# Weatherford Planning & Zoning Commission

## AGENDA REPORT

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| **Meeting Date:** | July 16, 2025 | **Staff Contact:** | Sergio J. Baeza, Planner |
| **Item Number:** | 2025-356-AR | **Phone:** | 817-598-4284, ext. 3 |

**SUBJECT:** Hold a PUBLIC HEARING to review a request by James McDonald, for a general plan and zoning map amendment from C1 General Commercial to C2 Interstate Commercial with a conditional use permit for a Recreational Vehicle Park/Campground Use on an approximate 10.97-acre tract being generally located at 2205 Tin Top Road, City of Weatherford, Parker County, Texas. ZCH-25-0006 & CUP-25-0006.

**CASE NUMBER** ZCH-25-0006 & CUP-25-0006

**GENERAL INFORMATION**

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| **Applicant:** | James McDonald |
| **Request Action:** | General Plan Amendment and Zoning Map Amendment and Conditional Use Permit |
| **Project Description:** | Recreational Vehicle Park/Campground Use |
| **Site Address/Location:** | 2205 Tin Top Road |
| **Land Area:** | +/- 10.97-acres |
| **General Plan:** | Urban Living |
| **Existing Zoning:** | C1 General Commercial |
| **Surrounding Zoning:** | |
| **North:** | C1 General Commercial |
| **South:** | C1 General Commercial |
| **East:** | C2 General Commercial |
| **West:** | AG Agriculture |

**BACKGROUND/DISCUSSION**

The applicant is requesting a general plan and zoning map amendment from C1 General Commercial to C2 Interstate Commercial with a conditional use permit for a Recreational Vehicle Park/Campground Use on an approximate 10.97-acre tract being generally located at 2205 Tin Top Road, City of Weatherford, Parker County, Texas. The current general plan is Urban Living and the proposed general plan is Regional Activity Center.

Recreational Vehicle (RV) parking and campground uses are not identified as permitted, special or conditional uses within the C1 General Commercial zoning district. However, they are allowed with a Conditional Use Permit in the C2 Interstate Commercial district.

The subject property has operated as an RV park for more than 30 years and currently includes approximately 81 existing RV spaces. The applicant is proposing to expand the facility with an additional 28 spaces. To accommodate the expansion, the applicant must obtain the proposed zoning change and secure a Conditional Use Permit. A Final Plat has been submitted in conjunction with this request to formally plat the property in accordance with City subdivision regulations.

At their last scheduled meeting, the Planning and Zoning Commission voted to table this item until the next regularly scheduled meeting, to allow the applicant time to specify as to the improvements being made to the park. The Applicant has not provided further clarification to the Commission's request.

Staff does not recommend approval of the request because the current use does not align with the character of the surrounding developments and the existing zoning and use of nearby properties.

**ALTERNATIVES**

1. The Planning and Zoning Commission may recommend approval of the request with no conditions.
2. The Planning and Zoning Commission may recommend approval with conditions.
3. The Planning and Zoning Commission may recommend disapproval of the request.

**SUGGESTED ACTION/RECOMMENDATION**

Staff recommends disapproval of the general plan/zoning map amendment and conditional use permit. If the Genera Plan / Zoning map amendment and conditional use permit is approved, then staff recommends approval based on the following conditions:

1.Temporary signs, banners and other advertisements shall not be permitted on the property.

2.All drive aisles must be paved, and a screening fence is required in areas adjacent to Tin Top Road.

**ATTACHMENTS**

- Presentation