

**04/08/2019 WORK SESSION NOTES**  
**for**  
**BOIS D' ARC LAKE ZONING COMMISSION (BDA LZC)**

**DATE:** Monday, May 6, 2019  
**TIME:** 9:00 a.m.  
**PLACE:** Bonham City Hall Chambers, Bonham TX

**1. The Commission to meet to discuss and gather information regarding a Change in Zoning**

**Application from landowners**

Session began at 9:00 a.m. – **Members Present:**

Judge Randy Moore, Gilbert Welch, Kevin Darwin, Bob McCraw

- Judge Moore began with what a Work Session is and how it works.
- Jason and Cynthia Weisz put in an application for a Change in Zoning of their properties from Agricultural/Residential to Retail/Commercial. Their plan is to create a wedding venue, restaurant(s), music venue, family friendly entertainment, cabins and possibly a hotel through Marriot. Mr. Weisz and his mother, Cynthia, also have an interest in putting in a marina. Mr. Welch stated the BDA LZC does not have the authority to authorize marinas. This responsibility belongs to NTMWD. Mr. Weisz was told by NTMWD that they would allow individual boat docks.
- Mr. Weisz stated that he had a meeting with NTMWD and was told that once condemnation takes place, NTMWD would allow Mr. Weisz to start building the retainer walls (rock basket/gabion).
- Mr. McCraw asked Mr. Weisz if NTMWD would put their approval of his project in writing and he said he felt sure they would. Mr. McCraw recommended he get them to do so.
- Mr. Welch asked if there was a feasibility study done and Mr. Weisz said not yet and that all of his investors are waiting to move forward once they know this property will be zoned commercial.
- Mr. Weisz stated that his mother's 50 acres would be zoned residential and that it is his approximate 100 acres he wants to have zoned commercial.
- Mr. Welch had a concern regarding utilities (is there enough water to supply to a hotel/cabins/etc... and the septic or aerobic systems).
- Mr. Weisz said the people who would be coming in are experts and either wouldn't do it or maybe put in a water tower.
- Mr. Welch asked if there is a pre-budget in place or anything like that. We want to make sure this vision will be successful for Fannin County before zoning it commercial.

- Mr. Weisz again mentioned he and his investors are just waiting to see if this property will be zoned commercial or not to move forward with any budgets, feasibility study and such. He also mentioned that Freese and Nichols already said this property should be zoned commercial, but it wasn't put in in time before the final zoning map for Bois d' Arc lake was put out.
- Mr. Weisz said many experts will come in to speak with the BDA LZC prior to construction, but they just need to know if this will be zoned commercial first. He mentioned that Mr. Rickman at NTMWD is behind this project 100%.
- Judge Moore and Mr. Welch both said we just care and want to make sure things work well for you and your family.