

AGENDA PLACEMENT MEMO

DATE: January 27, 2026
TO: Commissioners Court
FROM: Jared Harwell, MPA – Development Services Manager Planning
SUBJECT: Public Hearing for a Special Use Permit
(LRR-1125-0022) 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 Special Use Permit request (LRR-1125-0022). 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 Special Use Permit to construct an Accessory Dwelling Unit (ADU) on the property. If granted, the current accessory structure would be converted into an ADU.

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 of January 27, 2026 for the approval of a Special Use Permit (LRR-1125-0022) in the Lake Ray Roberts Planning and Zoning District located in Commissioner Precinct 1. **Court Order No. 26-XXXX**