

PUBLIC NOTICE

Please be advised that the Hunt County Commissioner's Court will be conducting a public hearing on Tuesday, March 8, 2016 at 10:00 A.M. at 2700 Johnson Street, Greenville, Texas, in the Auxiliary Courtroom to consider a recommendation by the Lake Tawakoni Planning Commission to approve an amendment request to the Lake Tawakoni Planning Commission Zoning Ordinance recommending to: (1) amend the Chart of Permitted Uses (2-403, pg. 24) to include "Accessory Dwelling Unit" with "S" indicated for E-2, SF-40, SF-20, and SF-10; (2) add to Definitions (1-600, pg. 8) "Accessory Dwelling Unit – A building which is arranged, occupied, or intended to be occupied as living quarters and including facilities for food preparation, sleeping, and sanitation. An accessory dwelling shall be subordinate to and incidental to the principal dwelling and is located on the same lot."; and (3) add to Zoning District Requirements the following to the list of "Special District Requirements" in each of the Zoning Classifications mentioned above: "Accessory Dwelling Units are permitted by Special Use Permit if the following conditions are met: a. The owner of the property must reside in and occupy the lot's primary dwelling; b. The Accessory Dwelling Unit may be occupied by a guest for no more than 60 days in a calendar year, or by a family member of the occupant of the primary dwelling; c. The Accessory Dwelling Unit shall not have a different address than the primary dwelling and shall not have a separate access to adjacent public roadways or alleys; d. The size of the unit shall be at least 600 square feet and not more than 900 square feet and not more than one story in height; and e. The Accessory Dwelling Unit must be located a minimum of 10 feet from the primary dwelling and shall meet all setback requirements.

This workshop is considered an Open Meeting, and shall be conducted as such, therefore the public is welcome to attend. Should you have any questions, please feel free to contact Amanda Blankenship at (903) 408-4146.

John L. Horn
Hunt County Judge