

## **Planning & Zoning Seeks to Re-Zone 17+ acres off FM 312 in Residential area to Business District, for the purpose of an RV (Recreational Vehicle Park)**

Per a letter (attached, enclosed) from the City of Winnsboro Administrator Craig Lindholm, dated November 10, 2020, two public hearings are slated to be held to consider the zoning change.

The first PUBLIC HEARING AT THE Planning & Zoning meeting IS SLATED FOR **December 1, 2020**. The P&Z commissioner's ADVISORY recommendation (advising for or against), will be sent for consideration to city council for another public hearing on

**January 12, 2021 CITY COUNCIL MEETING**, and possible consideration, vote or tabling for additional research.

The letter was required to be sent to property owners within 200 linear feet of the boundary of the subject properties. A copy of the letter is attached, along with the Wood County Appraisal District map of the subject properties.

Because it involves a proposed public zoning change, both public hearings should be advertised in advance in the city's authorized media as selected by ordinance, the Winnsboro News. Any one, including property owners, particularly residential owners in or outside the 200 feet parameter may have opportunity speak up and comment at public hearings and meetings regarding this proposed zoning change.

Property owners in the mostly residential (housing) zoned area outside of 200 linear feet are not required to be notified by the city under current state law, however, ALL property owners, all city citizens and any citizen may speak at a public hearing.

The planning and zoning board is seeking to make an advisory decision that will be passed on to city council for consideration and passage for rezoning the property.

However, the current city of Winnsboro ordinances have no apparent zoning standards for recreational vehicle parks after examining the online code of ordinances located at <https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=winnsboroset>

Industry standards for the ratio of RV pads per acre, at maximum capacity, is generally ten (10) per acre, computing to a maximum of 170 RV pads at the described location. Some cities have higher allotted RVs density per acre.

Citizens make write letters or emails to the city council at the following email addresses. The email addresses for the city's Planning and Zoning Commissioners are not available online as of this date. The zoning commission is comprised of Gary Gravely, David Estes, John Ryan Fennel, Cyndie Everett, C.J. Thatcher (alternate). The new city council members were sworn in Tuesday, November 17, moving David Corning off the P&Z board and onto the elected position on council.

The city of Winnsboro currently has two (2) RV parks, one city owned and the other, Creekside RV Park with 32 slots, and Wood County has approximately 34 RV parks according to some searches, including the Winnsboro RV park at Lake Winnsboro owned by the county, Hawkins RV park owned by the County, and Quitman. See List attached.

**MAP ATTACHED FROM WOOD COUNTY APPRAISAL DISTRICT:**

**<https://www.woodcad.net/interactive-map> Enter the property i.d. 40003 AND 65298**





City of Winnsboro  
501 South Main Street  
Winnsboro, Texas 75494  
Phone: (903) 342-3654  
Fax: (903) 342-5708  
www.cityofwinnsboro.org

November 10, 2020

TO ADJACENT PROPERTY OWNER AT: [REDACTED] Walnut Winnsboro TX 75494

The Winnsboro Planning and Zoning Commission will conduct a Public Hearing at 5:30pm on Tuesday, December 1, 2020 and the City Council will conduct a Public Hearing at 5:30pm on Tuesday, January 12, 2021. Both hearings will be held in the Council Chambers at City Hall, 501 South Main Street, Winnsboro, Texas. The purpose of these hearings is to receive public input regarding an application/request for rezoning by the owner of property located at 799 S. Walnut St. Winnsboro Texas 75494.

The applicant requests rezoning for the following described properties within the city limits of Winnsboro, Texas:

LOT 16 PT BLK BLOCK P-2 15.598 CITY OF WINNSBORO  
LOT 16,17 PTS BLK P-2 1.634 CITY OF WINNSBORO

The properties are currently zoned Single Family, Residential – 1 (SF-1). Rezoning is requested to Business District – 1 (B-1), for the purpose of developing a recreational vehicle park.

As a property owner within two hundred (200) feet of this property, you are invited to attend the hearing to give your opinion on the request. You are not required to be present, but interested parties wishing to be heard should appear at the time and place stated above.

If you are unable to attend the public hearing, your opinion regarding this request may be expressed by: notation on the reverse of this letter, addressed to City Hall at 501 S. Main St., Winnsboro TX 75494; email to the City Secretary, within 48 hours prior the meeting date, at [apike@winnsborotexas.com](mailto:apike@winnsborotexas.com); or by telephone:

December 01, 2020: 1 877 568 4106 Access #: 179-616-285

January 12, 2021: 1 877 568 4106 Access #: 817-087-485

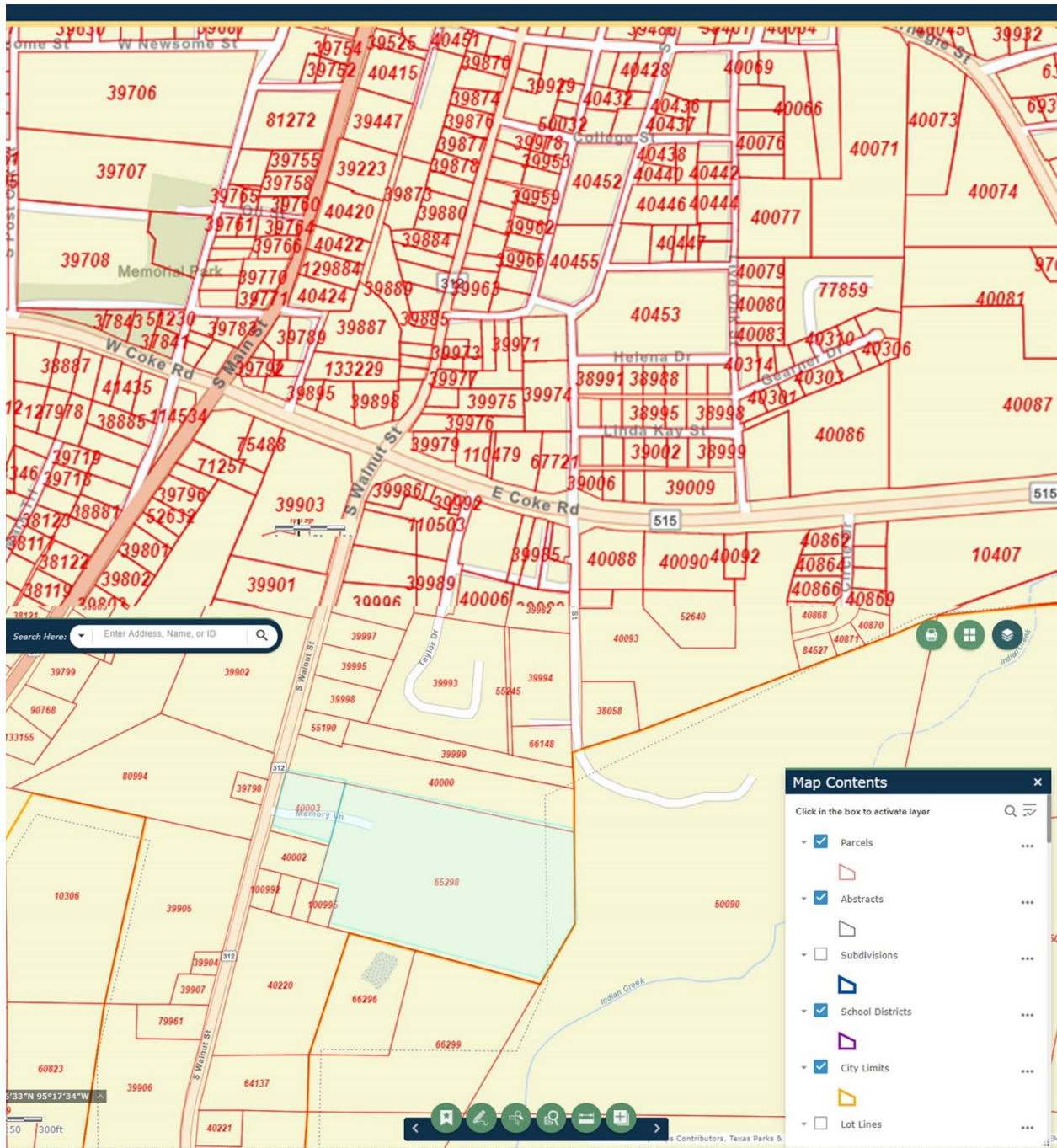
The Planning & Zoning Commission will make its recommendation to the City Council after receiving public comment, as provided in Sections 31.4.3.c & d of the Winnsboro Municipal Code of Ordinances and Chapter 211, Local Government Code.

Sincerely,

Craig Lindholm  
City Administrator

COPY

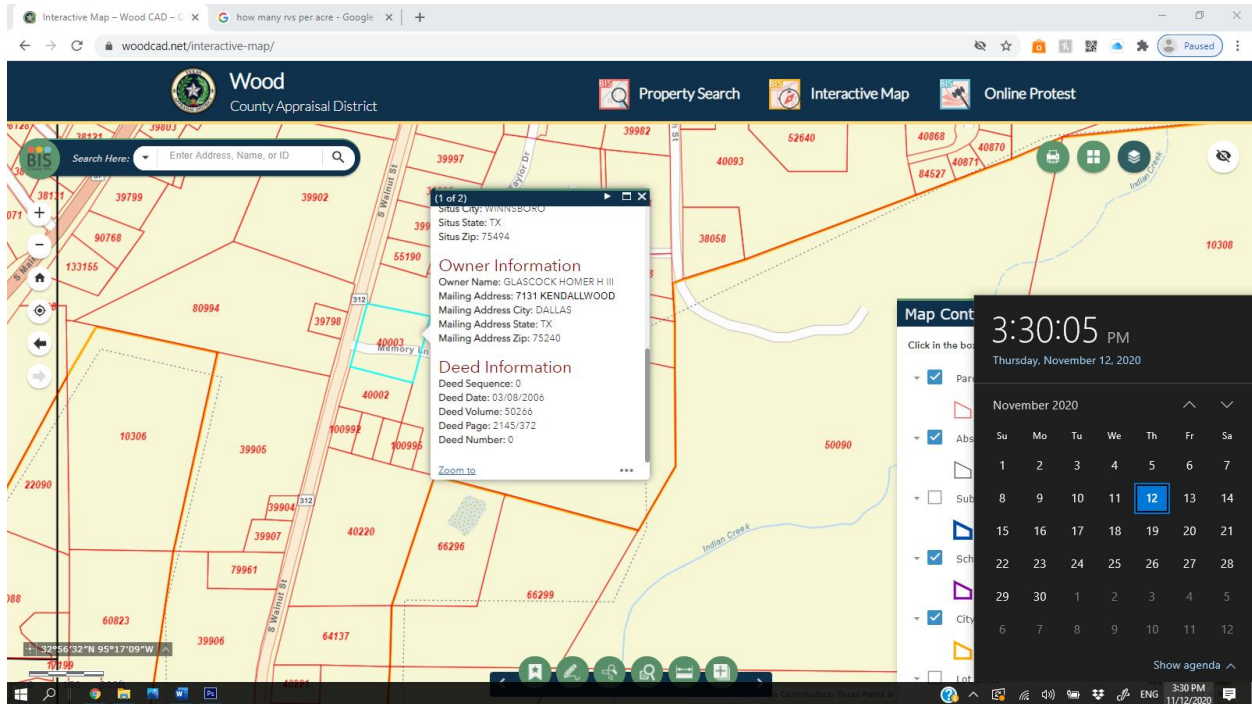
JUST DOWN FROM BROOKSHIRES, THAT'S PROPERTY 39903, ON THE EAST SIDE OF FM 312



**It is not known the current ordinance for density of RV parks within the city. The average density is generally 10 per acre, but can be more or less. This would result in about 170 RV pads. THE CITY apparently does not have an RV Ordinance, including any caps for length of stay at larger RV Parks.**

**15.60 + 1.63 = 17.23 acres total**

**Parcel Owner: GLASCOCK HOMER H III**



**Property Information**

**Property ID:** 40003  
**Legal Acreage:** 1.63  
**GEO ID:** 5305-0063-0163-50  
**Legal Description:** LOT 16,17 PTS BLK P-2 1.634 CITY OF WINNSBORO  
**Tract or Lot:** 16,17 PTS  
**Abstract Subdivision Code:** 5305  
**Block:** P-2  
**Neighborhood Code:** 5305  
**School District:** SWI  
**City Limits:** CWI

**Situs Street Suffix:**  
**Situs City:** WINNSBORO  
**Situs State:** TX  
**Situs Zip:** 75494

**Owner Information**

**Owner Name:** GLASCOCK HOMER H III  
**Mailing Address:** 7131 KENDALLWOOD  
**Mailing Address City:** DALLAS  
**Mailing Address State:** TX  
**Mailing Address Zip:** 75240

**Deed Information**

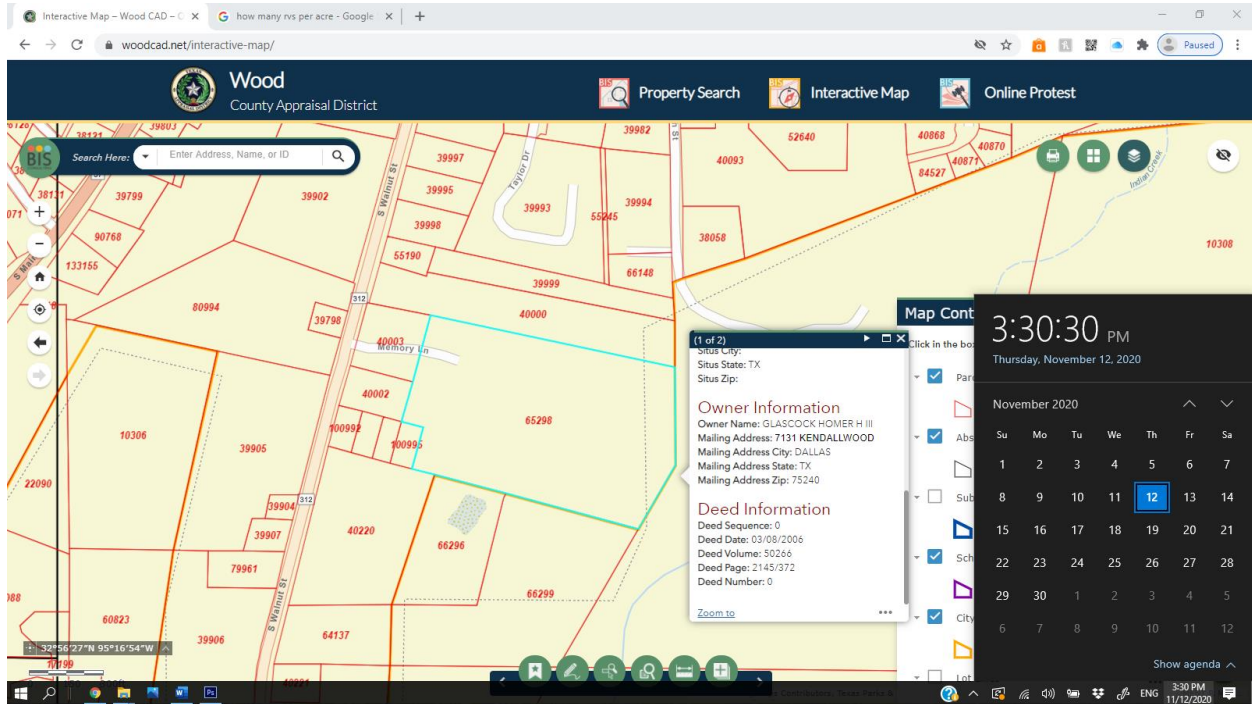
**Deed Sequence:** 0  
**Deed Date:** 03/08/2006  
**Deed Volume:** 50266  
**Deed Page:** 2145/372

**Property Location**

**Situs Number:**  
**Situs Street Prefix:**  
**Situs Street Name:** S WALNUT / FM 312



Deed Number: 0



Parcel Owner: GLASCOCK HOMER H III

[View More Property Information](#)

### Property Information

**Property ID:** 65298  
**Legal Acreage:** 15.60  
**GEO ID:** 5305-0063-0169-50  
**Legal Description:** LOT LOT 16PT BLK BLOCK P-2  
 15.598 CITY OF WINNSBORO  
**Tract or Lot:** LOT 16PT  
**Abstract Subdivision Code:** 5305  
**Block:** BLOCK P-2  
**Neighborhood Code:** 5305  
**School District:** SWI  
**City Limits:** CWI

### Property Location

**Situs Number:**  
**Situs Street Prefix:**  
**Situs Street Name:** MEMORY LN  
**Situs Street Suffix:**

**Situs City:**  
**Situs State:** TX  
**Situs Zip:**

### Owner Information

**Owner Name:** GLASCOCK HOMER H III  
**Mailing Address:** 7131 KENDALLWOOD  
**Mailing Address City:** DALLAS  
**Mailing Address State:** TX  
**Mailing Address Zip:** 75240

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## RV parks in Wood County ~ Unaudited ' Internet Research

1. The Oaks RV and Tiny Home Retirement Communities      RV park Alba, TX      Open 24 hours ·  
(214) 407-0203
2. Lake Hawkins RV Park (County Owned)      · RV park      Hawkins, TX      (903) 769-4545
3. Chaney Point RV Park      RV park      800 Co Rd 1590      Alba, TX      (903) 765-2264
4. Creekside Mini Golf & RV Park      RV park      Winnsboro, TX      (903) 707-0660
5. The City Of Quitman RV Park (city owned)      RV park      Gov Hogg Pkwy, Quitman, TX 75783
6. Somewhere RV Park      RV park      Mineola, TX      (903) 569-5772
7. Owens Bro RV Park and Campground      RV park      3035 TX-154, Quitman, TX 75783  
(903) 878-2832
8. Caney Point RV Resort      RV park      3535 TX-154, Yantis, TX 75497      Yantis, TX      (903)  
383-3295
9. Rustic Pines RV Park of Hawkins, Texas      RV park      Hawkins, TX      (903) 769-1017
10. Roadrunner Acres RV Ranch      RV park Mineola, TX      (903) 530-2488
11. Anytime Rv Park      RV park      5380 S FM 14, Hawkins, TX 75765      (903) 769-2888
12. White's Landing RV Park      RV park      Yantis, TX
13. Shady Shores RV Park      RV park      Yantis, TX      (817) 578-0071
14. FORK IN THE ROAD RV PARK      RV park      Quitman, TX      (903) 878-7557
15. Lake Fork Paradise RV Resort      RV park      Alba, TX      (903) 765-3600
16. Highland Shores Rv Park Lake Fork      RV park      Yantis, TX
17. Providence RV Parks      RV park      1762 FM288, Quitman, TX 75783      (903) 226-3016
18. Bass Haven at Lake Fork      RV park      800 Co Rd 1895, Yantis, TX 75497  
(903) 951-3615



19. Hideaway Harbor  
(903) 383-2733 RV park 845 Co Rd 1987, Yantis, TX 75497
20. Timber Woods RV Park, LLC RV park Alba, TX (903) 765-2904
21. City of Winnsboro City Park RV Park 900 Wheeler Drive Winnsboro, TX
22. Sunshine Circle Campground RV park 460 CR 1562 (903) 445-5431
23. Hangout Cove (903) 765-4400 Lake Fork @32.8688058,-95.7385593
24. TimberWoods RV Park, LLC RV Park 1590 FM 17, Alba, TX (903) 765-2904
25. Lakeside Cove RV Park 5210 FM 17 Alba, TX (903) 765-2614
26. A&F RV Park RV Park 9678 FM 515, Alba, TX 75410 (903) 285-5032
27. Lakeside Fishin' Hole RV Park 382 Co Rd 1550, Alba, TX 75410
28. Mineola RV Park at their Civic Center (903) 569-6115
29. Roadrunner RV Park 4165 North, US-69, Mineola, TX 75773 (903) 530-2488
30. Pope's Landing / Marinba RV Park 195 PR 5551, Alba, TX 75410 (903) 765-2385
31. Lake Fork Resort RV Park 1120 Co Rd 1950, Yantis, TX 75497 (817) 578-0071
32. Lake Fork Island 2805 W. St. Highway 154, Quitman, TX 75783 (903) 878-7133
33. Red Fox RV Park 427 FM 49, Mineola, TX 75773 (903) 258-6187
34. The Oaks of Yantis 1585 Co Rd 1970, Yantis, TX 75497 (214) 407-0203