

Bois D' Arc Lake Zoning Commission
08/04/2022 Meeting Minutes

On Thursday, August 4, 2022 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted at 12:31 pm on July 28, 2022 with the following members being present:

Randy Moore (RM)
Gary Fernandes – via phone (GF)
Matt Titsworth (MT)
Gilbert Welch (GW)

[Also in attendance: Di Hopkins (DH), Newt Cunningham (NC), Commissioner Magness and Lisa Loiselle]

Judge Moore called the meeting to order at **8:30 am**.

1. Establish Quorum;

Mr. Darwin is absent, Mr. Fernandes is present via phone. Quorum established.

2. Public Forum;

No public comments

3. Approve meeting minutes from 07/07/2022 Public Hearing and Regular Meetings;

Mr. Welch moved to approve minutes as written. Seconded by Mr. Titsworth. Motion passes unanimously.

4. Discussion, consideration and action regarding a change in zoning application from A&R, Agriculture & Ranching District to RE, Rural Estate Single Family District; 5 acres, Property ID# 113835 on CR 2900 in Dodd City, and the recommendation to Commissioners Court;

Mr. Welch moved to recommend to the Commissioners Court to approve the change in zoning request from A&R to RE. Seconded by Mr. Titsworth. Motion passes unanimously.

5. Discussion, consideration and action regarding a change in zoning application from A&R, Agriculture and Ranching District to RE, Rural Estate Single Family District; 12.9 acres, Property ID# 78419 on CR 2610 in Bonham and the recommendation to Commissioners Court;

GW – Asked Ms. Hopkins what the width of the property is.

DH – Is unaware of the exact width, but stated the property is very narrow. They are building where the old house was flattened.

GW – Wondered if a change in zoning is the best approach or if a Special Exception would be better.

DH – Felt change in zoning would be best as too many special exceptions could make more and more people apply for them.

GF – Said this looks like a pretty simple change.

Mr. Welch moved to recommend to Commissioners Court to approve this change in zoning. Seconded by Mr. Titsworth. Motion passes.

6. Discussion, consideration and action regarding a change in zoning request from RE, Rural Estate Single-Family District to R&C, Retail and Commercial; 2.4819 acres on Property ID# 78364 and the adjoining 3.886 acres on Property ID# 78366 on FM 897 in Telephone and the recommendation to Commissioners Court;

GW – Does not see a problem with this zoning change request.

MT – No problem either.

GF – Asked if there have been other requests for RV and Boat storage facilities.

DH – Not yet.

GF – Do we eventually get to where we should decide how much storage will be needed? Do we have that right?

GW – Felt it was not our place to decide this type of thing – best to let the free market decide.

Mr. Welch moved to recommend to Commissioners Court to approve this change in zoning. Seconded by Mr. Titsworth. Motion passes.

7. Discussion regarding Special Exception application; 6.3705 acres, Property ID#s 78364 and 78366 on FM 897 in Telephone, requesting reduction in front and rear setbacks for Retail and Commercial from 80' to 40';

GW – There were drawings attached, but they were very small and I was unable to see detail.

DH – As requested before, I have asked Mr. Tucker to print larger maps. Mr. Tucker then passed out larger maps.

GW – Stated he has an issue with someone asking for less setbacks just to make more money. Where do we draw the line? He also stated that there may be a conflict in the regulations with dumpsters and with several that are listed according to the map. Page 31 of the regulations state within 50', but page 40 of the regulations state 25'. We should flag this for a text amendment.

Mr. Tucker – He is willing to address the dumpster issue, but the rear setback is keeping us from building 62 additional units.

RM – This is why public hearings are so important. We will get to hear from the surrounding landowners.

GW – Regarding the setback request, we need to keep in mind the quiet living of any surrounding landowners. If the adjacent property owner(s) is in favor, that will be helpful in making a decision.

RM – Lighting could be an issue.

Mr. Tucker – We are going to be very conscientious of the lighting.

Mr. Welch moved to set a public hearing on September 1, 2022 at 8:20 am to hear comments regarding this special exception. Seconded by Mr. Titsworth. Motion passes.

- 8. Discussion, consideration and action regarding changes and/or modifications by landowners;**
No changes or modifications to discuss.

- 9. Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s);**

Mr. Welch moved to set the public hearing at 8:20am and the regular BDALZC meeting at 8:30am on September 1, 2022. Seconded by Mr. Titsworth. Motion passes.

- 10. Adjourn.**

Mr. Welch moved to adjourn. Seconded by Mr. Titsworth. Motion passes unanimously.

Meeting adjourned at 8:57 am.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 4th day of August, 2022 at 8:30 a.m.

ATTEST:

**Lisa Loiselle - Administrative Assistant to
Randy Moore, County Judge**