

Bois D' Arc Lake Zoning Commission

02/04/2021 Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, February 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 January 28th at 12:10 p.m. with the following members being present:

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

I. Call to Order / Establish Quorum;

Judge Moore called the meeting to order at 8:47a.m. and stated all members were present. Mr. Fernandes was present via telephone. Quorum established.

II. Approve Meeting Minutes from 01/07/2021 Regular Meeting;

Mr. Welch motioned to approve the 12/02/2020 Regular Meeting minutes. Seconded by Mr. Fernandes. Motion passes.

III. Discussion, consideration and action regarding amendment of the Lake Zoning Regulations, Definitions: Section 10.18 R, Subsection 203. RV Park and the addition of Subsection 204, definition of Recreational Vehicles;

Mr. Titsworth mentioned there was a concern with setting a maximum length of stay as there are many people who are working on the new lake and needed a place to stay that is longer than 60 days. We can't ask them to vacate if they are working. He suggested that instead of stating no more than 60 days, possibly say no RV over 10 years old.

Ms. Hopkins, Development Services Director said she did a lot of research and the majority of other parks state no more than 10 years old and do not have a time limit.

Mr. Cunningham, attorney, said -Do we want to leave it up to individuals to comply, let them stay 10 years and then have to buy a new RV? This could cause an issue.

Mr. Welch felt there should be limitations and that we have the right to protect the existing residents. Mr. Fenandes concurred.

Discussion then ensued regarding the maximum size of a travel trailer/RV. A decision was made to allow a maximum external size of 400 square feet including pull-outs.

Mr. Welch motioned to:

- *Add “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”*
- *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”*

Seconded by Mr. Darwin. Motion passes.

IV. Discussion, consideration and action regarding the recommendation to Commissioners Court of the change in zoning request for 60.0887 acres on CR 2650 in Lamasco; change from Rural Estate Single Family District to R&C Retail and Commercial;

Mr. Welch, Mr. Titsworth, Mr. Darwin and Mr. Fernandes all preferred to leave the zoning as Rural Estate Single Family District

Mr. Darwin motioned to recommend to the Commissioners Court to leave the current zoning of Rural Estate Single Family District in place. Seconded by Mr. Titsworth. Motion passes.

V. Discussion, consideration and action regarding Bois d’Arc Lake Planning and Zoning application fees;

Ms. Hopkins spoke stating an increase in planning and zoning application fees is needed. It is costing the County more money to post notices in the paper and mail out notices than what the County is receiving in fees. The last two notices posted in the paper were \$328.00 plus the cost of mailing out the required notices to property owners within 200’ of the proposed change in zoning. She is recommending an increase to \$350.00 for the following applications: Change in Zoning, Specific Use Permit, Special Exception.

Mr. Welch motioned to increase the application fee to \$350.00 for the applications mentioned. Seconded by Mr. Fernandes. Motion passes.

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

A. Change in Zoning application for 1.75 acres on CR 2900 in Dodd City; from Agricultural to Rural Estate Single Family District

Ms. Hopkins said the property is just a small section that is adjacent to an already existent residential property, but the change in zoning is needed to have room to allow for the correct easement. There is only one area where a house can be built.

Mr. Welch stated it appeared the property of the change in zoning request is already being used for residential so it should be good.

Mr. Welch motioned to move forward with the process of notices and public hearings. Seconded by Mr. Darwin. Motion passes.

VII. Public Forum;

No comments.

VIII. Set next BDA-LZC Regular Meeting date;

*Mr. Darwin motioned to set the next BDA-LZC meeting for March 4, 2021 at 8:30 a.m.
Seconded by Mr. Welch. Motion passes.*

IX. Adjourn

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

Meeting adjourned at 9:44 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 February, 2021 at 8:45 a.m.

ATTEST:

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