

Bois D' Arc Lake Zoning Commission

08/13/2020 PUBLIC HEARING Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, June 18, 2020, the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public hearing at the Bonham City Hall Chambers and via teleconference after public notice was posted on June 10, 2020 with the following members being present:

Kevin Darwin
Gary Fernandes
Randy Moore
Gilbert Welch

Judge Moore called the Hearing to order at 8:45 a.m. and stated all members were present except Mr. McCraw.

Judge Moore started the hearing out with the description of the property for which the public hearing was being held: *Property Description – Approximately 2.227 Acres at 4831 East FM 1396 in Telephone, Texas. Legal Description: A1147 J. Windle Survey. Present Zoning Classifications: Agriculture. Requested Zoning Classifications: R&C, Retail and Commercial District.*

Lita Huffman came forward and stated the requested zoning change again. She further explained that the building/land in discussion is Ms. Tionloc's retirement plan. She is currently already selling jams and jellies to her neighbors and wants to expand to sell drinks, snacks and tobacco products but was denied her tobacco license because of the zoning classification.

Judge Moore then asked the owner of the property, Carolyn Whitley-Tionloc if she would like to speak.

Ms. Tionloc said the idea is to have Nana's Place, dba Bois d' Arc General Store, start of selling basic snacks and expand from there. Currently the area is less than 1,000 sq. ft. and wants to build on in the future. She has owned the property and has been there since 2012. She has not had any complaints about the idea Judge Moore said none had come through the Judge's office either.

Mr. Welch said his only concern is that it is not already zoned commercial. If this application is granted, the BDA LZC will have to be considering this type of establishment (commercial) in the future when it is not zoned for commercial.

Mr. Fernandes mentioned that BDALZC needs to remember that when the Comprehensive Plan was first developed, Ag was the default and we knew it was just a starting point.

Mr. Darwin feels this situation would benefit the quality of life of nearby residents.

Mr. Cunningham talked about the “Consistency Rule” and that we would probably have to amend the Comprehensive Plan if things continue to change. Reg. Sec 8.01.

Mr. Fernandes doesn’t think changing this one would mean everyone would have to be changed, but said each zoning request would have to be looked at on its own merit.

Mr. Welch asked what if in the future the land was sold and something like a welding shop wanted to open there, we couldn’t say no as it is a permanent change in zoning.

He also asked Ms. Tionloc if she knew she would have to have 5 parking spaces and that it would have to be concrete according to Sec 5.04C.

Ms. Tionloc is aware.

SPEAKERS:

No speakers came forward and Judge Moore asked if there were any chats at this time, there were not.

Hearing adjourned at 9:03 a.m.

The above and foregoing represents true and correct minutes of the Public Hearing before the Bois d’ Arc Lake Zoning Commission that was held on the 13th day of August, 2020 at 8:45 a.m.

ATTEST:

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