

Texan RV Ranch Timeline

1985 – Property annexed to the City by Ordinance No. 600. Due to a lawsuit against the annexation, the property was re-annexed in 1991 by Ordinance No. 904.

1985 – Mr. Eaton is approved for a zoning change from SF-1 to C zoning with a SUP for a campground on approximately 4.31 acres by Ordinance No. 652, and from SF-1 to I-1 on approximately 1.03 acres for a propane business by Ordinance No. 653. The campground is a loop with two rows of campsites on the 4.31 acre tract along Lone Star Road.

1986 – The property is platted into two lots to separate the campground from the propane business.

1993 – Campground is noted in Code Enforcement documents for a temporary sign violation.

1999 – At some point prior to September 1999, the 10-acre property immediately north of Eaton Estates Campground is acquired. This property contains the tract of approximately 2.18 acres currently under consideration for zoning change ZC#18-028. Mr. Eaton obtains a SUP for a campground expansion on approximately 12.9 acres in October by Ordinance No. 1289. The 2.18 acres adjacent to S. Main Street are not included in the SUP. The property is replatted from four lots into one 15.6-acre lot in December.

2003 – Notices are issued by the City in March to the Eaton Estates Campground for violations of the SUP involving fencing and landscaping around the campground.

2004 or 2005 – The campground is sold and becomes the Texan RV Ranch. In July 2005, the new owner requests permits to construct a new meeting hall and swimming pool for the campground. As part of the approval, the new owner is required to bring the campground into compliance with the SUP regarding the perimeter screening fence and landscaping.

2005 through 2007 – Staff review of the City's aerial photographs together with historic imagery from Google Earth indicates that RV storage on the 2.18 acres adjacent to S. Main Street began somewhere between 2005 and 2007. Prior to 2005, there did not appear to be any RVs stored on this part of the property.

2007 through 2016 – The number of RVs stored on the 2.18 acre property increases.

2016 – According to deed information listed by Johnson CAD, the campground was purchased by current owner in 2016. RV storage on the C-2 property continues.

2017 – Property owner requests a zoning change to PD to expand the campground on the 2.18 acres. The request is denied by City Council.

2018 – Property owner makes a second zoning change request for PD to expand the campground.