

**Lake Ralph Hall Zoning Commission  
Minutes of Public Meeting of September 14, 2023**

**The Public Meeting**, held at the Ladonia City Hall, was called to order by Chairman Newt Cunningham at 5:24 pm. Present were Chairman Newt Cunningham and Commissioners Jerry Magness, John Ed Shinpaugh, and Greg Morris. A quorum was present.

**Public Comment:**

1. Jo Dahlin spoke in support of zoning the properties owned by the Upper Trinity Regional Water District (“Upper Trinity”).
2. Mitch Milan spoke against increasing the minimum floor area in Rural Estate Single-Family District from 1,200 square feet to \$2,400 square feet.
3. Richard Harman noted that it was hard to see elevations on the posted maps.
4. Ramesh Paavi, a developer, said that developers were not being incentivized.
5. David Culler spoke against increasing the minimum floor area in Rural Estate Single-Family District from 1,200 square feet to \$2,400 square feet. He also asked about the Shoreline Management Plan and the need for elevations on maps. He is also opposed to requiring sewer systems for more than 20 homes.
6. Tony Lambert, the new Ladonia Postmaster, introduced himself.

**3. Discussion, consideration and action to approve minutes from June 8, 2023 Public Hearings and Regular Meeting.**

Motion to approve by Coms. Magness; Second by Coms. Morris. Motion passed unanimously.

**4. Discussion, consideration and action to set a public hearing on October 12, 2023 at 5:30pm to hear comments regarding:**

- A. Changes in procedure under 8.01-D1a and 8.01-D2b and removal of 8.01-D2c of the Lake Ralph Hall Zoning Regulations;**
- B. Add Green Belt Zoning and definition to the Lake Ralph Hall Regulations;**
- C. Change in zoning of Lake Ralph Hall shoreline unzoned properties from unzoned to Green Belt and Lake Commercial;**
- D. Change in Dimensional Regulations to increase minimum acreage from 3 acres to 5 acres for Agriculture and Ranching Districts (4.04);**
- E. Increase minimum floor area of RE, Rural Estate Single-Family District from 1,200 square feet to 2,400 square feet (4.04);**
- F. Change Lake Operations District to RFO, Reservoir Facilities and Operations District;**
- G. Edit the definition of GC, Government Conservation District (2.09);**
- H. Edit the definition of camping grounds (10.03-38);**
- I. Add 10.04-65, Dam Related Construction Activities, Utilities and Operations;**
- J. Remove 10.11-125, Lake Ralph Hall Related Construction, from the Lake Ralph Hall Zoning Regulations;**
- K. Multiple changes to Use Chart;**

#### **L. Strike language from the Lake Ralph Hall Comprehensive Plan, Page 32, referencing UTRWD Property/Riparian Area**

Chairman Cunningham noted that the State of Texas gave Fannin County the authority to zone beginning at the shoreline and that Upper Trinity needs to ask for permission for activities in the up to 3,000 acres it owns. He wants to remove language from the Comprehensive Plan that states that Upper Trinity will “have the final say regarding any improvements within its boundary.” He also noted that Upper Trinity bought land that might be used for development. He discussed the many uses in the current zoning regulations for the Upper Trinity land.

Chairman Cunningham asked Di Hopkins, Fannin County Director of Development Services, to discuss the proposed changes. She discussed all the proposed changes, including the change of zoning districts for the Upper Trinity property to Lake Commercial District, Green Belt District and Reservoir Facilities and Operations District.

Coms. Shinpaugh said that he did not agree with increasing the minimum floor area of RE, Rural Estate Single-Family District from 1,200 square feet to 2,400 square feet (4.04). Chairman Cunningham agreed.

Chairman Cunningham asked Mr. Janeway of Upper Trinity if Upper Trinity had any comments. Mr. Janeway said that he appreciated the opportunity to work with Ms. Hopkins on these issues and he thought they together had done a good job. He said that Upper Trinity had no problem with zoning. He stressed that Upper Trinity is a governmental agency and not a developer. Upper Trinity agrees with the changes. He said that Upper Trinity is working on the Shoreline Management Plan, a Lake Operations Plan and an Infrastructure Plan. Upper Trinity has helped the County with roads. He asked for a change to add “local government” to the Government Conservation District. Upper Trinity agrees with and wholly heartedly accepts the proposed changes.

Regarding Mr. Janeway’s request to add “local government” to the Government Conservation District, after discussion a solution was proposed regarding language related to the property Upper Trinity is leasing to the state or federal government.

Chairman Cunningham proposed that the upcoming public hearing be held at the Courthouse in Bonham to allow for an audiovisual presentation.

Coms. Shinpaugh clarified that land owned by Upper Trinity could be sold or leased but that any change in use would need to come before the Zoning Commission.

Coms. Shinpaugh made a motion that all the changes be adopted with the exception of increasing the minimum floor area of RE, Rural Estate Single-Family District from 1,200 square feet to 2,400 square feet (4.04), and the change regarding the Government Conservation District. Second by Coms. Magness. Motion passed unanimously.

#### **5. Discussion, consideration and action to set the next Lake Ralph Hall Zoning Commission hearings and/or meetings for October 12, 2023**

A motion was made by Coms. Magness to set the Public Hearing at 5:30 pm on October 12 at the Fannin County Courthouse and the Meeting at 5:45. Second by Coms. Shinpaugh. Motion passed unanimously.

**6. Adjourn Public Meeting.**

A motion was made by Coms. Magness, with second by Coms. Morris. Motion passed unanimously. The meeting was adjourned at 6:43 pm.

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The above and foregoing represents true and correct minutes of the Lake Ralph Hall Zoning Commission meeting that was held on the 14th day of September, 2023 at 5:30 p.m.

**ATTEST:** \_\_\_\_\_  
Malinda Allison  
LRH Zoning Commission Secretary