

Lake Ray Roberts Planning & Zoning Commission
Public Hearing Agenda
Development Services Department
3900 Morse Street, 2nd Floor
Denton, Texas 76208
Monday, December 15, 2025
12:00 P.M.

*****Please note: This meeting will be in person at the Morse Street Facility
3900 Morse St Denton 76208***

The following items may come before the Lake Ray Roberts Planning and Zoning Commission for discussion and possible action:

- I. Call to order
- II. Approve Minutes of the past meeting.

- **November 17, 2025 Meeting**

- III. Public Comments for Items not on the Agenda

Citizens wishing to speak to the Lake Ray Roberts Commission will need to sign in. Pursuant to State Open Meetings Law, the Lake Ray Roberts Commission is restricted in discussing or taking action on items not posted on the agenda.

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the Lake Ray Roberts Commission may impose a three-minute limitation on persons addressing the Commission. Please address all comments to the Presiding Officer.

- IV. Consider, Discuss, Approve and/or Take Any Appropriate Action on the following requests:

- **Lake Ray Roberts Zoning Change Request LRR-1125-0020 – Abstract #0029, R. Beebe, Tract 96, (R80396) 1.78 acres. This is a Zoning Change request to change zoning from “AG” - Agriculture to “R-1” – Residential Single Family High Density District, Commissioner Precinct One.**
- **Lake Ray Roberts Variance Request LRR-1125-0021 – Abstract #0029, R. Beebe, Tract 96, (R80396) 1.78 acres. This is a Variance Request to allow their accessory structure to have a 10-foot side-yard setback instead of the 15-foot side-yard setback required in the “R-1” Residential Single Family High Density District, Commissioner Precinct One.**
- **Lake Ray Roberts Special Use Permit Request LRR-1125-0022 – Abstract #0029, R. Beebe, Tract 96, (R80396) 1.78 acres. This is a Special Use Permit request for construction of an Accessory Dwelling Unit (ADU), Commissioner Precinct One.**

- V. Texas Government Code §551.071(A)-(B) – Consultation with Attorney in a closed meeting when the governmental body seeks the advice of its attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Texas Government Code Chapter 551.

- VI. Adjournment