Bois D' Arc Lake Zoning Commission
Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, May 16, 2019, the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted on April 25, 2019 at 2:55 p.m. with the following members being present:

> **Kevin Darwin**
> **Gary Fernandes {ABSENT}**
> **Bob McCraw**
> **Randy Moore**
> **Gilbert Welch**

I.   Call to Order / Establish Quorum
Judge Moore called the meeting to order at 8:30 a.m. and stated all members are present except Mr. Fernandes. Quorum established.

II.   Introductions
There were no new introductions.

III.   Public Forum
No one came forward to speak.

IV.   Approve Meeting Minutes from 05/02/2019
Mr. Darwin made a motion to approve the 05/02/2019 Minutes. Seconded by Mr. Welch. Motioned passes.

V.   Discussion, consideration and action regarding the recommendation of the Change in Zoning applications from the Weisz family to the Fannin County Commissioners Court
This is an application to change the Weisz family properties from Agricultural and Residential to Residential and Commercial.

Mr. Welch said it is not the job of the BDA-LZC to decide if what a property owner is wanting to do is a good thing or a bad thing. It is their job to make sure what is being asked follows the guidelines in the BDA Lake Zoning Manual.

Mr. Welch mentioned that he called the Fannin County Central Appraisal District and asked how tax appraisals would apply with a zoning change such as this one. If the BDA-LZC recommends, and the Commissioners Court does approve rezoning, the zoning would take place but the application of taxes would stay the same as such time there was action on the zoning change.

Mr. McCraw stated that if they wanted it to go back to being taxed for Agriculture, it would have to be Agriculture for five years before the tax rate would apply to Ag again.

Judge Moore and Mr. McCraw both agreed with Mr. Welch that as long as it follows the manual, there would not really be any reason to deny.

Mr. Weisz stated that Babe's Chicken is interested in looking at putting in a restaurant. He also said that he believes NTMWD is interested in a marina being put in around his property, but that he would still go forward with the plan if there isn't a marina. He would, however, like individual courtesy slips for guests.

Mr. Welch said the BDA-LZC does not have authority over what Mr. Weisz does on the water.

Judge Moore said he met with NTMWD yesterday and was told that the shoreline development plan wouldn't be ready until sometime next year.

Mr. Welch wanted Mr. Weisz and his mother to know that if you do get your property rezoned, depending on what NTMWD says, you may not have any access to the water.

It was asked how much property will be zoned residential and how much commercial. Mr. Weisz and Mrs. Lita Huffman confirmed that approximately 107 acres for commercial approximately 50 acres for residential.

Mr. Welch made a motion to move forward with the Public Hearing process to have the 107 acres zoned commercial, and to set the public hearing date for June 6, 2019 at 8:30 a.m. Seconded by Mr. McCraw. Motion passes.

VI. **Discussion, consideration and action on changes and/or modifications requested by landowners**
There were not any current applications to be discussed. Item passed on.

VII. **Set BDA LZC schedule of Regular Meeting dates and times**
Mr. Darwin moved to set the first Thursday of every month at 8:30 a.m. as the Regular Meeting date of the BDA-LZC and if that date falls on a holiday, to move the meeting to the following Thursday. Seconded by Mr. Welch. Motion passes.

With the public hearing at 8:30 on June 6, 2019, the next Regular Meeting will be at 9:00 a.m. on June 6, 2019.

VIII. **Adjourn**
Mr. Welch motioned to adjourn. Seconded by Mr. McCraw. Motion passes.
Meeting adjourned at 9:03 a.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held the 16th day of May, 2019 at 8:30 a.m.

ATTEST:

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