

Bois D' Arc Lake Zoning Commission

06/18/2020 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
Bob McCraw
Randy Moore
Gilbert Welch

Judge Moore called the Hearing to order at 9:00 a.m. and stated all members were present.

Judge Moore started the hearing out with the description of the property for which the public hearing was being held. 50.8 Acres out of a 63.465-acre tract in between FM 273 and CR 2610, Bonham, TX. The requested zoning change is from agriculture to residential for a manufactured home subdivision. Judge Moore stated a correction is needed to change "residential manufactured home subdivision" to "Rural Estate Single-Family District". Judge more made the correction prior to public comment.

He then explained to those listening via teleconference that he has the forms of those who turned in protests and that teleconference individuals will need to enter any public comments into the Chat' section of the meeting and that these will be read into the public record.

SPEAKERS:

There were no comments via chat yet.

1. Michael DeVasher – CR 2610, directly east of proposed subdivision – stated that putting in a mobile home park will draw every crackhead, thief and drug addict around. Stated the Sheriff's office hardly ever comes out to that area and that would leave the residents to defend themselves; we don't need a crime hub. It will be on the Lake Zoning Board if they move forward with the recommendation.

No one came forward, Judge Moore read a statement to answer the questions many people had when they sent in their protest forms.

This following statement came from Amanda Watkins, the Designated Representative for the Environmental Development Department:

June 17, 2020

GOOD MORNING, MY NAME IS AMANDA WATKINS – I AM THE DESIGNATED REPRESENTATIVE FOR FANNIN COUNTY. THIS MEANS I HAVE BEEN TRAINED AND LICENSED BY THE STATE TO REGULATE THE SEPTIC SYSTEMS IN OUR COUNTY. MY LICENSE NUMBER IS #OS0035073.

I'D LIKE TO ADDRESS THE CONCERNS PRESENTED TO ME REGARDING THE ZONING CHANGES.

- WILL SEPTIC SYSTEMS CARRY THE LOAD WITH A ONE-ACRE PLOT, OR SHOULD THE MINIMUM BE TWO ACRES?
 - THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OUTLINES MANY REGULATIONS REGARDING THE USE OF ON-SITE SEPTIC SYSTEMS. CHAPTER 285 OUTLINES ALL THE RULES AND REGULATIONS THAT ARE TO BE FOLLOWED BY ALL PERSONS IN THE STATE. THE STATE OF TEXAS STATES THAT THE MINIMUM ACREAGE LOT FOR A SEPTIC SYSTEM IS ½ ACRE.
 - IN 2008 – MARY BLOODSWORTH, FANNIN COUNTY'S DR PROPOSED FURTHER REGULATIONS TO THE COMMISSIONERS COURT AND TCEQ. IN THE CHANGES PROPOSED – WAS AN INCREASE FROM ½ ACRE STATE MINIMUM TO A 1 ACRE MINIMUM. THIS ORDER WAS APPROVED BY TCEQ AND BY OUR COMMISSIONERS COURT.
 - SEPTIC SYSTEMS ARE DESIGNED BASED ON THE SIZE OF THE HOME, WATER USAGE AND PEOPLE LIVING IN THE HOME. THESE FACTORS DETERMINE THE SYSTEM SIZE AS OUTLINED BY THE STATE.

- WOULD A CENTRALIZED SEWAGE TREATMENT PLANT BE ENVIRONMENTALLY BETTER, AS PROPOSED IN THE JUNE 2017 CONTRACT, WITH ATTACHMENTS BETWEEN FANNIN COUNTY, AND NTMWD?
 - TCEQ STRICTLY REGULATES WHICH TYPE OF SYSTEMS ARE ALLOWED TO TREAT WASTEWATER GENERATED IN A RESIDENTIAL HOME.
 - EACH SEPTIC SYSTEM MUST BE APPROVED BY THE STATE PRIOR TO USE. THEREFORE EACH NEW SYSTEM EFFECTIVELY TREATS WASTE TO STATE STANDARDS.
 - A WASTEWATER TREATMENT FACILITY IS NOT AVAILABLE AT THIS PROPOSED LOCATION. IN THE ABSENCE OF A TREATMENT PLANT – THE STATE AUTHORIZES THE USE OF OSSF'S OR ON-SITE SEWAGE FACILITY. IN ESSENCE, OSSF'S OR SEPTIC SYSTEMS ARE AN INDIVIDUALIZED TREATMENT PLANT – PROVIDING CONCISE AND EFFECTIVE TREATMENT TO WASTE BEFORE IT IS DISTRUBTED TO THE LAND.

- WILL THE NUMBER OF PROPOSED SEPTIC SYSTEMS OVERLOAD THE CREEK ON THE NORTHERN BOUNDARY OF THE DEVELOPMENT, WHICH DRAINS INTO THE BOIS'DARC LAKE?
 - NO. EACH OSSF GOES THROUGH A RIGOROUS PERMITTING PROCESS. EACH PROPOSED SYSTEM MUST INCLUDE SUPPORTING DOCUMENTS THAT PROVES THE LAWS ARE FOLLOWED.
 - FOR EXAMPLE – EACH PERMIT REQUIRES A SITE AND SOIL EVALUATION ALONG WITH A DESIGN. THESE SSD'S ARE CONDUCTED BY EITHER A REGISTERED SANATARIAN, OR A PROFESSIONAL ENGINEER. REGISTERED SANATARIANS UNDERGO THOROUGH AND INTENSE TRAINING AND LICENSING TO ENSURE THE STATE LAWS ARE FOLLOWED WITH ZERO ROOM FOR ERROR.
 - TCEQ OUTLINES STRICT BOUNDARIES FOR THE DISCHARGE OF TREATED EFFLUENT. THIS MEANS THAT NO WATERWAYS SHALL BE CONTAMINATED IN ANY MATTER. FURTHERMORE – ANY SYSTEM THAT DRAINS INTO A WATERWAY BE IT LAKE OR CREEK IS ILLEGAL AND SHALL BE REPORTED IMMEDIATELY.

SPEAKERS Cont...

2. Bill Purcell – 1690 Recreation Road 3, Bonham, TX – Thank you, Board and Mr. Chairman for the efforts you do. He feels that if there were a Dallas citizen coming to look for a development in Fannin County of which we are speaking, it would be good to look at Crockett Estates before you actually vote on this. Mr. Purcell brought up Hurricane Katrina and that there was a very large shooting disaster at Crockett Estates even though this was not covered in the news very well.

Please look at the Lake Zoning Regulations, Sec. 1.03, and that this would set a precedence for the development around the lake.

3. Wilma “Jodi” Gibbs - 1646 CR 2610 – Feels there are several things about this development that would not be good for the community. Most of us who moved to that area did so thinking it would be a good place for retirement, nice and quiet and we’d like to keep it that way.

She is not opposed in any way to economical housing, and understands there is a need for it in Fannin County, she just feels there will be too many homes in an area that size. CR 2610 has a lot of traffic and currently several areas are almost impassable because of all the construction going on at this time with the new lake. Also, all of the traffic that will be coming from this new subdivision will feed mostly onto FM 273 and we already have two housing areas that feed onto this road. There will need to be work done on CR 2610 and FM 273 in the future by Fannin County.

She feels it will affect property values. She watched with interest all along as the Zoning Board voted on the zoning of the new lake and was pleased that this area was to be zoned agriculture. The original plan was to have 1 house on 5 acres. She would have no objection to the 1 house on 5 acres.

Judge Moore asked if there were any chats at this time, there were not.

Hearing adjourned at 9:24 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 18th day of June, 2020 at 9:00 a.m.

ATTEST:

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