

Bois D' Arc Lake Zoning Commission
09/01/2022 Public Hearing Meeting Minutes

On Thursday, September 1, 2022 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted at 1:18pm on August 25, 2022 with the following members being present:

Randy Moore (RM)
Gary Fernandes (via phone) (GF)
Kevin Darwin (KD)

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

1. Establish Quorum;

Three members were present, quorum established. Mr. Welch and Mr. Titsworth were absent.

2. Public Forum;

Newt Cunningham – Wished to make a general comment regarding protest forms – Just because it doesn't draw a protest form doesn't mean it is an automatic yes. The zoning regulations should be looked at as well. Section 1.03, Purpose, of the zoning regulations were referenced.

RM – Being that no one attended this hearing and meeting could also mean no one is concerned.

3. Approve meeting minutes from 08/04/2022 (3) Public Hearings and the Regular Meeting;

Mr. Fernandes moved to approve the minutes for all for meetings as written. Seconded by Mr. Darwin. Motion passes.

4. Discussion, consideration and action 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' and the recommendation to Commissioners Court;

RM – Stated updated maps were handed out.

KD – General question: Are we putting in the letters what the intended use is for the adjacent property owners when letting them know?

GF – Seems we are guided by the permitted use once it is zoned.

DH – She sent out two notices for this proposition and did include what the purpose would be.

Mr. Tucker – Owner of the property, stated he is willing to add the stipulation of the intended use as part of the approval.

Newt – When looking at the building regulations, we do not get down to specifics. He feels the Commission can tie the approval to a specific use when a special exception is requested.

RM – We can put that in the motion when we recommend to Commissioners Court. If the use was changed, then it would have to come back.

GF – Reiterated that he believes the Commission is guided by the uses that are allowed within the zoning change that was previously approved.

Newt – If a variance is being granted, he still feels it can be tied to a specific use.

Mr. Darwin moved to approve special exception and recommend to Commissioners Court for approval with the 40' setback variance request tied to the storage project. Seconded by Mr. Fernandes. Motion passes.

5. Discussion, consideration and action regarding changes and/or modifications by landowners;

N/A

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

Mr. Fernandes moved to set the next Bois d'Arc Lake Zoning meeting on Thursday, October 6, 2022 at 8:30 am. Seconded by Mr. Darwin. Motion passes.

7. Adjourn.

Mr. Darwin moved to adjourn. Seconded by Mr. Fernandes. Motion passes.

Meeting adjourned at 8:46 am.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 1st day of September, 2022 at 8:30 a.m.

ATTEST:

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