

Bois D' Arc Lake Zoning Commission

04/16/2020 Meeting Minutes

THE STATE OF TEXAS
COUNTY OF FANNIN

On Thursday, April 16, 2020, the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting via teleconference after public notice was posted on April 9, 2020 at 1:18 p.m. with the following members being present:

Kevin Darwin
Gary Fernandes
Bob McCraw
Randy Moore
Gilbert Welch

I. Call to Order / Establish Quorum;

Judge Moore called the meeting to order at 9:23 a.m. and stated all members were present (meeting ran late due to connectivity issues). Quorum established.

II. Introductions;

Commissioner Magness was thanked for being in attendance as well.

III. Approve Meeting Minutes from 03/05/2020;

Mr. Welch requested to correct and change "high ramp" to "low water" on page 2.

Mr. Fernandes made a motion to approve the 03/05/2020 minutes with change. Seconded by Mr. Darwin. Motion passes.

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

A. Request for Change in Zoning from Agriculture to Residential in Bonham on FM 273, along with new Deed Restrictions

Judge Moore asked Mr. Hemby to change one of the Deed Restrictions he presented, Item 3: 'The floor area of the main structure, the living area, excluding garage, shall not be ~~more than~~ *less than* 1,400 square feet.' And requested that he add #15: 'No more than two (2) detached buildings on the property'.

There was a question as to whether or not this application would apply to single family or low density. All members agreed this would fall in to the single family dwelling. It was asked that Lita Huffman add this to the application so it may be stated on future applications.

Mr. Cunningham stated the Lake Zoning Regulations will always trump deed restrictions unless the deed restrictions are more restrictive. However, Lake Zoning member and the County do not enforce the deed restrictions, only the Lake Regulations.

Mr. Welch mentioned the deed restrictions will enhance the quality of life. Mr. Fernandes agreed.

Mr. Hemby stated he will attach the deed restrictions to the plat and file with the County and that he will revise the deed restrictions per the aforementioned requests.

Mr. McCraw made a motion to move forward with the recommendation to Commissioners Court for their action. Seconded by Mr. Welch. Motion passes.

Judge Moore thanked Mr. Hemby for the additional deed restrictions.

Judge Moore stated that Freese and Nichols are putting in for an award to the American Planning Association for the writing of the Comprehensive Plan and the Zoning Regulations for Bois d' Arc Lake. Both Mr. Welch and Mr. Fernandes agreed they did a great job.

Mr. Welch mentioned he is a little put off with NTMWD for not getting back with them about the boat ramps as this affects our citizens. Mr. Fernandes stated agreement that it keeps citizens from being able to build and affects the tax base of the County.

Judge Moore asked Commissioner Magness who was on the call how he felt about putting an item on the Commissioners Court agenda to send a letter to NTMWD. Com. Magness felt it was a great idea.

V. Public Forum

There were no public comments.

VI. Set next BDA-LZC Regular Meeting date

Mr. Darwin made a motion to set the next BDA-LZC meeting for May 7, 2020 at 9:00 a.m. Seconded by Mr. Fernandes. Motion passes.

Mr. Fernandes asked if there was any update for Covid-19. Judge Moore gave an update citing his conversations with Dr. Froelich, County Health Authority, regarding the current case count and with Joel Massey, Regional Medical Director for Public Health Regions 2/3.

Judge Moore further stated he has spoken with a manager at Walmart regarding asking their employees to wear face masks.

Mr. Fernandes specified Puckett Family Clinic's need for PPE. Judge Moore said he will have the County EMC contact Mr. Paul Puckett.

VII. Adjourn

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

Meeting adjourned at 10:20 a.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held via teleconference on the 16th day of April, 2020 at 9:00 a.m.

ATTEST:

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