

# Bois D' Arc Lake Zoning Commission

## 12/02/2020 Meeting Minutes

THE STATE OF TEXAS  
COUNTY OF FANNIN

On Wednesday, December 2, 2020, the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting at Bonham City Hall after public notice was posted on November 25, 2020 at 12:25 p.m. with the following members being present:

**Kevin Darwin**  
**Gary Fernandes (on Phone)**  
**Randy Moore**  
**Matt Titsworth**  
**Gilbert Welch**

### **I. Call to Order / Establish Quorum;**

Judge Moore called the meeting to order at 8:30 a.m. and stated all members were present. Mr. Fernandes was present via telephone. Quorum established.

### **II. Public Forum;**

Dale Smith, Paris, TX came forward. He is interested in developing two properties for an RV park/Boat Storage or possibly purchasing an existing RV Park. Judge Moore stated they were unable to respond during Public Forum, but perhaps he could continue his conversation under Item #5.

### **III. Approve Meeting Minutes from 10/01/2020 Regular Meeting;**

*Mr. Darwin made a motion to approve the 10/01/2020 Regular Meeting minutes. Seconded by Mr. Welch. Motion passes.*

### **IV. Discussion / Q&A with Director of Development Services;**

Judge Moore first introduced the Commission's new member, Mr. Matt Titsworth and mentioned perhaps Mr. Titsworth and Ms. Hopkins could set a meeting to get Mr. Titsworth up to speed.

#### **A. When should a Utility Connection Certificate be given out? (Sec 1.08, pg 7)**

- Perhaps a temporary certificate could be given for utilities while developing and then after the final inspection, a final certificate can be given.
- Ms. Hopkins to get with Utility companies letting them know the regulations in the buffer zone and to get with her prior to issuing final service approval.

#### **B. Building Permits, setback measurements (Sec 2.01, pg 9)**

- From where does the measurement start? Measure from center of road.

**C. RV Parks (pg 19)**

Do RV Parks have to be zoned Retail/Commercial? – Yes.

**D. Lake Ralph Hall calls**

-Dev Services is receiving calls in reference to Lake Ralph Hall.

-Judge Moore stated the BDA LZC does not have anything to do with the Zoning of LRH.

It would be good to reach out to Daniel Harrison as he is also involved with Upper Trinity in regards to LRH.

-Mr. Welch thought it would be good to also reach out to the LRH board.

**E. Hemby Subdivision and 100' from circle cul-de-sac (Sec 4.04, pg 31)**

The subdivision may not have the 100' requirement.

-Mr. Welch stated if it does not meet the 100' requirement then it would be a violation of the Regulations and a variance would need to be requested and approved by Commissioners Court.

-Judge Moore agrees the guidelines need to be adhered to. They were put in place for a reason.

-Mr. Titsworth feels if it measures close enough to the 100' then it should be okay.

-Mr. Welch repeated if the Regulations say 100', it should be at least 100' or a variance should be requested..

-Judge Moore let everyone know there is now a new overlay of Bois d'Arc Lake zoning areas on the Fannin CAD website.

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

Continuation from Item #2: Mr. Smith he is looking at a 23-acre tract of which part of it is in the 5,000' buffer zone. He may also be interested in purchasing an existing RV park upgrade and expand.

-Mr. Welch stated that if it is grandfathered in, then technically it should probably be zoned commercial.

-Judge Moore stated if not, he will have to go through the process of a change in zoning request for the area that is in the buffer zone.

-Mr. Welch- our interest is in protecting the existing residents and keeping it nice.

-Newt Cunningham let Mr. Smith know that page 14 in the Lake Zoning Regulations sets out the standards for developing.

No actions were taken during this item.

**VI. Set next BDA-LZC Regular Meeting date;**

*Mr. Welch made a motion to set the next BDA-LZC meeting for January 7 at 8:30 a.m. Seconded by Mr. Titsworth. Motion passes.*

**VII. Adjourn**

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

**Meeting adjourned at 9:40 a.m.**

**The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 2nd day of December, 2020 at 8:30 a.m.**

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**ATTEST:**

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