

AGENDA PLACEMENT MEMO

DATE: January 27, 2026

TO: Commissioners Court

FROM: Jared Harwell, MPA – Development Services Manager Planning

SUBJECT: Public Hearing for a Zoning Change Request
(LRR-1125-0020) Commissioner Precinct 1

REQUESTED ACTION/RECOMMENDATION:

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9:00 a.m. PUBLIC HEARING Tuesday, January 27, 2026 to consider, approve, deny, and/or take appropriate action for a Zoning Change request (LRR-1125-0020). The property R80396 is located in the Lake Ray Roberts Planning and Zoning District in Commissioner Precinct 1.

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BACKGROUND:

The applicant, Perla Lopez, is requesting the Commission grant a Zoning Change from "AG" – Agriculture to "R-1" – Residential Single Family High Density District as this lot does not meet the current zoning requirements for Agricultural zoning in the Lake Ray Roberts Zoning District.

OPERATIONS AND MAINTENANCE: None.

LEGAL INFORMATION: Authority for the Denton County Lake Ray Roberts Land Use Ordinance is given in Vernon's Texas Code Annotated, Local Government Code, Chapter 231.104.

Section 5.110 of the Ordinance states in part: "After a public hearing before the Lake Ray Roberts Planning & Zoning Commission, the Denton County Commissioners Court shall be notified by report of any action taken by the Denton County Planning Commission Lake Ray Roberts on the application and if the application is approved, including denials in part, by the Lake Ray Roberts Planning Commission thereon."

Section 5.111 of the Ordinance states: "A Public Hearing shall be held by Denton County Commissioners Court before adopting any proposed amendment, supplement, or change. Notice of such hearing shall be given by publication one time in a newspaper of general circulation in the county stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of publication."

FINANCIAL IMPACT: None

PROJECT SCHEDULE: Immediate

PRECEDING COURT ACTION:

January 6, 2026 - Commissioners Court approved the request for public hearing to be held on January 27, 2026 for the approval of the Zoning Change request (LRR-1125-0020) in the Lake Ray Roberts Planning and Zoning District located in Commissioner Precinct 1. Court Order No. 26-XXXX