

Bois d'Arc Lake Zoning Commission

Minutes of Public Hearing and Public Meeting March 6, 2025

A Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:30 am. Present were Chairman Cunningham and members Kevin Darwin, Kurt Fogelberg, Matt Titsworth and Gilbert Welch.

Item 1. A quorum was established.

Item 2. Hear comments regarding Change in Zoning application from A& R, Agriculture & Ranching District to RE, Rural Estate Single Family District on CR 2750 in Honey Grove, Property ID #70732;

Di Hopkins, Director of Development Services, said the request for change in zoning was for a lot of 2.25 acres. The property taxes were paid. There have been no protests.

Item 3. Mr. Fogelberg made a motion to adjourn the Public Hearing, second by Mr. Welch. Motion passed unanimously. Adjourned at 8:34 am.

The Public Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:41 am. Present were Chairman Cunningham and members Kevin Darwin, Kurt Fogelberg, Matt Titsworth and Gilbert Welch.

Item 1. A quorum was established.

Item 2. Public Forum. No one spoke in Public Forum.

Item 3. Approve minutes from 2/6/2024 Public Hearing and Regular meeting.

Mr. Fogelberg made a motion to approve the minutes. Second by Mr. Darwin. Motion passed unanimously.

Item 4. Discussion regarding recommendation to Commissioners Court to approve a Change in Zoning application from A& R, Agriculture & Ranching District to RE, Rural Estate Single Family District on CR 2750 in Honey Grove, Property ID# 70732.

Di Hopkins, Director of Development Services, said the request for change in zoning was for a lot of 2.25 acres. The property taxes were paid. There have been no protests. Mr. Welch noted that the change does not interfere with the trail system as described in the Comprehensive Plan. Ms. Hopkins noted that the trail system in the Comprehensive Plan is on county road right of

way. Mr. Welch moved to submit this item to Commissioners Court for approval. Second by Mr. Fogelberg. Motion passed unanimously.

Item 5. Discussion and action regarding any additional changes, modifications or requests that relate to Bois d’Arc Lake Zoning.

There was discussion regarding the trail system in the Comprehensive Plan. There was also discussion regarding the offer by the North Texas Municipal Water District of land for a park on the lakeshore. Ms. Hopkins remarked that it might be desirable to rezone some areas near the proposed park. Mr. Darwin remarked that the Commission should perhaps propose revising the zoning instead of waiting for developers to request rezoning. Chairman Cunningham recommended approaching the Commissioners Court to look at the park possibility, the trails issue and the Comprehensive Plan regarding retail zoning, and to maybe have a hearing on these issues. Mr. Fogelberg expressed a desire to have enforcement of the rules in place. He asked Ms. Hopkins about the boat storage facility she mentioned in the previous meeting. She responded that it is now in compliance with all of the setbacks but that she is still working with them on the septic system. A detailed discussion on enforcement ensued. Ms. Hopkins discussed a procedure including affidavits and the need for an enforcement officer. Mr. Welch noted that development will only occur in places where developers want to invest. Chairman Cunningham noted that the County cannot prevent change but can try to direct it.

Mr. Welch made a motion to ask the Commissioners Court to provide guidance to the Commission on the Comprehensive Plan (trails and commercial zoning), on enforcement and on a public park/campground. Second by Mr. Darwin. Motion passed unanimously.

Item 6. Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s). A motion was made by Mr. Fogelberg to set the next meeting for April 3 at 8:30 am. Second by Mr. Welch. Motion passed unanimously.

Item 7. Adjourn. A motion to adjourn was made by Mr. Fogelberg, second by Mr. Titsworth. Motion passed unanimously. Adjourned at 9:30.

The above and foregoing represents true and correct minutes of the Bois d’Arc Lake Zoning Commission meeting that was held on the 6th day of March, 2025 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary