

Bois D' Arc Lake Zoning Commission
02/09/2023 Special Meeting Minutes

On Thursday, February 9, 2023 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted at 9:13am on February 3, 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 8:23 am.

1. Establish Quorum;

All present, Gary Fernandes via telephone.

2. Hear comments regarding Belle Vie change in zoning application from A&R Agriculture and Ranching District to PD, Planned Development; 104.2 acres on FM 1396 in Precinct 3, Property ID#s 126987, 79950, 79951 and 78153;

Josh Eckel and Nathan Norris met with Judge Cunningham and Gilbert Welch the day prior. It was suggested that the requests for change in zoning for the development of Belle Vie be presented at different times with different portions of the property. Mr. Norris presented amendments to the change in zoning request (attached) with request for 79.124 acres, Phase 1A and Phase 1B.

Mr. Norris stated he expected approximately \$14,400 per house per year added to property taxes for Fannin County. Houses are expected to run around \$1 million each.

GW – Asked how many living units there would be on the 79.124 acres with 3-4 story units. He doesn't want the county to end up with massive amounts of high density housing if the project fails. The estimate was not yet known.

Has a problem with 0' setback for garages and basically a 5' setback for houses. Four story buildings would block the view.

Josh Eckel said there was only one structure planned to be four stories and it would be in an area that wouldn't block the view. Josh also mentioned that they are working on the deed restrictions and can share these later. The restrictions will be alleviating to these types of concerns.

GW – The plan is showing varied setbacks for different structures/areas. This will make it very difficult on County staff to enforce. One variance would be easier than several different setbacks all over.

Martin Sanchez of Sanchez & Associates stated he understands Mr. Welch’s concerns. A lot of the cities have the same issue.

GW – Reiterated that high density around the lake would not be good for the infrastructure and environment.

Mr. Sanchez said recognizes that it is difficult to balance environmental, social, etc. impacts and feels a Planned Development is the only approach in this type of situation.

GW – Part of this Commission’s purpose is to lessen congestion on roads/streets, and high density housing is not good for that. He stated he did like the Event Center concept as this would benefit the community.

Mr. Eckel stated the idea is to park your car and then be able to walk everywhere. This will reduce emissions, road congestion and wear on the roads.

GW – Feels spacing out the project may not be a good idea. Why not do everything at once?

NC – Section 2.08(C) states there must be at least one base zone established for a planned development. Believes that Phase 1A and 1B will establish this.

He is also concerned that with 400 sq. ft., there could be manufactured homes. Is there a guarantee this won’t happen if the project fails?

Mr. Dan Cooper came forward to state that he feels this development would be a major benefit to the count. There is other development around the lake as well.

Mr. Francis Moran did have an issue with the 15’ foot setback originally mentioned in the first application, but the current requests of Phase 1A and Phase 1B do not affect his property, so he is good for now.

GW – Definitely wants to protect the landowners.

3. Adjourn.

Meeting adjourned at 10:23am.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 9th day of February, 2023 at 8:20 a.m.

ATTEST:

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