

Lake Ralph Hall Zoning Commission
Minutes of Meeting of July 15, 2025

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 John Ed Shinpaugh, Kurt Fogelberg, Russell Duckworth and Jan Johnson. A quorum was present.

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

3. Discussion and possible action to approve minutes from the March 13, 2025 Regular Meeting. The minutes were approved upon motion by Coms. Johnson and second by Coms. Fogelberg. Motion passed unanimously.

4. Discussion and presentation regarding sewage/septic engineering study.

Doug Janeway of the Upper Trinity Regional Water District introduced representatives of Jacobs Engineering. Chairman Cunningham remarked that the Commission was still awaiting the Shoreline Management Plan, which Mr. Janeway said was being prepared. The Jacobs Engineering representatives presented a PowerPoint about water quality. The presentation addressed algae blooms from phosphorus related to OSSF systems. Commissioners asked questions about the impact of agricultural practices on water quality. Di Hopkins spoke about the impact of sewage treatment plants on the size and thus numbers of lots in developments. Chairman Cunningham asked for specific information on other lakes in Texas with historic algae blooms. He noted that the Comprehensive Plan is a living document that can be changed.

5. Discussion, presentation and possible action regarding approval and adoption of the Master Water and Wastewater Plan for Lake Ralph Hall as a supplement to the Lake Ralph Hall Comprehensive Plan, Chapter 4.

Doug Janeway introduced this item by stating that Chapter 4 of the Comprehensive Plan had been shortened before adoption, and this is to address that issue. Chairman Cunningham noted that there is currently a contradiction between the language on water quality and on development. Upper Trinity took the initiative to develop a plan that incorporates information from the various water providers in the area. Chairman Cunningham noted that at this time Upper Trinity has not committed to provide water or

sewage service in the area except for its commitment to Ladonia. Chairman Cunningham is concerned about the commitment for private docks. Mr. Janeway said that his Board has confirmed its commitment for private docks. Ms. Hopkins reminded Mr. Janeway that the previous presentation on the Shoreline Management Plan stated that no docks would be allowed unless the property was connected to a sewage treatment facility. Mr. Janeway confirmed that this is the position of Upper Trinity.

Kaylee Waldo of Upper Trinity provided an overview of the Master Water and Wastewater Plan. Representatives of Kimley-Horn discussed the Master Plan. It was noted that “fire-flow” was not part of the plan. Chairman Cunningham noted that MUDs will play a part in future development.

Upper Trinity asks that the Zoning Commission recommend adoption of this Master Plan by the County Commissioners. Chairman Cunningham will need more time to review the Master Plan. Ms. Hopkins noted the requirements for public hearings/notice, etc.

Mr. Janeway said that Upper Trinity is OK with 5 acre lots having septic systems but is not OK with surface spray systems. Mr. Janeway noted that this would only apply to new developments. Ms. Hopkins noted that failed systems would have to upgrade. She would recommend maintenance requirements.

In response to a question from Coms. Shinpaugh, Ms. Hopkins noted that commercial facilities must be connected to a sewage treatment plant. Coms. Johnson moved that this item be tabled to allow for further study. Second by Coms. Shinpaugh. Motion passed.

6. Discussion and possible action regarding removal of or changes to 5.01, On-Site Sewage Facilities (OSSFs) from the Lake Ralph Hall Zoning Regulations.

Mr. Janeway said that Upper Trinity has suggested changes. Chairman Cunningham and Ms. Hopkins said that they wanted to see the Shoreline Management Plan before moving forward. Coms. Johnson moved that this item be tabled to allow for further study. Second by Coms. Shinpaugh. Motion passed.

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

A motion to set the next meeting for August 14 at 5:30 p.m. was made by Coms. Fogelberg, second by Coms. Duckworth. Motion passed unanimously.

9. Adjourn Public Meeting

A motion to adjourn was made by Coms. Johnson, seconded by Coms. Fogelberg.
Motion passed unanimously.

**The above and foregoing represents true and correct minutes of the Lake Ralph Hall
Zoning Commission meeting that was held on the 15th day of July, 2025 at 5:30 p.m.**

ATTEST: _____

Malinda Allison LRH Zoning Commission Secretary