



Weatherford City Council

AGENDA REPORT

Meeting Date: July 25, 2023

Staff Contact: Kaleb Kentner, Director of
Development & Neighborhood
Services

Item Number: 2023-375-AR

Phone: 817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2023-25 concerning a request for a zoning map amendment from AG Agricultural, C1 General Commercial, and PD Planned Development to C2 General Commercial with a conditional use permit for Recreational Vehicle (RV) Display or Sales - new or used, or repair use for Holiday World RV, on a 26.31-acre tract located in the LP Duncan Survey, Abstract No. 391 and the Samuel Bond Survey, Abstract No 165 located on Bankhead Highway, City of Weatherford, Parker County, Texas. ZCH2023-0008 & CUP2023-0008.

CASE NUMBER ZCH2023-0008 & CUP2023-0008

GENERAL INFORMATION

Applicant:	Andres Comacho
Request Action:	Approval of Zoning Amendment and Conditional Use Permit
Project Description:	Holiday World RV
Site Address/Location:	26.31-acre tract at the generally located east of Bankhead Highway on the I-20 east bound service road between the off ramp and willow creek bridge on the south side of I-20. and and the
Land Area:	+/- acres 26.31
General Plan:	Community Commercial
Existing Zoning:	AG Agricultural, C1 General Commercial, PD Planned Development
Surrounding Zoning:	
North:	C2 Interstate Commercial, AG Agricultural
South:	None ETJ
East:	AG Agriculture
West:	C2 Interstate Commercial, AG Agricultural

BACKGROUND/DISCUSSION

Currently the 26.31-acre property has three different zoning districts and is underdeveloped. The proposed zone

change is consistent with the Community Commercial place type and compatible with surrounding uses.

The applicant is also requesting approval of a conditional use permit for use Recreational Vehicle (RV) Display or Sales - new or used, or repair. The specific Recreational Vehicle Display or Sales is a Holiday World RV, being a 36,000 square foot building offering an environment to purchase a range of RVs and accessories. The proposed store would operate 12 hours a day, six days a week and feature new RV's along with newer used RV's. They will also provide repair services.

Adherence to the Title XII Zoning Ordinance for development shall be maintained; no other alterations or adjustments are implied or will be made by the approval of the Zoning Map Amendment and Conditional Use Permit requests. Impacts to the site as development occurs shall be addressed by the Site Development, Site Plan, and Building Permit processes.

ALTERNATIVES

1. The City Council may approve the zoning map amendment and conditional use permit request as proposed.
2. The City Council may approve the zoning map amendment and conditional use permit with conditions.
3. The City Council may disapprove the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends approval of the conditional use permit request subject to the following conditions (which must be met prior to issuance of the certificate of occupancy): At their July 12th, 2023, regularly scheduled meeting, the Planning & Zoning Commission voted unanimously (5-0) to recommend approval of the zoning map amendment and conditional use permit request, subject to the conditions as recommended by staff.

1. There will be no allowance of a pole sign, but instead a monument sign will be installed.
2. Hours of operations will be Mon-Sat 7:00am- 9:00pm
3. No used RV parking near adjacent roads.
4. Service RVs will be located in the purple designated area only.
5. 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 construction and issuance of Certificate of Occupancy has not been completed within 20 months.

6. Details of the concept plan and associated development of the property shall be subject to the Site Plan Review process.

ATTACHMENTS

- [SITE PLAN](#)
- [Holiday RV World - Presentation](#)
- [O2023-25 Ordinance](#)