

Lake Ralph Hall Zoning Commission
Minutes of Meeting of September 12, 2024

The Regular Meeting, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:30 p.m. Present were Chairman Newt Cunningham and Commissioners Jerry Magness, John Ed Shinpaugh, Jaylen Wallace and Greg Morris. A quorum was present.

2. Public Comment. No one spoke in public comment.

3. Discussion, consideration and action to approve minutes from February 8, 2024 Regular Meeting. The minutes were approved upon motion by Coms. Magness and second by Coms. Shinpaugh. Motion passed unanimously.

4. Update with Upper Trinity Regional Water District on the Lake Ralph Hall project.

Doug Janeway of Upper Trinity presented a powerpoint on the history and status of the project. In discussion regarding the outlet for raw water for Ladonia, Chairman Cunningham remarked that he was interested in making sure that potable water was available in the area moving forward and that the County was looking to Upper Trinity to help meet that need. Mr. Janeway said that Upper Trinity wants to help where it can. Chairman Cunningham asked about the availability of the mitigation land to the public. Mr. Janeway is not sure, but the area is near the new fossil park, which will have parking. Construction of the new headquarters building is scheduled to begin in 2025. Mr. Janeway confirmed that Upper Trinity is contemplating putting in a marina. Mr. Wallace asked about conditions for the northwest boat ramp. Mr. Janeway said the topography is good for that area, but less so for the southwest boat ramp. Mr. Wallace also asked about a motorless boat ramp for kayaks, etc. Upper Trinity is looking for a grant for a motorless boat ramp. Regarding the road to the boat ramp off FM 2990, Upper Trinity will construct a road to the ramp.

Chairman Cunningham noted that the County has the ability to modify the Comprehensive Plan and the Zoning Plan. He said that he wants for some of the water to stay in the County and wants good development. Doug Janeway noted that Upper Trinity owns the shoreline and that Upper Trinity has committed to the County multiple times that it will allow private users to cross that property in certain locations and will allow reasonable access. "We are fully planning on docks." But not every place needs a dock.

Regarding sewer systems, Chairman Cunningham pointed out that these regulations affect density, and that he does not see the harm of septic systems for properties 1 acre or larger. This is an unresolved issue, as well as the need for potable water in the lower third of the county. Other issues are private boat docks and density.

Upper Trinity received a draft infrastructure plan this summer for both water and sewer. Mr. Janeway said that Ladonia has sewer capacity for development on the south side of the lake. Chairman Cunningham noted that Ladonia's sewer CCN would need to be expanded to prevent developers from creating MUDs. Chairman Cunningham noted that some of the MUDs in the area lacked sufficient infrastructure and the City of Ladonia might be able to take them over.

Mr. Janeway played a video recently produced by Upper Trinity. One statement on the video was that Upper Trinity understands that the shoreline around the lake, owned by Upper Trinity, will be accessed by adjacent property owners but that Upper Trinity is required to maintain a natural area around the lake per the permit. Upper Trinity is putting plans in place now to allow for boat docks and private uses.

Mr. Janeway does not know the timeline for the Shoreline Management Plan. Chairman Cunningham asked if the County could see the current draft. Mr. Janeway said that it is currently "just a bit of scratchwork." Ms. Hopkins noted that Upper Trinity has previously said that the Area Water and Sewer Plan and the Shoreline Management Plan would be completed in 2024. Mr. Janeway said that after seeing the draft Area Water and Sewer Plan during the summer that changes in assumptions needed to be made. Chairman Cunningham is concerned about the lack of transparency and noted that changes can be made in the Comprehensive Plan.

Ms. Hopkins asked if the City of Ladonia had an infrastructure plan. Mr. Janeway said that there is a 2 volume plan showing the existing facilities and improvements needed. Chairman Cunningham noted that Upper Trinity has the ability to require the City of Ladonia to annex the lake area.

5. Discussion, consideration and action to approve setting a hearing to hear comments regarding removal of Section 5.01, On-Site Sewage Facilities (OSSFs) from the Lake Ralph Hall Zoning Regulations.

This item was tabled.

6. Discussion and possible recommendation to Commissioners Court regarding Lake Ralph Hall Zoning members.

Chairman Cunningham said the Coms. Morris has been a hard working member of the Zoning Commission as had Jan Cooper in the past and that the City of Ladonia may have the ability to designate its representative and that this will be addressed at the next meeting.

7. Discussion, consideration and action to set the next Lake Ralph Hall Zoning Commission meeting.

A motion to set the next meeting for October 17, 2024 at 5:30 p.m. was made by Coms. Magness, second by Coms. Wallace. Motion passed unanimously.

8. Adjourn Public Meeting.

A motion to adjourn was made by Coms. Shinpaugh, seconded by Coms. Wallace. Motion passed unanimously. The meeting was adjourned at 7.08 p.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 12th day of September, 2024 at 5:30 a.m.

ATTEST:

Malinda Allison, Secretary