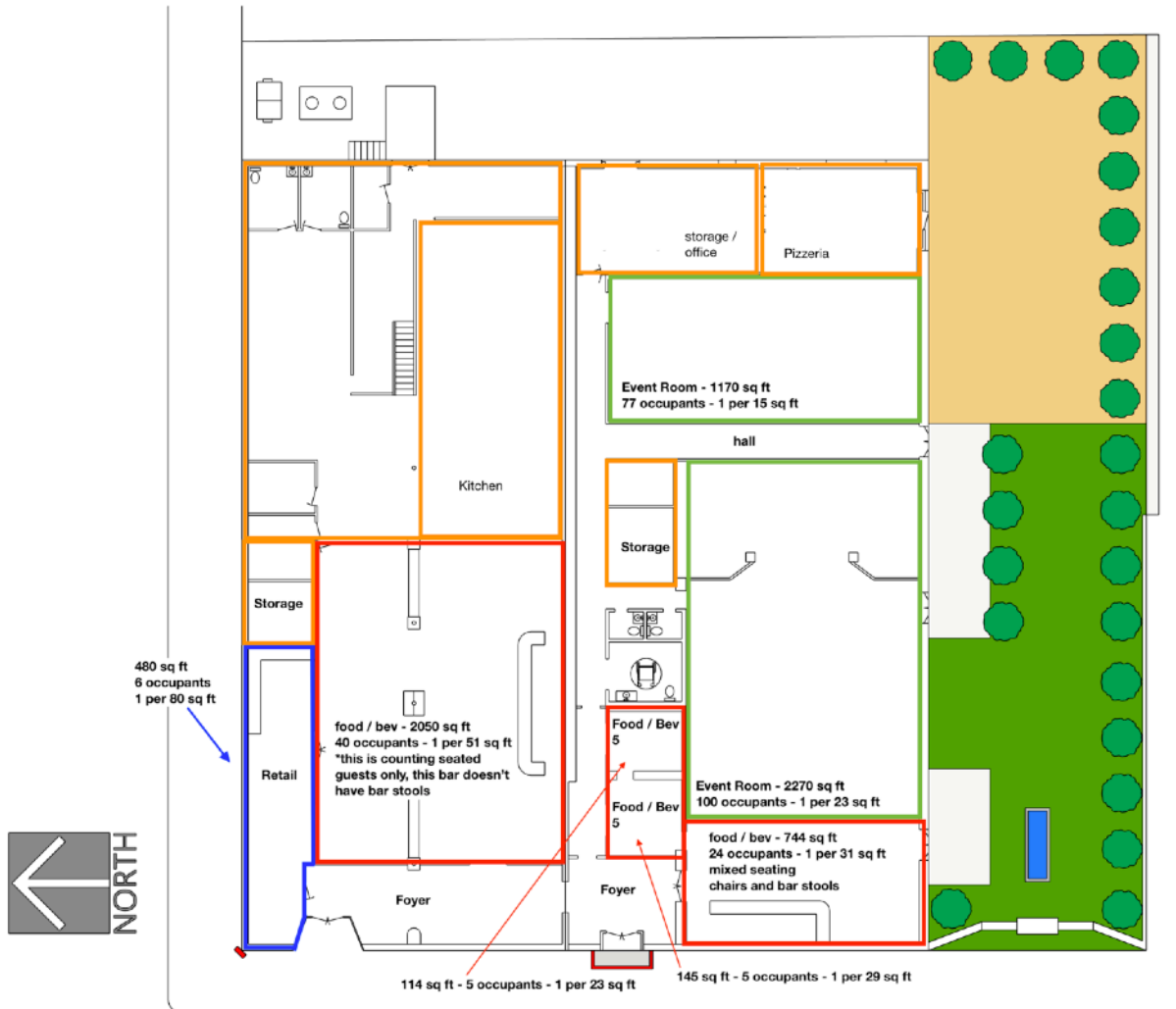
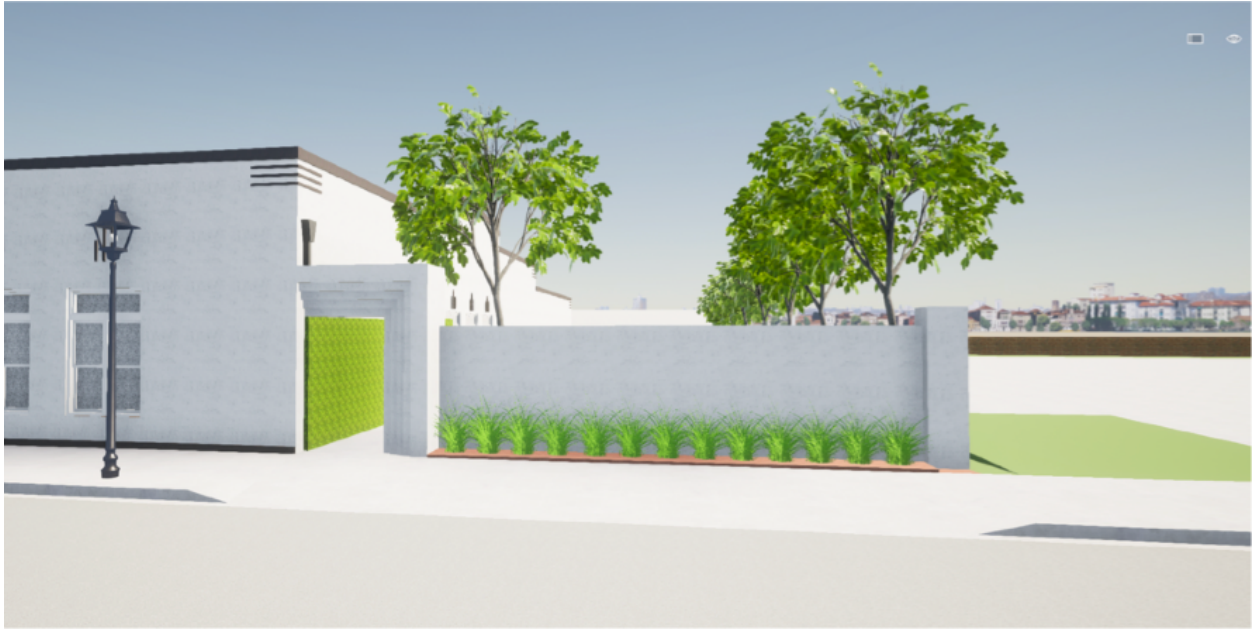
Dessert

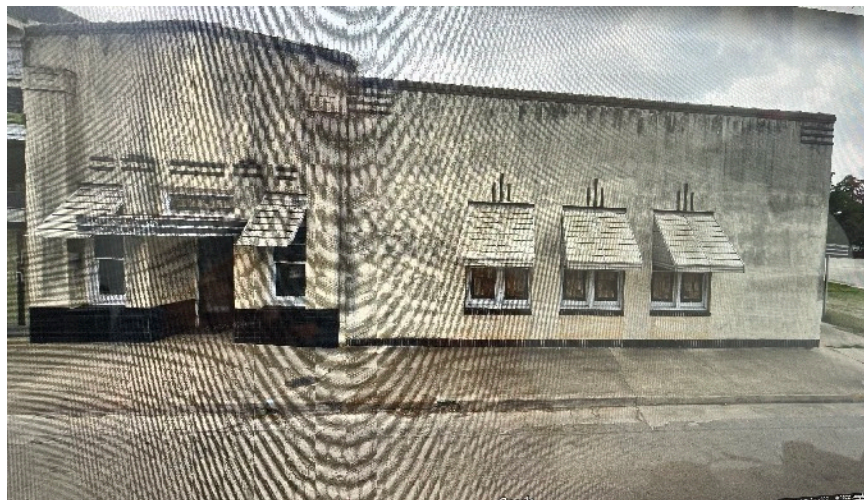
Dish: Dark chocolate soufflé with raspberry coulis and vanilla bean ice cream.
A decadent and satisfying finish to the meal.

Starting price on \$120

Appendix C
Renderings and Pictures

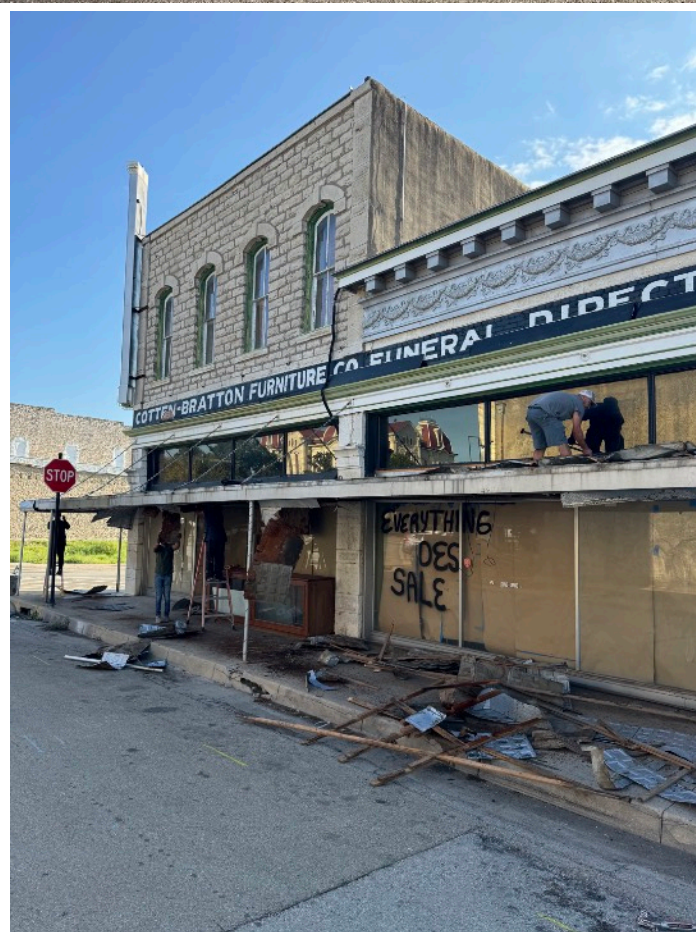


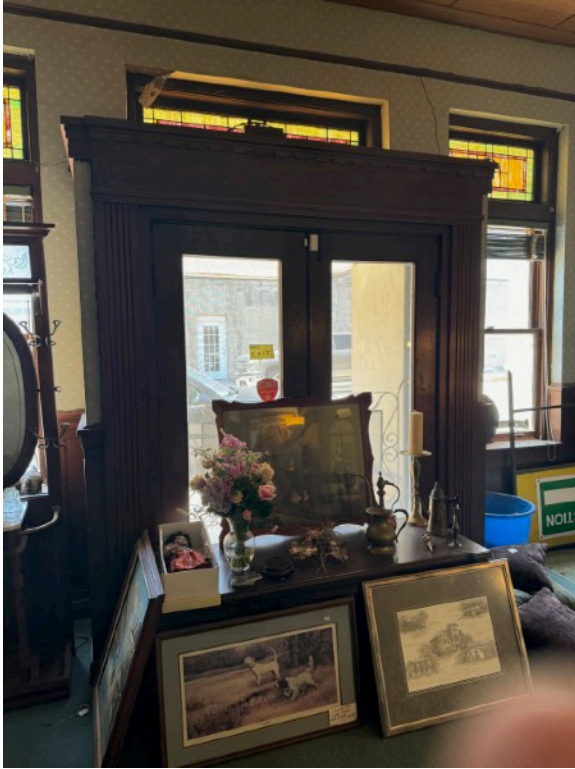










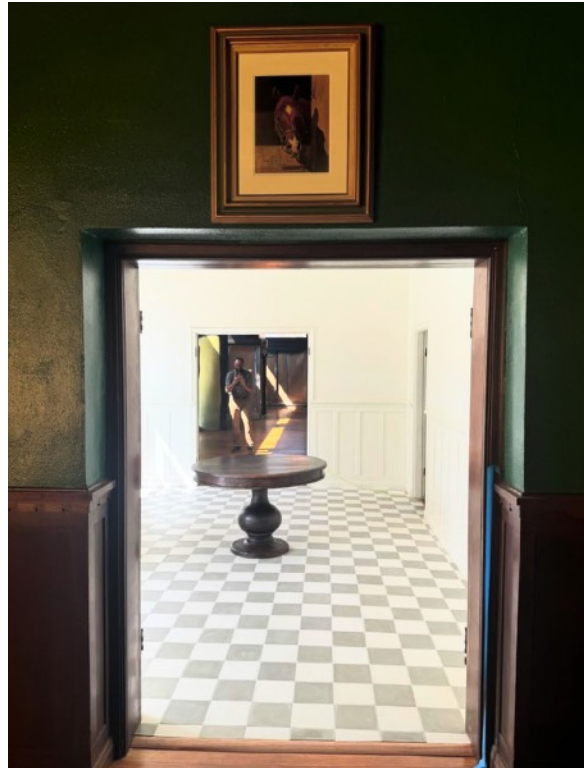


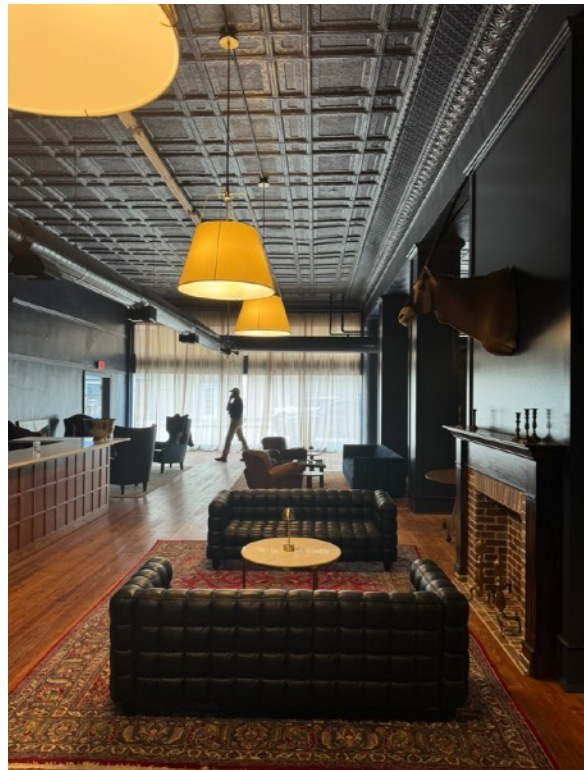
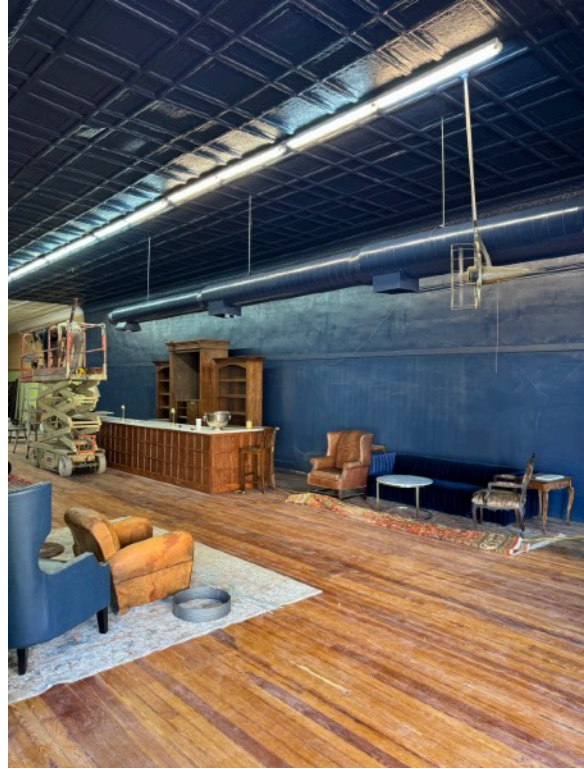


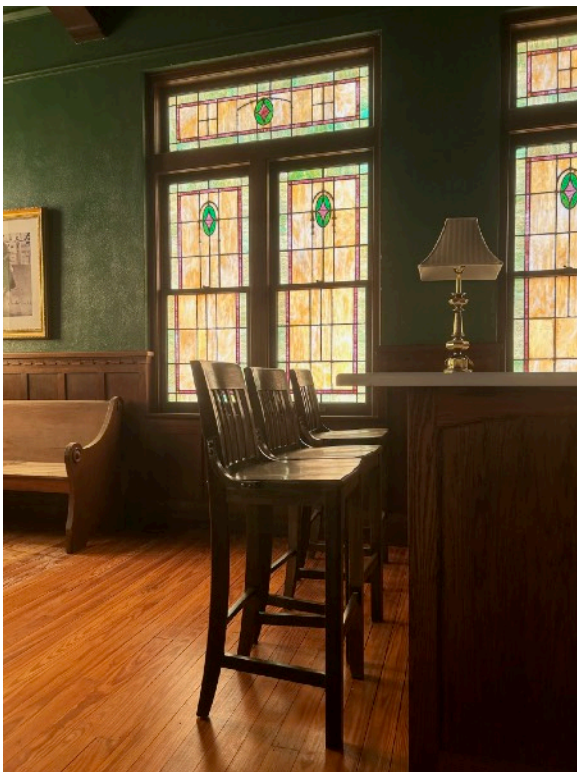
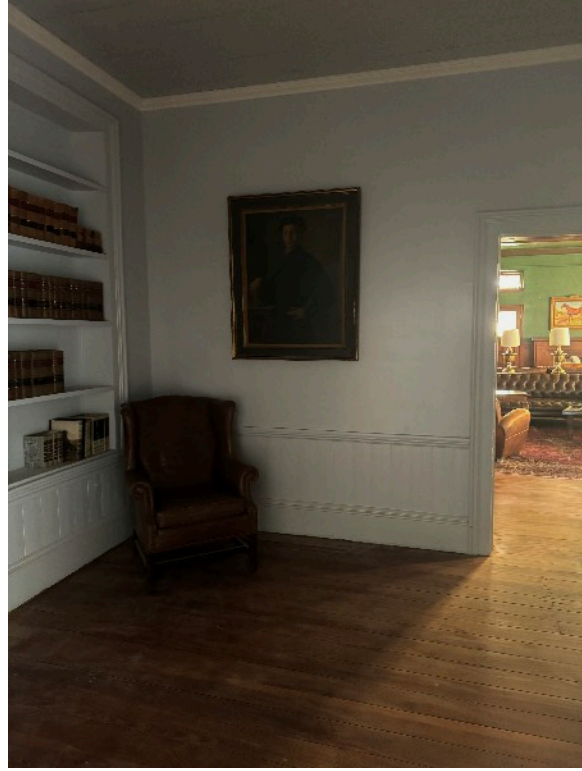


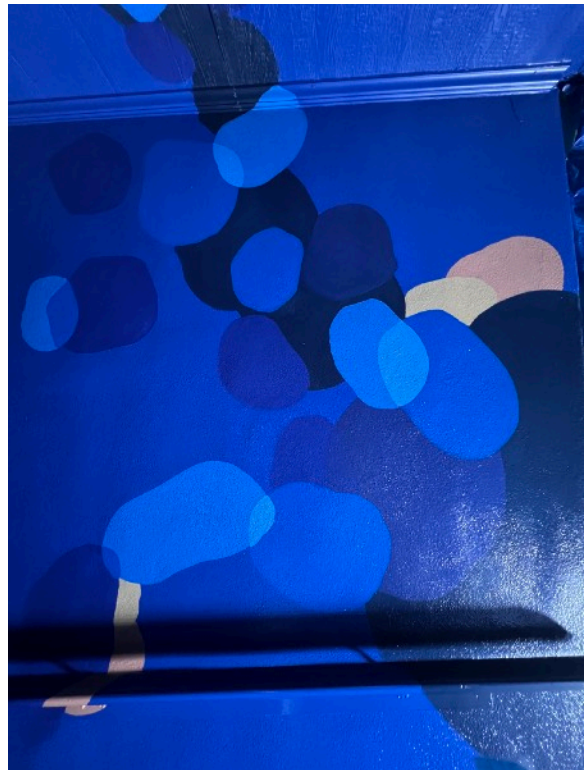












Appendix D
Placer AI Foot Traffic Data

Metrics			
Property:		 	
Shep's / Fort Worth Hwy, Wea...			
Visits	217.5K	Avg. Dwell Time	82 min
Visits / sq ft	24.11	Panel Visits	17.1K
Size - sq ft	9K	Visits YoY	+0.5%
Visitors	105.3K	Visits Yo2Y	+5%
Visit Frequency	2.07	Visits Yo3Y	+98.6%

Appendix E
Pro Forma

	1/25	3/25	5/25	7/25	9/25	11/25	1/26	3/26	5/26	7/26	9/26	11/26	1/27	3/27	5/27	7/27	9/27	11/27
INCOME																		
Events	\$ 7,500	\$ 10,551	\$ 13,603	\$ 16,654	\$ 19,706	\$ 22,757	\$ 25,808	\$ 28,860	\$ 31,912	\$ 34,963	\$ 38,015	\$ 41,066	\$ 44,118	\$ 47,169	\$ 50,221	\$ 53,272	\$ 56,324	\$ 59,375
Food / Bev Revenue	\$250,000	\$258,500	\$266,500	\$274,000	\$281,000	\$287,500	\$293,500	\$299,000	\$304,000	\$308,500	\$312,500	\$316,000	\$319,000	\$321,500	\$323,500	\$325,000	\$326,000	\$328,500
Retail Revenue	\$ 30,000	\$ 32,500	\$ 35,500	\$ 38,000	\$ 40,500	\$ 43,000	\$ 46,000	\$ 48,500	\$ 51,000	\$ 54,000	\$ 56,500	\$ 59,000	\$ 62,000	\$ 64,500	\$ 67,000	\$ 69,500	\$ 72,500	\$ 75,000
GROSS PROFIT	\$287,500	\$301,551	\$315,603	\$329,654	\$341,206	\$353,257	\$365,209	\$376,380	\$386,912	\$397,463	\$407,015	\$416,066	\$425,118	\$433,169	\$440,721	\$447,772	\$454,824	\$460,875
EXPENSES																		
Advertising	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550	\$ 550
Salesperson	\$ 3,000	\$ 3,176	\$ 3,353	\$ 3,529	\$ 3,706	\$ 3,882	\$ 4,059	\$ 4,235	\$ 4,412	\$ 4,588	\$ 4,765	\$ 4,941	\$ 5,118	\$ 5,294	\$ 5,471	\$ 5,647	\$ 5,824	\$ 6,000
Housekeeping	\$ 250	\$ 323	\$ 395	\$ 468	\$ 540	\$ 613	\$ 686	\$ 758	\$ 831	\$ 903	\$ 976	\$ 1,049	\$ 1,121	\$ 1,194	\$ 1,267	\$ 1,339	\$ 1,412	\$ 1,484
Insurance	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Software & Apps	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150
Professional Fees	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118	\$ 118
Property Taxes	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Repairs & Maintenance	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
Supplies & Materials	\$ 500	\$ 529	\$ 559	\$ 588	\$ 618	\$ 647	\$ 676	\$ 706	\$ 735	\$ 765	\$ 794	\$ 824	\$ 853	\$ 882	\$ 912	\$ 941	\$ 971	\$ 1,000
Travel	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Total Utilities	\$ 1,400	\$ 1,632	\$ 2,552	\$ 1,935	\$ 1,487	\$ 1,007	\$ 1,487	\$ 1,578	\$ 1,766	\$ 1,849	\$ 1,595	\$ 1,600	\$ 1,400	\$ 1,632	\$ 2,552	\$ 1,935	\$ 1,487	\$ 1,007
Rent	\$ 8,625	\$ 9,047	\$ 9,468	\$ 9,880	\$ 10,298	\$ 10,698	\$ 11,091	\$ 11,491	\$ 11,891	\$ 12,291	\$ 12,691	\$ 13,091	\$ 13,491	\$ 13,891	\$ 14,291	\$ 14,691	\$ 15,091	\$ 15,491
F/B Expenses	\$218,750	\$226,188	\$233,188	\$239,750	\$245,875	\$251,563	\$256,813	\$261,625	\$266,000	\$269,938	\$273,438	\$276,500	\$279,125	\$281,313	\$283,063	\$284,375	\$285,250	\$285,688
Retail Expenses	\$ 24,600	\$ 26,650	\$ 29,110	\$ 31,160	\$ 33,210	\$ 35,260	\$ 37,320	\$ 39,370	\$ 41,420	\$ 43,480	\$ 45,530	\$ 47,580	\$ 49,630	\$ 51,680	\$ 53,730	\$ 55,780	\$ 57,830	\$ 59,880
TOTAL EXPENSES	\$562,043	\$572,463	\$583,543	\$592,208	\$590,590	\$598,488	\$597,298	\$594,881	\$593,089	\$593,165	\$594,016	\$590,693	\$595,128	\$591,118	\$596,343	\$599,579	\$597,256	\$597,5423
NOI	\$ 25,457	\$ 29,089	\$ 32,060	\$ 36,446	\$ 40,616	\$ 44,770	\$ 48,011	\$ 51,479	\$ 54,822	\$ 58,238	\$ 61,999	\$ 65,373	\$ 69,989	\$ 72,051	\$ 74,376	\$ 76,194	\$ 77,966	\$ 79,452

Appendix F

Construction Budget

Restaurant Incentive Policy App - Cotten Bratton Budget

Contractor	Notes	Cost	Status
Abel Monroy	dining area floors	\$ 27,467.00	Paid
Enrique Aragon	kitchen floor	\$ 23,000.00	Quoted
Banda	dining area electric	\$ 78,850.00	Partial
Banda	kitchen electric	\$ 29,290.00	Quoted
Bernhardt Services	kitchen HVAC	\$ 12,000.00	Partial
Able Fernandez	kitchen framing and FRP	\$ 21,620.00	Quoted
Enrique Aragon	8' kitchen drop ceiling	\$ 9,959.00	Quoted
Prestige	kitchen plumbing, no fixtures	\$ 20,000.00	Quoted
Prestige	installing 1500 gallon grease trap	\$ 13,800.00	Quoted
Texas Door and Window	kitchen two new exterior doors, one interior door	\$ 6,750.00	Quoted
JLN / Leo Sanchez	dining area sheetrock and paint	\$ 24,352.00	Paid
Bernhardt Services	dining area HVAC	\$ 76,400.00	Partial
RNP Sheetmetal	two commercial kitchen hoods	\$ 28,837.80	Quoted
Titan Fire	two commercial kitchen hood suppression systems	\$ 12,356.60	Quoted
Tital Fire	fire alarm system	\$ 22,562.34	Partial
Emergency Fire	fire sprinklers	\$ 118,000.00	Partial
Wallis Urethane Foam	new roof over all of 117 and partial repair over 113	\$ 43,658.00	Paid
Elle Ay Company	Painting hallways	\$ 7,840.00	Paid
Chase Lucia, PE	PE stamped drawings	\$ 2,200.00	Paid
Multiple	One new ADA bathroom, three partial renovations	\$ 30,000.00	Partial
Total		\$ 608,942.74	\$ 237,345.75
Total Reimbursement	(Total - \$50,000) / 2	\$ 279,471.37	Already Paid



Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-48-AR

Phone: (817)598-4279

SUBJECT: Consider a request for a facade improvement grant for 112 Dallas Avenue in an amount not to exceed \$40,688.50.

BACKGROUND/DISCUSSION

The request for this facade includes the repair of existing wood framing and blocking, new metal dentil molding blocks, new metal crown molding, manufacture of a new corbel at the northwest corner, cleaning of all existing and new metal, the caulk and prime of the new metal, paint to match the existing facade, mechanically reattach the TPO roofing, power wash the exterior west wall and store front, prime and paint the existing stone, the scraping of windows and doors to caulk and prime, and the painting of the window and door trim.

FINANCIAL IMPACT

The financial impact to the city would not exceed \$40,688.50. The total project budget is \$91,377.

ATTACHMENTS

- [Blessings Recycled Packet \(1\).pdf](#)

Appendix A

Facade Improvement Grant Application

The Facade Improvement Grant is an incentive designed to enhance the aesthetic appeal, economic vitality and honor historical preservation of Weatherford's downtown area. Refer to the Facade Improvement Grant Policy and the Central Business District section of the Zoning Ordinance for the criteria. All incentives are receipt-reimbursable if approved by the City Council.

To be considered for incentives, complete the application and submit with the following:

- Proof of ownership and/or occupancy such as deed/lease; If the applicant does not own the property on which the project is located, the applicant must provide proof satisfactory to City that proposed improvements are allowed and authorized by the owner
- Detailed explanation of proposed improvements to include professional renderings, elevations, drawings etc.
- Photograph(s) of existing conditions
- Construction cost breakdown on eligible improvements
- Detailed explanation of the proposed use for the building or business plan
- Detailed timeline of the proposed project

Submit all applications and related inquiries to:
Ashley Seitz, Economic Development
Weatherford City Hall
303 Palo Pinto Street, Weatherford, TX 76086
(817) 598-4279
aseitz@weatherfordtx.gov

Current landowner information (individual or entity)

Printed name Martha Reeves Signature Martha Reeves
Address 112 Dallas Ave
Email marthareeves@me.com Phone 817.613.6160
DBA (Doing Business As) _____
Legal Entity (LLC, Corporation, etc.) STRAWFLY Realty LP

Applicant information (individual or entity, if different)

Printed name Martha Reeves Signature Martha Reeves
Address 112 Dallas Ave
Email marthareeves@me.com Phone 817.613.6160
DBA (Doing Business As) Local Eatin'
Legal Entity (LLC, Corporation, etc.) STRAWFLY Realty, LP

About the Business

Type of business Antique business
Business owner(s) (if multiple, list here with ownership %) _____
Number of employees N/A
Describe length and monthly terms of your lease (if applicable) _____

Hours of operation _____

About the Project

Building/Property Address 112 Dallas Street
Size of space 7,500 sq ft
Anticipated start date 1/15/25
Anticipated date of completion 3/15/25
Total project budget \$91,377.00

Administrative

Date of application 1/2/2025
Have you received any economic incentives in the past 24 months? (Y/N) No

Signed Understanding

I understand that this is a 50% match grant and am responsible for the initial investment of \$10,000.

[Signature]
Applicant Signature

01/02/2024
Date

Terms & Conditions

The application is made to induce the Facade Improvement Grant financial incentives to the applicant. The applicant hereby represents that all statements contained herein are true and correct. All information materially significant to Weatherford City Council in its consideration of the application is included. The applicant acknowledges that it has reviewed the Facade Improvement Grant Policy and Central Business District section of the Zoning Ordinance and agrees to comply with these requirements. To the fullest extent of the law, the applicant shall indemnify and hold harmless the City of Weatherford from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and cost of actions, including reasonable costs, fees and expenses of any kind arising or growing out of or in any way connected with the performance of the improvement whether or not the incentive is granted or the project completed. Applicant acknowledges that filing an application does not guarantee funding.

JRJ Construction Inc.

JRJ Construction Inc.
1756 Ranger Hwy
Weatherford Texas 76088

Proposal for: Martha Reeves
112 Dallas St
Weatherford Texas 76086
RE: Exterior ornamental metal repair

JRJ to provide labor, equipment and materials-

Scope: Repairs/restoration exterior ornamental cornice west side and over door south side.

1. Repair existing wood framing/blocking.
2. Create new metal dentil molding blocks to match existing as closely as possible.
3. Create new metal crown molding to match existing as closely as possible.
4. Manufacture a new corbel at the northwest corner to match southwest corbel as closely as possible.
5. Clean all existing and new metal.
6. Caulk, prime new metal, and paint to match existing as closely as possible.
7. Mechanically reattach TPO roofing to repaired metal.
8. Power wash exterior west wall and store front.
9. Prime and paint existing stone. Single color.
10. Scrape flaking paint from windows and doors west and south elevations.
11. Caulk, prime and paint window trim door trim.

Protect surrounding surfaces and finishes during construction.

Clean up and remove any related construction debris

Exclusions: Any work other than specifically stated above. No glass replacement.
Awning not included.

Fee:

Includes any applicable material sales tax. \$91,377.00

Ninety one thousand three hundred seventy seven dollars.

JRJ Construction Inc. pleased to provide this quote, which will be valid for a period of 30 days.

Proposal accepted by:

Date:

JACKIE FOWLER

400 Thompson Rd.
Weatherford, TX 76087

(817) 597-7616
Jfowler817@gmail.com

JACK

OF ALL TRADES

Construction Services

CUSTOMER NAME: _____ MARTHA REEVES _____

ADDRESS: _____ 112 Dallas St. Weatherford, TX _____

PHONE: _____

EMAIL: _____

Estimated prices are good for 30 days.
After that, we cannot guarantee that
the price of Labor or materials will stay
the same, but we will always provide
excellent service and competitive
prices. This is only an estimate. The
final price could change due to
unforeseen circumstances.

Description

Qty.

Price

Amount

1	Repairs to existing framing and blocking			
2	Fabricate new metal dentil style molding and crown molding to closely match existing.			
3	Build and install corbel to closely match existing.			
4	Wire brush & restore all existing metal and power wash stone wall and front façade.			
5	Repair TPO roof			
6	Caulk, prime & paint for continuity with existing. (metal,wood,stone)			
7				
8				
9				
10				

TOTAL: \$ 121,230.00



Property Year 2024 [Tax Summary](#) [Map/GIS](#)

Property ID: R000030219 Geo ID: 19035.004.004.00

Information Updated 1/2/2025

< Previous Property 3 / 21 Next Property >

Property Details

[CLICK HERE TO PAY PROPERTY TAXES](#)

Ownership Available Actions

STRWFLY REAL ESTATE LP
8901 FM 1885
WEATHERFORD, TX 76088-1446
Ownership Interest: 1.0000000
Map Number: [H-15](#)

Qualified Exemptions

Not Applicable

Legal Information

Legal: Acres: 0.057, Lot: W PT 4, Blk: 4, Subd: WEATHERFORD ORIGINAL TOWN, "ANTIQUES ON THE SQUARE"
Situs: DALLAS AVE 112

Property Valuation History

Values by Year		2024	2023	2022	2021	2020	n/a
Improvements	+	\$660,960	\$660,960	\$451,380	\$451,380	\$444,710	\$0
Land	+	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0
Production Market	+	\$0	\$0	\$0	\$0	\$0	\$0
Personal	+	\$0	\$0	\$0	\$0	\$0	\$0
Mineral	+	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	=	\$690,960	\$690,960	\$481,380	\$481,380	\$474,710	\$0
Agricultural Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Homestead / Circuit Breaker Cap Loss	-	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed	=	\$690,960	\$690,960	\$481,380	\$481,380	\$474,710	\$0

Group Sequence	Code	Building Description	Year Built	Square Footage	Perimeter Footage
1	SR	STORE	2001	2,370	250
2	SR	STORE		2,370	250
3	OP	OPEN PORCH		222	86

Land Details	Market Value: \$30,000	Production Market Value: \$0	Production Value: \$0
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Land Code	Acres	Sq. Ft.	Front Ft.	Rear Ft.	Depth	Mkt. Value	Prd. Value
SF-OVR	0.057	2,500	0	0		30,000	0

Deed History

Conveyance	Volume	Page	Deed Date	Instrument
REEVES MARTHA	2827	1898	1/28/2011	760201
n/a			3/28/2002	

Code	Description	Taxable Value
COL	JR COLLEGE DISTR	690,960
CWE	CITY OF WEATHERFORD	690,960
HOS	PARKER CO HOSPITAL DISTRICT	690,960
LTR	LATERAL ROAD	690,960
PAR	PARKER COUNTY	690,960
WE	WEATHERFORD I.S.D.	690,960

For information on estimated taxes [click here](#)

The above property tax estimation is not a tax bill. Do not pay.
[Click here to view actual Property Tax Bill.](#)

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Southwest Data Solutions is not responsible for any errors or omissions.



Weatherford Weatherford Economic Development Board

AGENDA REPORT

Meeting Date: January 17, 2025

Staff Contact: Ashley Seiler, Director of Economic
Development

Item Number: 2025-49-AR

Phone: 817-598-4279

SUBJECT: Consider approval of Chapter 380 Economic Development Agreement between The City of Weatherford and Providence Restaurants, LLC.

BACKGROUND/DISCUSSION

The City began working with Providence Restaurants, LLC in July to recruit them to the market. In order to help offset the cost of a redevelopment opportunity, they are seeking a partnership with the City of Weatherford.

FINANCIAL IMPACT

This agreement between The City of Weatherford and Providence Restaurants, LLC will rebate 50% of the sales tax yearly, not to exceed \$300,000 and no more than 6 years, whichever is sooner. The City also agrees to provide an incentive reimbursement to Developer of \$200,000 toward the cost of the Capital Improvements and equipment for the Project. Given this, Providence Restaurants, LLC should not make a capital investment less than \$1,500,000 and must remain operate within the City of Weatherford for a minimum of 1 year from the date of this signed agreement or otherwise pay back in full.

SUGGESTED ACTION

Staff recommends approval.

ATTACHMENTS

- [380 Agreement - Providence Restaurants, LLC.pdf](#)

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the City of Weatherford, Texas, (the “City”), and Providence Restaurants, LLC (“Developer”).

RECITALS

WHEREAS, Developer owns the property located at 1910 S. Main Street, Weatherford, Texas 76086 (the “Property”), and intends to develop the Property as a barbeque restaurant, as further depicted on the site plan attached as **Exhibit A** and incorporated herein (the “Project”); and

WHEREAS, Developer will be making substantial capital improvements to the Property, including improvements to the building and equipment to be affixed to the Property; and

WHEREAS, the City has concluded that the Project qualifies for a grant under Chapter 380 of the Texas Local Government Code (“Chapter 380”), and that with the approval of this Agreement, the City hereby establishes the Project as a program authorized by Chapter 380 (the “Program”); and

WHEREAS, Developer desires to participate in the Program by entering into this Agreement whereby the City will provide certain incentives specified herein to Developer for the Project; and

WHEREAS, the City Council finds and determines that this Agreement will effectuate the purposes set forth in the Program by promoting local economic development and stimulating business and commercial activity in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. DEFINITIONS

1. “**Capital Investment**” means and shall include all costs incurred relating to the improvement of the Property, including the actual design and construction costs and other costs of all buildings, structures, infrastructure, fixed machinery and equipment, utilities, landscaping and other onsite and offsite improvements, including without limitation all labor and materials, engineering costs, surveying costs, fees of consultants, designers and other professionals, landscape design, platting fees, permit fees, geotechnical investigation, construction material testing, and inspection fees. It shall not include costs for financing the construction or marketing of the improvements.
2. “**FTE**” means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours.

ARTICLE II. AUTHORIZATION

The City Council finds and determines that this Agreement is authorized and governed by Section 380.001 of the Texas Local Government Code and by the Program.

ARTICLE III. TERM

This Agreement shall be effective as of the date of execution by all parties and continue until all obligations under the Agreement are fulfilled, unless otherwise terminated as provided for in this Agreement.

ARTICLE IV. ECONOMIC DEVELOPMENT INCENTIVES

1. Covenants of Developer.

a. Developer agrees to design and construct the Project on the Property as shown on the Site Plan, attached as Exhibit A, in accordance with all applicable development regulations of the City, resulting in a Capital Investment by Developer in an amount of at least One Million Five Hundred Thousand and No Dollars (\$1,500,000).

b. To qualify for the incentives set forth below, Developer shall obtain a certificate of occupancy (CO) for the Project by November 30, 2025.

c. Developer shall operate the Project on the Property for the term of this Agreement in a manner which creates at least thirty (30) FTEs when the restaurant is fully operational.

d. Developer shall cause a minimum wage to be paid to its employees at the Property of at least \$15/hour (hourly + tip blended average), and at least \$20/hour for the smokehouse crew/employees.

e. Developer shall not knowingly employ an undocumented worker as prohibited by Chapter 2264, Texas Government Code. Developer hereby certifies that the restaurant does not and will not knowingly employ an undocumented worker as defined in Section 2264.001(4), Texas Government Code. If convicted of a violation under 8 U.S.C. Section 1324a(f), Developer shall repay the City all payments made by the City under this Agreement.

f. Developer shall remain current and paid on all real property and business personal property taxes at the Property, subject to appeal rights in accordance with the law.

g. Should Developer fail to comply with any term of this Agreement, or if Developer ceases operation of the Project, sells or vacates the Property within one (1) year of the date of the CO for the restaurant [excluding an event of an expansion of facilities to another location in the City with at least the same price per person average (PPPA); for purposes of this provision, Developer and City agree that the PPPA for the Project at the Property is \$44], Developer shall have thirty (30) days after written notice from the City to come into compliance. If the noncompliance is not cured within that period, Developer agrees to remit to the City a sum equal to any incentive payments made by the City to Developer under this Agreement, plus interest at

the highest rate allowed by law, per annum from the date payments were made.

2. Covenants of the City. As an economic development incentive and to assist Developer with locating the Project in the City, the City agrees to:

a. Reimburse Developer fifty percent (50%) of the City's sales and use tax revenue actually received by the City from the State Comptroller generated from the Project, for a period of six (6) years from the City's issuance of the CO, or until Developer has been reimbursed a maximum of Three Hundred Thousand and No Dollars (\$300,000.00), whichever occurs first, subject to the following conditions:

i. The reimbursement payments set forth above shall be made annually by the City to Developer upon reviewing the sales tax report for the applicable calendar year, and confirming its accuracy with the State, including any audit adjustments and its payment to the City for the applicable year. The City shall make the reimbursement payments to Developer within thirty (30) days following the receipt of the latter of:

a) The sales tax report for the applicable year; and

b) The sales and use tax revenue from the State Comptroller's office for the applicable year.

ii. Under no circumstances shall the City have any obligation to reimburse sales taxes not actually received by the City.

b. Provide an incentive reimbursement to Developer of Two Hundred Thousand and No Dollars (\$200,000) toward the cost of the Capital Improvements and equipment for the Project. The City agrees to make such incentive reimbursement payment to Developer within thirty (30) days of Developer obtaining a CO for the Project.

ARTICLE V. GENERAL PROVISIONS

1. **Access to Information.** Developer agrees to provide the City, upon reasonable notice, access to information necessary to fulfill this Agreement, until such time as Developer has been fully reimbursed pursuant to this Agreement.

2. **Termination.** This Agreement may be terminated as follows:

a. by mutual written agreement by the parties;

b. by the City upon the failure of Developer to fulfill its obligations under this Agreement after receipt of written notice of default and a ten (10) calendar-day cure period; or

c. upon expiration of the Term.

3. **Mutual Assistance.** Developer and the City shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

4. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

6. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by Developer and the City.

7. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. Developer may not assign all or any part of its rights and obligations hereunder without prior written approval of the City.

8. **Indemnity.** Developer, its officers, agents, employees, successors, and assigns do hereby fully release and agree to, indemnify and hold harmless the City, its officers, agents, servants, and employees, from all claims, suits, judgments, and demands of any nature whatsoever, for property damage or personal injury, including death, resulting from or in any way connected with this Agreement, the construction of the Project, or the operation of Developer's business.

9. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Developer: Providence Restaurants, LLC

City: City of Weatherford
Attention: City Manager
303 Palo Pinto
Weatherford, TX 76086

10. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

11. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Parker County, Texas.

12. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

13. **Approval by City of Weatherford, Texas.** This Agreement was approved by the City Council at its meeting on _____, 2025.

DEVELOPER: Providence Restaurants, LLC

By: _____

Its: _____

Date: _____

CITY OF WEATHERFORD, TEXAS

By: _____
James Hotopp, City Manager

Date: _____

ATTEST:

Andrea McDonald, City Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for Parker County, Texas, on this day personally appeared _____, who is the person or officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the _____ of Providence Restaurants, LLC, and that he/she is authorized by said entity to execute the foregoing instrument as the act of such entity for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

EXHIBIT "A"

PROJECT SITE PLAN

