

Bois D' Arc Lake Zoning Commission

03/04/2021 Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, March 4, 2021 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting at Bonham City Hall after public notice was posted on February 25th at 12:55 p.m. with the following members being present:

Kevin Darwin
Randy Moore
Matt Titsworth (on phone)
Gilbert Welch

I. Call to Order / Establish Quorum;

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

II. Approve Meeting Minutes from 02/04/2021 Regular Meeting;

Mr. Welch said the minutes are good, they state what was said, but would like the part about RVs being legally inspected to be moved to the beginning of Section 204 in the Regulations.

Mr. Darwin motioned to approve the 02/04/2021 Regular Meeting minutes. Seconded by Mr. Titsworth. Motion passes.

III. Discussion, consideration and action regarding the Zoning Text Changes in the Lake Zoning Regulations; Definition Changes for Section 10.18R/ Subsection 203, Addition of Subsection 204 under 10.18R, Chart Correction, Section 8.02 and the recommendation to Commissioners Court;

Discussion ensued regarding enforcement of RV registration and whose place it should be to enforce. Mr. Titsworth felt it should be up to the RV Park owner and Mr. Welch feels the State Regulations would cover the BDALZC, but not that someone needed to be hired to do it.

Further discussion over the 60 calendar days took place. Mr. Titsworth felt 60 days was too short of a time. RV Park owners want to make money and they do that by staying full.

Mr. Darwin stated that the area in the 5,000' buffer zone is supposed to be for recreation of the new lake. Judge Moore agreed that everyone wants the area to be nice. Mr. Welch concluded that if people are living in the RV parks full time, there wouldn't be any room for individuals who are coming out for the specific reason of recreation. They would not have anywhere to hook up their RV.

Ms. Hopkins brought up that anyone with commercial property, we could possibly require a Special Use Permit (SUP) for the development of RV Parks (page 19 of the Zoning Regulations). Judge Moore agrees an SUP would be good.

Ms. Hopkins further stated that there are additional changes that need to be made in the manual. Judge Moore asked that she continue to note the changes/corrections needed and that the BDA-LZC would take it up at another time as they were not listed on the agenda item for this meeting.

Mr. Welch motioned to accept the changes as discussed in the last BDA-LZC meeting with the exception of moving “Recreational Vehicle must be currently legally inspected with current registration and license and as may be otherwise required to lawfully be towed or operated on public roadways in the State of Texas” to the beginning of Section 204 and recommend these changes to the Commissioners Court for action.

(Previous meeting changes: * Add “Calendar” under Sec. 203, RV Park, before the word ‘days’ * Change last sentence of newly added Sec. 204(a) to “The exterior area of a travel trailer shall be no more than 400 square feet including pull-outs” * Change the word ‘delegate’ under Sec. 1.07, Conflicts with other Laws; Exceptions, to “choose not to exercise”.) Chart changes: Pg 68, Table 6 – Remove Hearing for BDA-LZC under Special Exception and Table 7 – Remove Hearing for BDA-LZC under Special Exception. Those do not require a hearing before the BDA-LZC.

Seconded by Mr. Darwin. Motion passes.

IV. Discussion, consideration and action regarding the Change in Zoning request of 1.75 acres on CR 2900 in Dodd City from Agriculture to Rural Estate Single Family District and the recommendation to Commissioners Court;

No action. This item was passed on since there was no hearing (notice was missing the CR #). New hearing and action item will be April 1, 2021.

V. Discussion, consideration and action to approve the removal of property that is double zoned in both Bois d’Arc Lake Zoning and the City of Bonham Zoning from the Bois d’Arc Lake Zoning map per recommendation from Freese & Nichols;

No action on this item, but overall it was decided that the best course of action would be to meet with the City of Bonham to get on the same page regarding the double zoned property. Ask if they would let BDALZC/Fannin County know if they are doing any planning and zoning in the 5,000’ buffer.

VI. Discussion consideration and action regarding changes and/or modifications requested by landowners;

No action.

VII. Public Forum;

No comments.

VIII. Set next BDA-LZC Regular Meeting date;

Mr. Welch motioned to set the next BDA-LZC meeting for April 1, 2021 at 8:20 a.m. for the public hearing regarding change in zoning and set the regular meeting at 8:30 a.m. Seconded by Mr. Titsworth. Motion passes.

IX. Adjourn

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

Meeting adjourned at 9:37 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 4th day of March, 2021 at 8:30 a.m.

ATTEST:

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