



Legislation Text

File #: 17-2503, **Version:** 2

Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from C-2, Community Business District to PD Planned Development District for Commercial Uses, with Additional Use for Campground or Recreational Vehicle Park, on Approximately 15.115 Acres Known as Lot 1-R, Block 1 of Eaton Estates Campground, Generally Located at 1961 Lone Star Road; Texas RV Ranch (ZC#17-016)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on September 5, 2017, and voted 7-0 to recommend approval with conditions that the Planned Development be revised to include stone columns on the fencing along Main Street and cedar-wrapped columns for the RV canopies to match the fencing. The applicant has submitted revised plans that include these changes.

First Reading

The subject property is located on the west side of Main Street, the north side of Lone Star Road and the east side of Flying L Lane. The applicant has operated the majority of the 15+ acre property as a recreational vehicle park and has had a Specific Use Permit in place for this portion of the property in order to allow this use in the C-2 zoning district. The 2+/- acres closest to Main Street is currently vacant land used for open storage. The applicant is seeking to expand the recreational vehicle park into this 2+/- acre area and is proposing to improve this portion of the property with a concrete driveway and canopy structures for the recreational vehicles, as well as a perimeter board-on-board fence (with stone columns along Main Street), landscaping along the Main Street frontage, and an emergency gated access point off of Main Street. Since the applicant is seeking to increase the extent of the recreational vehicle park, they need to obtain approval to rezone the entire property to Planned Development (PD) in order to allow this expansion due to a change in the Zoning Ordinance that now only permits recreational vehicle parks in PD districts.

As part of the Planned Development, the applicant is seeking to continue to allow C-2 commercial uses, with an additional use for Campground or Recreational Vehicle Park. The applicant is also requesting deviations from the City's Zoning Ordinance in order to allow 0' setbacks on the north and south sides of the property, to reduce the front setback along Main Street from 20' to 10', to allow an 8' perimeter board-on-board fence around the property instead of a 6' masonry wall (with stone columns along Main Street), and to allow canopies that deviate from the architectural requirements (i.e. non-masonry columns that will be cedar-wrapped to match the fencing).

The primary access to the property will continue to be from Lone Star Road, with gated emergency access points off Main Street and Flying L Lane.

While the property is currently zoned C-2, staff notes that the property would likely not be ideal for traditional commercial uses of significance due to its relatively small size, limited highway frontage, and proximity to residential and industrial uses that box in the property. The property has been used for open storage for many years and this re-zoning would bring the property into full compliance and allow a more productive and organized use of the site.

Second Reading

Council has requested that the applicant provide a rendering showing how the development will look from Main Street. At the time of the agenda preparation, Staff had not received the rendering.

Third Reading

The applicant has provided a rendering showing how the development will look from Main Street.

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