

TO: Three Forks Zoning and Planning Board

FR: Randy Carpenter
Planning Consultant to the City of Three Forks

RE: Conditional Use Permit
RCREI, LLC
13601 Hwy 6
Eastland, TX 76448

Name of Applicant: RCREI, LLC (Bret Robinson) Hearing Date: September 19, 2024

Application Request: RCREI, LLC requests an amendment from the Conditional Use Permit it received from the City in October of 2021.

Location: Corner of E. Jefferson and N. Montana Streets: Block 18, Lot 12A of the Buttelmans addition and SE1/4 of the NE1/4 and NE1/4 of the SE1/4 Lots 1 – 5B of Block 12 Headwaters Addition, AKA 126 E. Jefferson

Zoning: Agricultural / Residential

Background:

In October 2021, the applicant received a Conditional Use Permit (CUP) for the establishment of a Travel Trailer Park containing 4 trailer pads, 3 short-term rental cabins, and an accessory garage. In this request, the applicant is asking for an original condition of the CUP to be amended. That condition stated that “The park shall operate at a maximum from May 1st to November 1st.” The applicant is requesting that the cabins in the park be allowed to be rented all year round.

The uses proposed in 2021 on the 5.84-acre site have been constructed. The property is zoned Agricultural/Residential (AG/R). The purpose of the AG/R District is as follows:

“This District designation pertains to land that continues to be used for agricultural purposes but, because of its close proximity to established residential neighborhoods and City services, reasonable single-family development is allowed.”

Travel Trailer Parks are not listed as a permitted or conditionally permitted use in any of the Three Forks Zoning Districts. They are a potential Conditional Use in all districts. Section 11-17-1 of the Three Forks Zoning Ordinance states that the purpose of Travel Trailer Parks is:

“...to provide for travel trailer park development at appropriate locations and to establish standards for development in order to integrate travel trailer parks into certain areas of the community without adversely affecting surrounding properties.”

The property is boarded by the city limits on the west, south, and east. The area to the south is zoned Residential; the area to the east is zoned General Industrial Transitional. The land uses to

the west and north are agricultural. The land uses to the south are residential and to the east industrial.

The land to the west of this site would be a logical area for the city's residential expansion; the design standards in the original CUP were created with that in mind.

Staff Report:

The following assessment is excerpted and amended from the staff report for the original CUP application:

Section 11-12 - 2 of the City of Three Forks Zoning Ordinance identifies the approval criteria to be used for Conditional Use Permits.

- A. The use conforms to the objectives of the Master Plan and the intent of this Title.
The Three Forks Zoning Ordinance identifies the property as Agricultural/Residential; Travel Trailer Parks are listed as a conditional use in this district. "Camping facilities" are named as a Conditional Use in Agricultural/Residential District.

- B. Such use will not adversely affect nearby properties or their occupants.
It is unlikely that the impact of the travel trailer park will have a negative effect on the industrial uses to the east. However, this proposed use should be screened by landscaping from the residential uses to the south and from future potential residential uses to the west.

Note: landscape screening to the east, and south boundary of the property was put in place.

- C. Such use meets density, coverage, yard, height, and all other regulations of the district in which it is to be located, unless otherwise provided for in this Title.
Density, coverage, yard, and other requirements for the AG/R District were met.

- D. Public hearings have been held, after the required legal notice has been given and the public has been given a chance to be heard upon this matter.
Public hearings have been appropriately announced and scheduled for Thursday, September 19, 2024 at 7:00 PM with the Planning and Zoning Board. Public testimony and written comments will be taken and considered at each public hearing.

Staff recommendation:

Staff recommends that the application be granted.