

Bois D' Arc Lake Zoning Commission
02/13/2023 Special Meeting Minutes

On Monday, February 13, 2023 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted at 1:49pm on February 9, 2023 with the following members being present:

Newt Cunningham (NC)
Gilbert Welch (GW)
Gary Fernandes (GF) via phone
~~**Kevin Darwin (KD)**~~
Matt Titsworth (MT)

Judge Cunningham called the meeting to order at 2:01 pm.

1. Establish Quorum;

Mr. Darwin is absent. Gary Fernandes via telephone. Quorum established.

2. Discussion and possible action regarding Belle Vie change in zoning application from A&R Agriculture and Ranching District to PD, Planned Development; 79.124 acres on FM 1396 in Precinct 3, Property ID#s 126987, 79950, and 79951;

Ashley Eckel stated the idea behind this development is a sense of place, outlasting structures. Three pillars they are focusing on are 1) Lake Life, 2) European Village and 3) Forever homes. Structured masonry, brick, cement, etc.

Josh Eckel wants to create a sense of community. This is why we are looking at a village, a chapel, and center event center and more.

NC – Would like it stated in the revised plan that any revisions will need approval through the Commissioners Court and not the Development Services Director.

How many homes in Phase 1A and 1B? – 69 (Josh)

Have you discussed water needs? - Yes, with BDA MUD (Josh)

What do the initials RV mean in your plan? – Residential Village (Ashley)

Where is the wastewater treatment plant going to be? - Red square on the handout. (Josh)

Will streets be concrete? – Yes. (Josh)

Will the County be maintaining the streets? – No. (Josh)

GW – How can we be assured the streets will be concrete? – The engineer said there is no option except curb and gutter with this type of development. (Josh)

GW – So you are definitely doing concrete streets, curbs and gutters? – Yes (Josh)

GW – You stated there are 69 lots, but how many dwelling units will be going on those lots? – 90 dwellings in 1A and 1B give or take. (Josh)

GW – It would benefit us and yourself if you had a solid number. – If 1A is successful, then we will probably have less supply and more demand for the next phase. (Josh)

GW – If IA and IB are successful, then you would basically need all areas zoned PD. – Yes. (Josh)

GF – Then why are we only looking into 1A and 1B? – Trying to be sensitive to the County and their wishes. (Ashley)

NC – Thinks small pieces at a time are good, then move forward if it is successful. If it isn't successful, then they wouldn't want to continue.

GW – Is it correct that the front yard, back yard and side setback is 0'? – Yes, for the commercial areas. The Village area setbacks for the front yards is 0'. (Ashley)

Martin Sanchez – The ROW includes the street and sidewalk.

GW – Don't mind 0' for commercial, but not for multi-family units.

Martin – We are talking about Urban lofts, not apartments.

GW – Are the three property IDs listed on the agenda the 29+ acres? – Yes. (Martin)

NC – This area was listed as commercial in the Comprehensive Plan for Bois d'Arc Lake.

MT – Say I want to buy property in Phase 5 now, can I do that? – No. Not until it is completed. (Martin)

Judge Cunningham moved to recommend to Commissioners Court for approval the change in zoning of Phase 1A and Phase 1B, Property IDs 126987, 79950, and 79951 from A&R, Agriculture to PD, Planned Development with the following changes: to have concrete streets and alleys, public access to the shore and any changes or revisions to be approved by Commissioners Court and not the Development Services Director. Seconded by Mr. Titsworth. Motion passes 5-0.

3. Adjourn.

Mr. Welch moved to adjourn. Seconded by Mr. Titsworth. Motion passes 5-0.

Meeting adjourned at 3:33 pm.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 13th day of February, 2023 at 2:00 p.m.

ATTEST:

**Lisa Loiselle - Administrative Assistant to
Newt Cunningham, County Judge**