

No. # 16, 345

*Correction
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Lake Tawakoni Planning Commission

Zoning Ordinance

Amendment No. 2

A RESOLUTION OF THE COMMISSIONERS' COURT OF HUNT COUNTY, TEXAS APPROVING AND ADOPTING AMENDMENTS TO THE LAKE TAWAKONI PLANNING COMMISSION ZONING ORDINANCE BY PROVIDING NEW RV PARK REGULATIONS; DEFINING CERTAIN TERMS; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, under the laws of the State of Texas, authority is conferred upon Hunt County, Texas, to establish zoning districts within 5,000 feet of the project boundary line of Lake Tawakoni, as defined in state law, for the purpose of regulating the use of land and controlling the density of population to the end that congestion may be lessened in the public streets, and to promote public health, safety, convenience and general welfare; and,

WHEREAS, the Hunt County Commissioners' Court and Lake Tawakoni Planning Commission created by S.B. 753 during the 70th Regular Session of the Texas Legislature and appointed by the Hunt County Commissioners' Court held a public hearing on September 8, 2020 concerning the proposed amendments to the Zoning Ordinance herein as provided by said ordinance; and,

WHEREAS, the Lake Tawakoni Planning Commission held a public hearing on August 13, 2020, and after a written notice was published in a paper of general circulation in Hunt County, Texas, at least ten days prior to such public hearing date in accordance with said ordinance; and,

WHEREAS, after the public hearing, the Lake Tawakoni Planning Commission reviewed the proposed amendments to said ordinance and presented the same to the Hunt County Commissioners' Court for adoption.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners' Court of Hunt County, Texas that the Lake Tawakoni Planning Commission Zoning Ordinance is hereby amended as follows:

SECTION 1. That the Commissioners' Court of Hunt County, Texas, hereby amends Article 1, § 1-600 of the Lake Tawakoni Planning Commission Zoning Ordinance by adding definitions as set forth in Exhibit A.

SECTION 1. That the Commissioners' Court of Hunt County, Texas, hereby amends Article 3, of the Lake Tawakoni Planning Commission Zoning Ordinance by adding § 3-109-RV Parks as set forth in Exhibit A.

SECTION 2. The County Judge is hereby authorized to execute this Resolution.

SECTION 3. If any section, provision, subsection, paragraph, sentence, clause, phrase, or word in this Resolution or application of Exhibit A thereof to any person or circumstance is held invalid by any court of competent jurisdiction, such holdings shall not affect the validity of the remaining portions of this Resolution and Exhibit A attached hereto, and the Commissioners' Court of Hunt

County, Texas hereby declares it would have enacted such remaining portions, despite such invalidity.

SECTION 4. This Resolution shall be in full force and effect from and after _____, 2020.

Bobby W. Stovall, Hunt County Judge

Attested by: _____, Hunt County Clerk

EXHIBIT A

ARTICLE 1 – GENERAL REGULATIONS

1-600 – Definitions

Recreational Vehicle Park (or RV Park) – A parcel of land designated, improved and intended to be used for short or long-term occupancy of one or more recreational vehicles, as defined herein, as well as temporary parking of readily moveable park model RV's and Tiny Homes with wheels and chassis attached, providing water, electricity, sewage disposal and other amenities, with or without charges for such accommodations and otherwise meeting all other requirements of this ordinance.

Recreational Vehicle (or RV) – a motor vehicle or trailer designed for temporary living accommodation, including travel trailers, motor homes, fifth-wheels, pop-ups and truck campers that are intended to remain easily and readily transported from place to place.

ARTICLE 3 – SUPPLEMENTARY REGULATIONS

3-100 – Supplementary Regulations for Principal Permitted Uses and Specific Uses

3-109 – RV Parks

1. RV Parks may be allowed upon approval of a Specific Use Permit in the A Agricultural District, MH-1 and MH-2 Mobile Home Districts or the C-1 and C-2 Commercial Districts.
2. Minimum lot size for an RV park shall be 2 acres.
3. The maximum number of RV parking areas shall be 16 per acre. Each designated RV parking area shall be at least 30' in width. The designated parking area for RV's shall ensure RV's follow all other setback requirements of the zoning district in which it is located.
4. At least one standard parking space shall be provided with and adjacent to each RV parking space. Parking for secondary uses shall be provided as required by this ordinance.
5. An 8-foot screening fence shall be provided along any property line zoned or used for a residential use.
6. Fire apparatus access and fire protection shall be provided as required by applicable County or State requirements.
7. The provision of utilities, including private water or sewer systems, shall meet all applicable Municipal, Utility District, County and/or State requirements.
8. RV parks located in, or partially in a floodplain shall be subject to applicable development requirements with in the floodplain.
9. Other uses may be allowed as a secondary use to the RV Park and approved as part of the Specific Use Permit. Compatible secondary uses may include such things as:
 - a. A permanent living quarters for the park owner or manager.
 - b. Retail use associated with and compatible to the RV park operation.
 - c. Incidental accessory structures.
 - d. Office or professional use.
 - e. Pool, playground or similar recreational use.

- f. Meeting hall, clubhouse, laundry or kitchen or similar facilities associated with amenities provided for or available to RV park customers.
 - g. Other uses as approved by Specific Use Permit and otherwise not prohibited within the underlying zoning district.
10. RV parks shall comply with all other applicable provisions of this ordinance.
 11. Applications for a Special Use Permit (SUP) for RV Parks shall include a proposed site plan showing all proposed improvements. Additional information may be submitted about the proposed RV Park which may assist in assessing impact that the RV Park may have on surrounding properties.

Lake Tawakoni Planning Commission

Report and recommendations to the Hunt County Commissioner's Court

Honorable County Judge and County Commissioners -

On August 13, 2020, the Lake Tawakoni Planning Commission held a public meeting and considered the following item:

Public Hearing, discussion and action on a proposal to add provisions to the Hunt County Lake Tawakoni Planning Commission Zoning Ordinance related to RV Parks.

With a quorum present at a public meeting a public meeting was held to consider and discuss the proposed amendment. After receiving comments from the public and review and consideration of Lake Tawakoni Zoning Ordinance, and the proposed amendments, the Tawakoni Planning Commission voted to make the following recommendation:

The Commission recommends that the Commissioner's Court:

Approve the proposed amendment (with any changes/comments listed below)

Do not approve the proposed amendment

Other Action: _____

Other Comments:

APPROVED AS AMENDED.

5 # Votes For This Recommendation

0 # Votes Against This Recommendation

0 # Abstained

Jacky Goleman
Jacky Goleman, Chairman

8-13-2020
Date

Attest:

David Solomon
Secretary

No. # 16,345

Lake Tawakoni Planning Commission
Zoning Ordinance
Amendment No. 2

FILED FOR RECORD
at 2:43 o'clock P M
SEP 24 2020
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By Jennifer Lindenzweig

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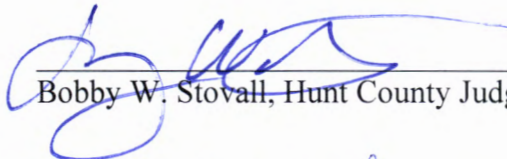
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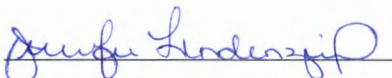
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