Weatherford City Council

AGENDA REPORT

Meeting Date:	August 26, 2025	**Staff Contact:**	Chad Marbut, Assistant City Manager
Item Number:	2025-440-AR	**Phone:**	817-598-4284, ext. 3

SUBJECT: Hold a PUBLIC HEARING and consider adoption of Ordinance O2025-34 regarding 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

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 August 13, 2025, regularly scheduled meeting, the Planning and Zoning Commission voted (7-0) to recommend disapproval of the General Plan / Zoning Map Amendments and the Conditional Use Permit.

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 City Council may approval of the request with no conditions.
2. The City Council may approve with conditions.
3. The City Council may approval disapproval of the request.

SUGGESTED ACTION/RECOMMENDATION

Staff recommends disapproval of ordinance O2025-34. At their August 13, 2025 regularly scheduled meeting, the Planning and Zoning Commission voted (7-0) to recommend disapproval of the conditional use permit.

Should the General Plan / Zoning map amendment and Conditional Use Permit be approved, then staff recommends the following three conditions:

1. Temporary signs, banners and other advertisements shall not be permitted on the property.
2. All drive aisles must be paved in chip and seal, and a 6ft wood screening fence is required in areas adjacent to Tin Top Road.
3. Final Plat shall be submitted within 3 months of ordinance approval.

ATTACHMENTS

- O2025-34
- Presentation