

Bois D' Arc Lake Zoning Commission

01/07/2021 Meeting Minutes

THE STATE OF TEXAS COUNTY OF FANNIN

On Thursday, January 7, 2021 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting at Bonham City Hall after public notice was posted on December 30, 2020 at 12:25 p.m. with the following members being present:

Kevin Darwin
Gary Fernandes (on Phone)
Randy Moore
Matt Titsworth
Gilbert Welch

I. Call to Order / Establish Quorum;

Judge Moore called the meeting to order at 8:30 a.m. and stated all members were present. Mr. Fernandes was present via telephone. Quorum established.

II. Public Forum;

No comments were made.

III. Approve Meeting Minutes from 12/02/2020 Regular Meeting;

Mr. Welch made a motion to approve the 12/02/2020 Regular Meeting minutes. Seconded by Mr. Darwin. Motion passes.

IV. Discussion, consideration and action on changes and/or modifications requested by landowners;

A. Change in Zoning application; from Rural Estate, Single Family District to R&C, Retail and Commercial District - Dale Smith

Di Hopkins, Dev. Services Director, stated all items were in order.

Mr. Welch was concerned with what the neighbors think about placing a retail operation right in the middle of residential.

Judge Moore stated we would hear how they feel at the Public Hearing and when notices are mailed out.

Mr. Darwin felt the board should also consider the income for the school district and county in regards to whether it would decrease revenue.

Mr. Fernandes asked what are the specifics? RV definition? How long will they stay? Will it turn into a mobile home park after being stated it will be an RV park? Will there be a maximum time on how long someone will stay in that location?

Mr. Titsworth said there were a lot like that at the multipurpose complex – many have been at the RV park for over a year.

Mr. Dale Smith stated his plan for the RV Park is primarily to provide a temporary place for hunting, fishing, etcetera while the season is in swing. Short-term recreational accommodations.

The definition of an RV was read (p. 107 of the zoning regulations)

Mr. Newt Cunningham stated what needs to be done is looking at the change in zoning application in regards to the Comprehensive Plan that was approved.

The Comprehensive Plan is currently in the process of being updated to show change in zonings that have been made. The double jurisdiction areas (city and county) will also have to be considered when updating the Plan.

Mr. Welch motioned to proceed with the process of sending notices to landowners, set a public hearing for February 4, 2021 at 8:30 am and send notice to the newspaper. Seconded by Mr. Titsworth. Motion passes.

V. Discussion regarding Change in Zoning from Agriculture to Rural Estate, Single Family District – Jim Ashmore

Mr. Jim and Karen Ashmore were told by their Commissioner that they would need to approach the Lake Zoning Commission regarding taking one lot and dividing it into two lots. Their concern is having room for the septic systems.

When asked, the Ashmores said they did have a 99-year lease with the City of Bonham for their land. Much discussion ensued, and it was determined that the first step would be to visit with Di Hopkins to see if they are actually in the 5,000' buffer for Bois d'Arc Lake and proceed from there.

It was discovered that a large boat storage facility is already nearing completion within the buffer zone and it was not brought to the attention of the county. All permits were granted through the city.

There definitely needs to be discussion regarding the double jurisdiction. Some areas on the Comprehensive Plan are marked as residential or agriculture, but the city of Bonham has them denoted as commercial. Mr. Harrison of Freese and Nichols agrees that the City owned property should be carved out of the Comprehensive Plan.

Mr. Welch feels the owners of the boat storage facility need to come before the Lake Zoning Commission just so that we cross our Ts and dot our I's. He has no problem approving.

VI. Set next BDA-LZC Regular Meeting date;

Mr. Fernandes made a motion to set the next BDA-LZC meeting for February 4, 2021 at 8:45 a.m. Seconded by Mr. Welch. Motion passes.

VII. Adjourn

Mr. Darwin motioned to adjourn. Seconded by Mr. Welch. Motion passes.

Meeting adjourned at 9:28 a.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 7th day of January, 2021 at 8:30 a.m.

ATTEST:

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