

Bois D' Arc Lake Zoning Commission
04/07/2022 Public Hearing Meeting Minutes

On Thursday, April 7, 2022 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public hearing/meeting after public notice was posted at 1:41 pm on March 31, 2022 with the following members being present:

Kevin Darwin (KD)
Gary Fernandes (via phone) (GF)
Gilbert Welch (GW)

Mr. Welch called the meeting to order at 8:21 am.

1. Establish Quorum;

Judge Moore and Matt Titsworth were absent. All others present with Mr. Fernandes present via phone. Quorum established.

2. Hear comments concerning text amendments to the official Bois d'Arc Lake Zoning Regulations regarding: Nonconforming Uses and Structures, Section 3.06;

Ms. Hopkins, Development Services Director, stated she has come across numerous incidences where people will not be able to build according to the Zoning Regulations because of the current size, shape or landscaping of existing parcels.

The text amendments are being sought to allow the Development Services Director more flexibility when it comes to special circumstances regarding existing pre-regulations nonconforming parcels (lots).

Scott Herridge, landowner of property located on CR 1396, stated although he owns 4.5 acres, the NTMWD easement removes 2.1 acres of land, of which he is unable to build on. This easement would not allow Mr. Herridge to meet the 100' setback required in the Zoning Regulations without being "squeezed" into a postage stamp area. He agrees with the proposed text amendments being discussed for approval.

He also stated that having to apply for a Special Exception would be a very lengthy process.

3. Adjourn.

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

Meeting adjourned at 8:31 am.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission public hearing that was held on the 7th day of April, 2022 at 8:20 a.m.

ATTEST:

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