

DRAFT

**Bois d’Arc Lake Zoning Commission**  
**Minutes of Special Meeting and Regular Meeting August 3, 2023**

**The Special Meeting**, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:20 am. Present were Chairman Cunningham and members Gilbert Welch and Matt Titsworth. Gary Fernandes participated by phone. A quorum was present.

**Item 2: Hear comments regarding a change in Dimensional Regulations in the Bois d’Arc Lake Zoning Regulations.**

Di Hopkins, Director of Development Services, discussed the proposal which would make the following changes:

- A&R: front 50' back 15' side 15'
- RE: front 50' back 15' side 15'
- LD: front 40' back 15' side 15'
- R&C: front 50' Back 25' Side 25

This change would be consistent with Lake Ralph Hall zoning regulations and avoid multiple requests for special exceptions. Ms. Hopkins said the current setbacks are out-of-character for subdivisions. Ms. Hopkins discussed the proposed changes with the North Texas Municipal Water District which had no problem with the changes.

No additional commentors.

**Item 3:** A motion to adjourn was made by Mr. Welch, second by Mr. Titsworth. Motion passed unanimously. The Special Meeting was adjourned at 8:28.

-----

**The Regular Meeting** followed and was called to order by Chairman Newt Cunningham at 8:30. Present were Chairman Cunningham and members Gilbert Welch and Matt Titsworth. Gary Fernandes participated by phone. A quorum was present.

No one spoke in Public Forum.

**Item 3.** *A motion to approve the minutes of regular and special meetings on 7-6-2023 was made by Mr. Welch. Second by Mr. Fernandes. Mr. Welch pointed out a typographical error and noted that in the comment by Mr. Fernandes regarding the horse barn, that Mr. Fernandes’ intent was concern with adjacent property owners and not proximity to the road. Motion passed unanimously.*

Mr. Welch also asked if a copy of the contract relating to the cell phone tower had been received, and Ms. Hopkins said that it had been received.

**Item 4. Discussion, consideration and action regarding a change in Dimensional Regulations in the Bois d'Arc Lake Zoning Regulations.**

Mr. Welch said that he thought it important to have as much commonality with the Lake Ralph Hall zoning regulations as reasonable, and that he thought the changes would be more in common with similar zoning regulations elsewhere. Mr. Fernandes discussed the likelihood of many possible requests for special exceptions under the current regulations.

*Mr. Welch made a motion to recommend the proposed changes to Commissioners Court. Second by Mr. Titsworth. Motion passed unanimously.*

**Item 5. Discussion, consideration and action regarding changes, modifications or requests by landowners.**

No items discussed.

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

*Motion by Mr. Fernandes to set the next meeting date as September 7th at 8:30 am. Second by Mr. Titsworth. Motion passed unanimously.*

Mr. Fernandes asked about the status of the Belle Vie Development. Chairman Cunningham said that brush clearing at the development has begun. Ms. Hopkins said that the preliminary plat for Phase I was passed. The process with TCEQ for the sewage treatment plant has begun.

**Item 7. Adjourn.** *Motion by Mr. Welch. Second by Mr. Titsworth. Motion passed unanimously.*

Meeting adjourned at 8:43 am.

**The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meetings that were held on the 3rd day of August, 2023 at 8:20am and 8:30 am.**

**ATTEST:** \_\_\_\_\_

**Malinda Allison, BDALZC Secretary**