

Bois D' Arc Lake Zoning Commission

01/30/2020 Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, January 30, 2020, the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted on January 23, 2020 at 1:00 p.m. with the following members being present:

Kevin Darwin
Gary Fernandes
Randy Moore
Gilbert Welch

Also in attendance: Lita Huffman, Newt Cunningham, Jerry Magness, Lisa Loiselle

I. Call to Order / Establish Quorum;

Judge Moore called the meeting to order at 8:30 a.m. and stated four members were present and Mr. McCraw was absent. Quorum established.

II. Introductions;

Judge Moore thanked Commissioner Magness for being there and noted it is always nice when any commissioners attend.

III. Public Forum;

Mr. Thomas Jackson: Stated the information from NTMWD regarding the boat docks, etc... isn't getting to the public. The people would like to know whether or not they can begin digging if necessary, what elevation can they go up or down to and when will they know in order to begin.

IV. Approve Meeting Minutes from 01/02/2020;

*Mr. Darwin made a motion to approve the 01/02/2020 minutes. Seconded by Mr. Welch.
Motion passes.*

V. Discussion, consideration and action on changes and/or modifications requested by landowners;

A. Jason Weisz – Marina Information

After speaking with NTMWD, it was understood that the BDA LZC would not be able to go any further regarding marinas or boat docks until the final shoreline management plan is completed. Mr. Weisz chose not to present today.

Ms. Huffman presented maps to the commission members regarding a future 50 lot development (63 acres) that will need a zoning change for part of the area from Ag to Residential. No action.

Another property owner has started building (with permits) but is not ready for the Silo that has been discussed in previous meetings. No action.

Mr. Welch discussed the NTMWD Shoreline Management Plan not being finalized yet, but as soon as it is complete, NTMWD will go public with it.

Mr. Welch also stated that in the future NTMWD will be going public for marina interest when NTMWD has developed marina criteria.

Mr. Cunningham stated the Regulations say marinas are permitted in any zone, but the decision is ultimately up to NTMWD.

Mr. Welch expressed his concerns and disappointment over the fact that NTMWD should begin filling the Lake by the end of year, but that people and businesses can't decide whether or not to purchase land or even begin to move forward with building homes when they don't know what the shoreline plan will be.

Judge Moore feels it would be in the best interest of the citizens if the Commissioners Court meets with NTMWD again to discuss these concerns also questioning how it benefits Fannin County when no one is developing because of questions regarding the shoreline. Fannin County was previously told that the Shoreline Management would be finalized in January 2020. It has now been pushed to around Summertime.

VI. Discussion, consideration and action to accept the Bois d' Arc Lake Application Handbook and recommend to the Commissioners Court for approval

Mr. Fernandes moved to accept and recommend the approval of the Bois d' Arc Lake Application Handbook to Commissioners Court subject to approval from Daniel Harrison of Freese & Nichols. Seconded by Mr. Darwin. Motion passes.

VII. Discussion regarding North Texas Municipal Water District's Shoreline Development Plan
Judge Moore stated this item was covered in discussions earlier. Passed on.

VIII. Set next BDA-LZC Regular Meeting date.

Mr. Welch moved to set the next Regular Meeting date for March 5, 2020 at 8:30 a.m. Seconded by Mr. Fernandes. Motion passes.

IX. Adjourn

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

Meeting adjourned at 9:12 a.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held the 30th day of January, 2020 at 8:30 a.m.

ATTEST:

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