Weatherford Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	August 13, 2025	**Staff Contact:**	Monica Johnson, Senior Planner
Item Number:	2025-398-AR	**Phone:**	817-598-4284 ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider a request by HWH Real Estate Holdings for a Conditional Use Permit for a Recreational Vehicle (RV) Display or Sales - new or used, or repai use on an approximate 26.31-acre tract, being generally located at 2328 East Interstate 20, in the City of Weatherford, Parker County, Texas. CUP-25-0009.

CASE NUMBER CUP-25-0009

GENERAL INFORMATION

Applicant:	HWH Real Estate Holdings
Request Action:	Approval of Conditional Use Permit
Project Description:	Recreational Vehicle (RV) Display or Sales - new or used, or repair
Site Address/Location:	2328 E Interstate 20
Land Area:	+/- 26.31-Acres
General Plan:	Community Commercial
Existing Zoning:	C2 Interstate Commercial
Surrounding Zoning:	
North:	C2 Interstate Commercial / AG Agriculture
South:	C1 - General Commercial/ AG Agriculture / PD Planned Development
East:	AG Agriculture
West:	C1 - General Commercial/ AG Agriculture / PD Planned Development

BACKGROUND/DISCUSSION

The applicant is requesting a Conditional Use Permit (CUP) for a Recreational Vehicle (RV) Display or Sales - new or used, or repair use on an approximate 26.31-acre tract being generally located at 2328 E Interstate 20. The property is currently zoned C2 Interstate Commercial.

A previous zoning amendment and CUP for this site were approved by City Council on July 25, 2023. That approval included conditions requiring construction to begin within eight (8) months of the ordinance's effective

date and a Certificate of Occupancy to be issued within twenty (20) months. As these conditions were not met, the previously approved CUP has since expired. The zoning amendment from 2023 has not expired.

Any proposed development on the site will be subject to review and approval of a site plan, site development permit and any other applicable permits.

If the conditional use permit is approved, staff recommends approval based on the following 3 conditions:

1. Pole signs are not permitted; however, a monument sign is allowed. Temporary signs, banners, and other advertisements shall not be permitted on the property.
2. Used RVs may not be parked near adjacent roadways. Service RVs must be placed only in the designated areas identified on the site plan.
3. This conditional use permit will be void if construction has not been started within 8 months of Ordinance approval. Additionally, this conditional use permit will be void if the Certificate of Occupancy has not been issued within 20 months.

ALTERNATIVES

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

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the Conditional Use Permit request subject to conditions.

ATTACHMENTS

- Site Plan
- Presentation