



Regional Service Through Unity... Meeting our Region's Needs Today and Tomorrow



BOIS D'ARC LAKE SHORELINE MANAGEMENT PLAN WORK SESSION

August 6, 2020



DEVELOPING THE PLAN

- Grateful for our partnerships, especially with Fannin County
- Recognize that locals are excited about recreation and economic development opportunities – we are too!
- Primary purpose of shoreline management plan – balancing drinking water supply needs with safe recreational uses and sustainability
- NTMWD Board continues to be committed to making Bois d’Arc Lake a success
- There is one chance to get this right for NTMWD and county interests



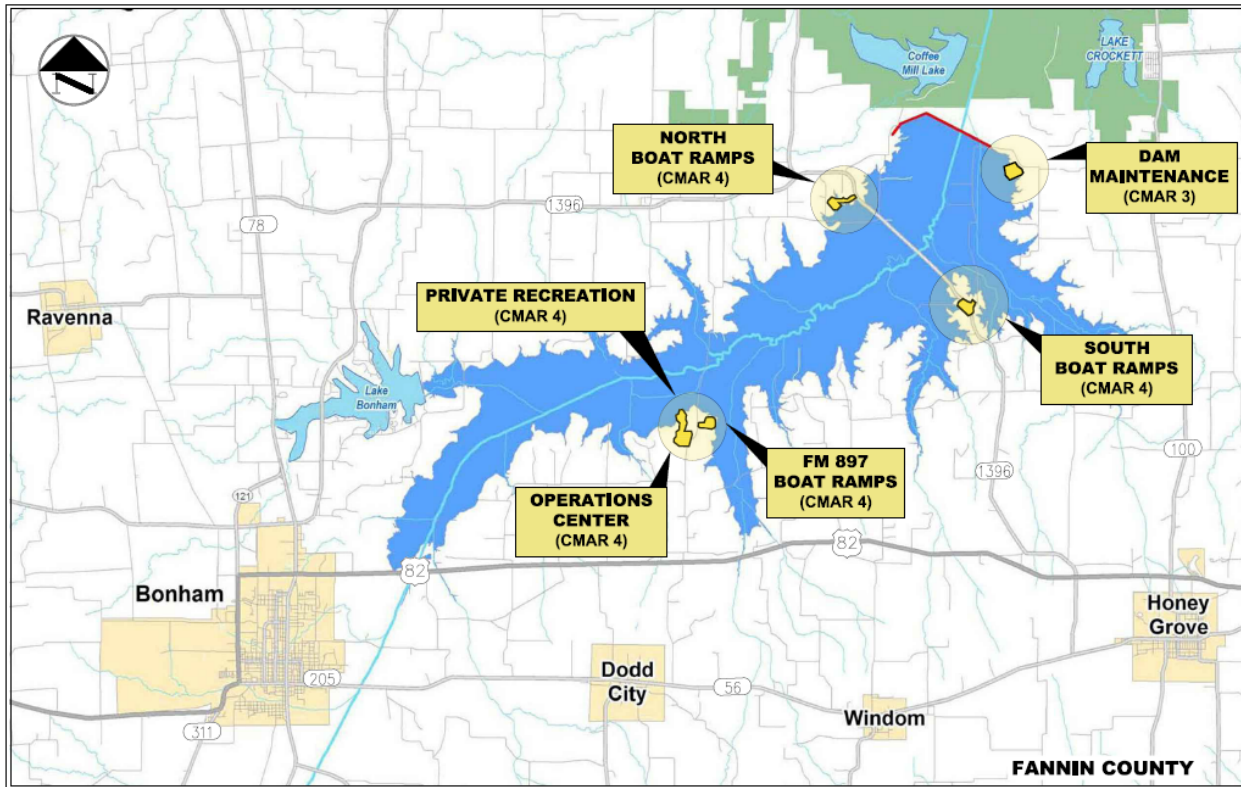


INVESTING IN FANNIN COUNTY

- \$20M in improvements to Bonham Water Treatment Plant
- Keeping taxing entities whole
- Ability for Fannin County entities to contract for water
- 3 public boat ramps, picnic areas, restroom facilities
- \$50M in road improvements in Fannin County, plus additional maintenance funding
- Lake Operations Center with offices for County Sheriff's Department and TX Parks and Wildlife and educational facilities
- Funding a public safety communication tower
- Equipping and training public safety personnel
- Additional public safety personnel
- Constructing fish habitats and joining TPWD ShareLunker program to create a premiere fishing lake
- Funding support for early development of Fannin County Comprehensive Plan and Zoning Regulations



3 PUBLIC BOAT RAMPS, PICNIC AREAS, RESTROOM FACILITIES



CMAR DESCRIPTION OF WORK:

1. CMAR 4 WILL BE RESPONSIBLE FOR THE FOLLOWING SITES: OPERATIONS CENTER, PRIVATE RECREATION, FM 897 BOAT RAMPS, SOUTH BOAT RAMPS, AND NORTH BOAT RAMPS.
2. CMAR 3 WILL BE RESPONSIBLE FOR THE DAM MAINTENANCE FACILITY.

(NOT TO SCALE)

CONSTRUCTION DOCUMENTS
ISSUE FOR GMP



NORTH TEXAS MUNICIPAL WATER DISTRICT
BOIS D'ARC LAKE FACILITIES
FANNIN COUNTY, TEXAS
OR - GENERAL
LOCATION & DESCRIPTION
OF CMAR SCOPE



DATE	SCALE	DESIGN	DRAWN	DWG NO.	00 = GC0.0	SHEET NO.	01
05 / 02 / 2019							

**150 boat
trailer
parking
spaces at
public boat
ramps**



DEVELOPING THE PLAN



BOIS
D'ARC
LAKE

SHORELINE MANAGEMENT PLAN TIMELINE

Promote the Safe and Healthful Use of the Bois d'Arc Lake Shoreline and Protect Water Quality

2015

AUG — Zoning Commission Meeting

Fannin County commissioners and local residents first meet to discuss allowed uses of the lake and how to zone the surrounding shoreline.

OCT — Public Open House

County receives feedback from public on land use and development to be allowed around the shoreline; begins to develop a comprehensive plan for the area around Bois d'Arc Lake, which establishes a vision for how the land should be developed.

DEC — Zoning Commission Meeting

County commissioners visit site of the future lake to make decisions on how to zone the shoreline.

2016

FEB — Zoning Commission Meeting

County commissioners present first draft of lake zoning regulations to the public.

JUN — Zoning Commission Meeting

County commissioners present second draft of lake zoning regulations to the public.

AUG — Public Open House

County commissioners request and consider final public input on the drafted comprehensive plan and discuss zoning in specific locations around the lake.

OCT — Comprehensive Plan Approved

Fannin County Commissioners Court approves the county's comprehensive plan, establishing how land around Bois d'Arc Lake should develop.

2018 – 2019

OCT — Zoning Approved

Fannin County Commissioners Court approves county's zoning regulations of the Bois d'Arc Lake shoreline.

DEC — NTMWD Starts SMP

NTMWD hires consultant to help develop engineering portions of the shoreline management plan (SMP), including initial research, collecting best practices on lake operations and collecting input from outside agencies.

SEP — SMP Meeting

NTMWD meets with the Fannin County Commissioners Court to discuss the Bois d'Arc Lake shoreline management plan (SMP) based on the county's comprehensive plan and zoning regulations.

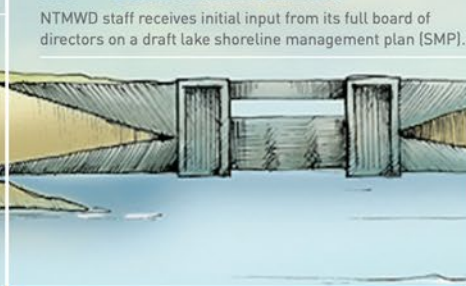
NOV — Board Reviews Draft SMP

NTMWD staff receives initial input from its full board of directors on a draft lake shoreline management plan (SMP).

NEXT STEPS

- NTMWD Board Approval
- Develop Permitting Process and Support Systems
- Begin Accepting Permits

Public information about various plan components will be ongoing. For the latest information, visit BoisdArcLake.org.





DEVELOPING THE PLAN

Public comments given during the Comprehensive Plan process helped shape development of the Shoreline Management Plan.

- Public desire to keep rural feel
- Ensure quality development around the shoreline

Shoreline Management Plan Components

- Carrying capacity
- Shoreline classifications
- Dock criteria
- Agreements/Fees/Fines
- Appeal process



The Shoreline Management Plan is intended to guide shoreline development adjacent to individual private lots. Planned residential and commercial shoreline developments may be authorized by separate agreements.



CARRYING CAPACITY

Bois d'Arc Lake Carrying Capacity

WALROS class	Range of boating coefficients (acres per boat)	
	Low end	High end
Urban	1	10
Suburban	10	20
Rural developed	20	50
Rural natural	50	110 (¼ sq mi)
Semiprimitive	110	480 (¾ sq mi)
Primitive	480	3,200 (5 sq mi)



Proposed Density of 35 acres per boat is consistent with Comprehensive Plan



CARRYING CAPACITY

Opportunity Use Rate



Boat Ramp Car/Trailer
Spaces 1:1



Marina Slips 4:1



Private/Community Docks
10:1

Bois d' Arc Lake Carrying
Capacity – 300 boats

- 150 currently planned car/trailer spaces at public boat ramps
- Leaves 150 opportunities split for other uses

Carrying Capacity will be
Reviewed Periodically

Future Board Action: Approve a Carrying Capacity of 300 Boats at One Time



SHORELINE CLASSIFICATIONS AND SUITABILITY

Shoreline Classifications

Classification	Description
Restricted	NTMWD Operations
Environmentally Sensitive	Protected Areas (Littoral wetlands)
Limited Development	Includes lands too shallow for boat access
Dock Capable	Depths suitable for dock placement; Does not guarantee a dock
Public Access/ Commercial	Public boat ramps and marinas with buffer; Areas with potential for future marina development



SHORELINE CLASSIFICATIONS AND SUITABILITY

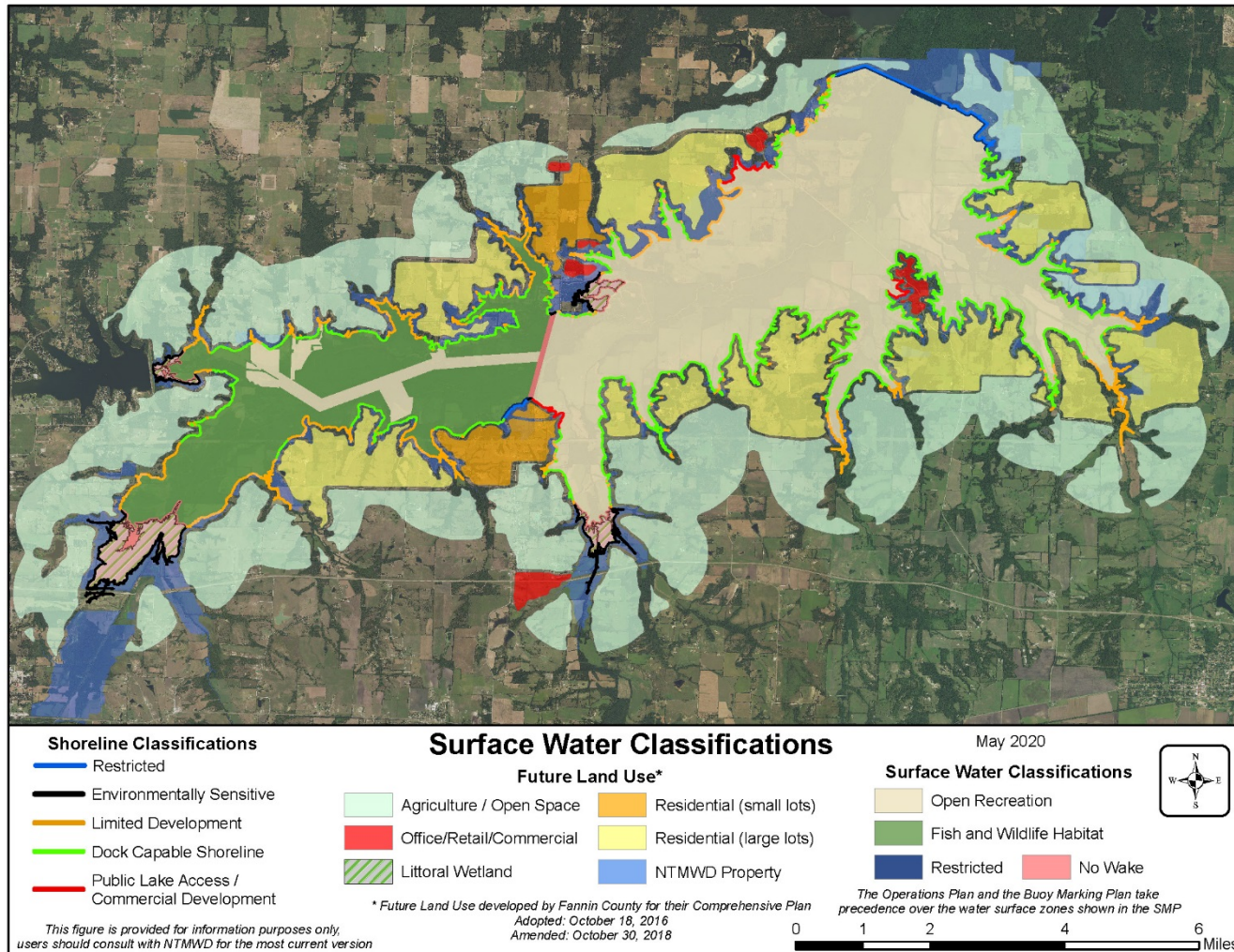
Shoreline Classifications

Shoreline Classification	Shoreline Length (Miles)	Percent of Total Shoreline
Restricted	3.7	2%
Environmentally Sensitive	30.2	18%
Limited Development	64.9	38%
Dock Capable	69.1	40%
Public Access/Commercial Development	4.1	2%
Bridge	0.2	Less than 1%
Lake Total	172 Miles	100%

Future Board Action: Adopt Shoreline Classifications



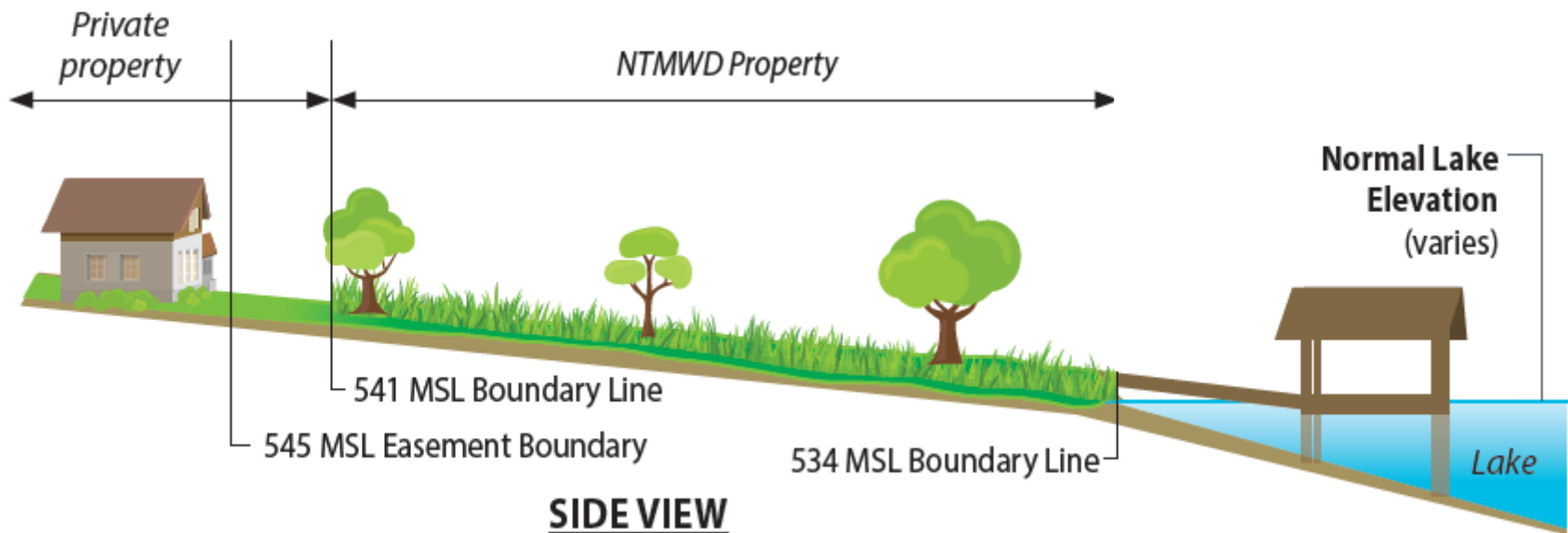
SHORELINE CLASSIFICATIONS AND SUITABILITY





SHORELINE USE

Shoreline Example



- 541 MSL contour corresponds to 100-year flood
- 545 MSL contour corresponds to 500-year flood

MSL = Mean Sea Level



AGREEMENT TYPES

1. Shoreline Lease and Use Agreement

- Limited to adjacent private property owners
- Authorizes boat docks, fishing piers, vegetative modification, etc.

2. Special Event/Temporary Use Agreement

- 25+ people or vessels involved in an event
- Examples of special events include fishing tournaments, boat races, 4th of July fireworks/celebrations

3. Natural Resources Management Notification

- Hazard Tree Removal, planting, restoring native vegetation, invasive/noxious weed removal and control

4. Mobility Assistance Vehicle Authorization

Marinas and other commercial activities will be **considered individually** through unique commercial agreements

Future Board Action: Confirm Agreement Types in SMP



AGREEMENTS

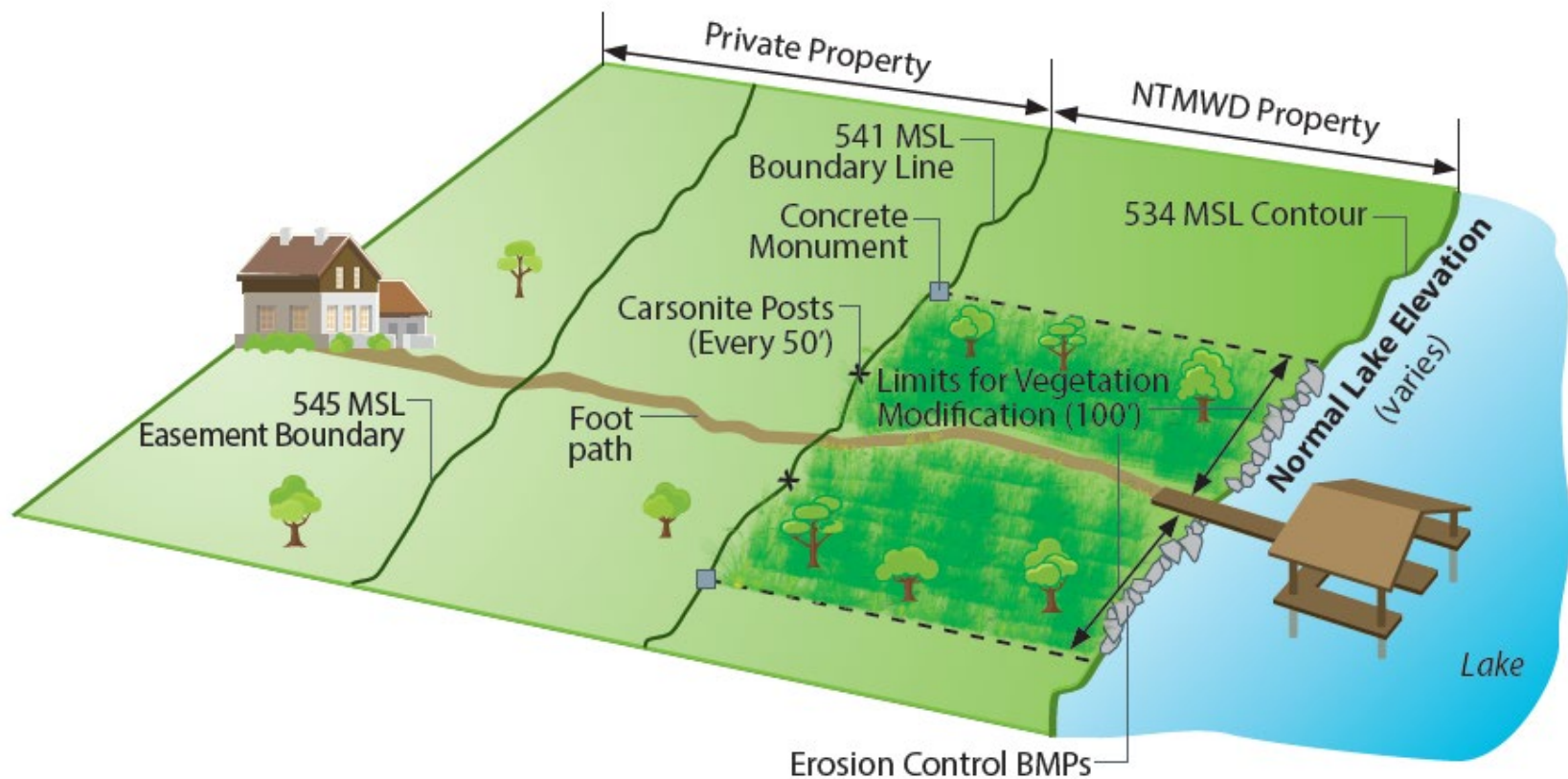
Shoreline Lease and Use

- **Requires Boundary Marking**
 - Surveyor installed – 100 feet from improvement
- **Includes:**
 - Boat docks
 - Fixed fishing piers or overwater patios
 - Vegetation Modification
 - Access Paths
 - Land-based facilities:
 - BBQ pits, picnic tables, decks, patios, pergolas, gazebos



SHORELINE USE

Shoreline Example



Future Board Action: Confirm Shoreline Use Activities and Facilities in SMP



DOCK CRITERIA

Dock Types



Fixed Dock
Usable Elevation: 534-532 MSL



Floating Pole Dock
Usable Elevation: 534-528 MSL

Future Board Action: Confirm Approved Dock Types in SMP

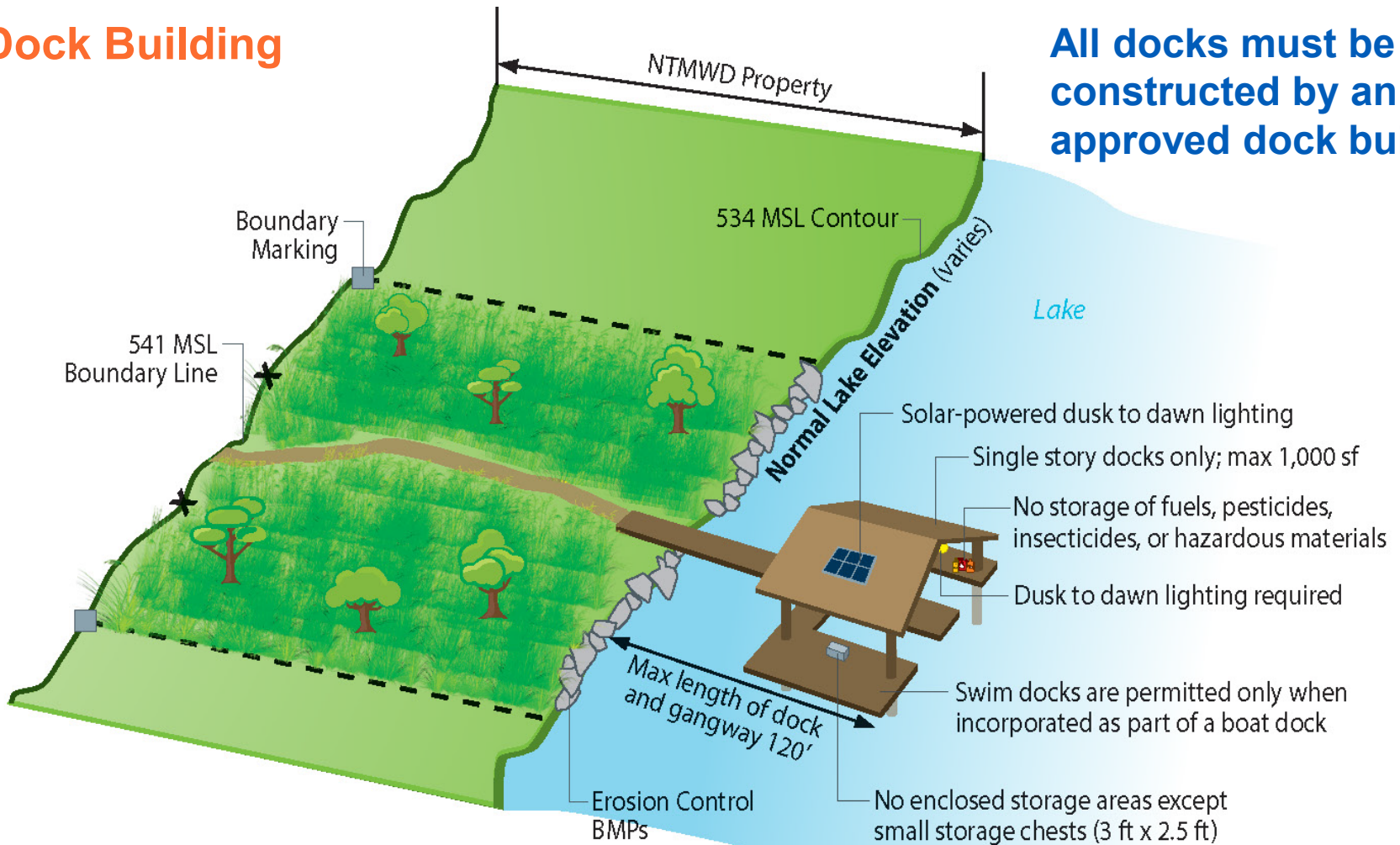
Any construction in the reservoir prior to the lake filling is regulated by the U.S. Army Corps of Engineers



DOCK CRITERIA

Dock Building

All docks must be constructed by an approved dock builder



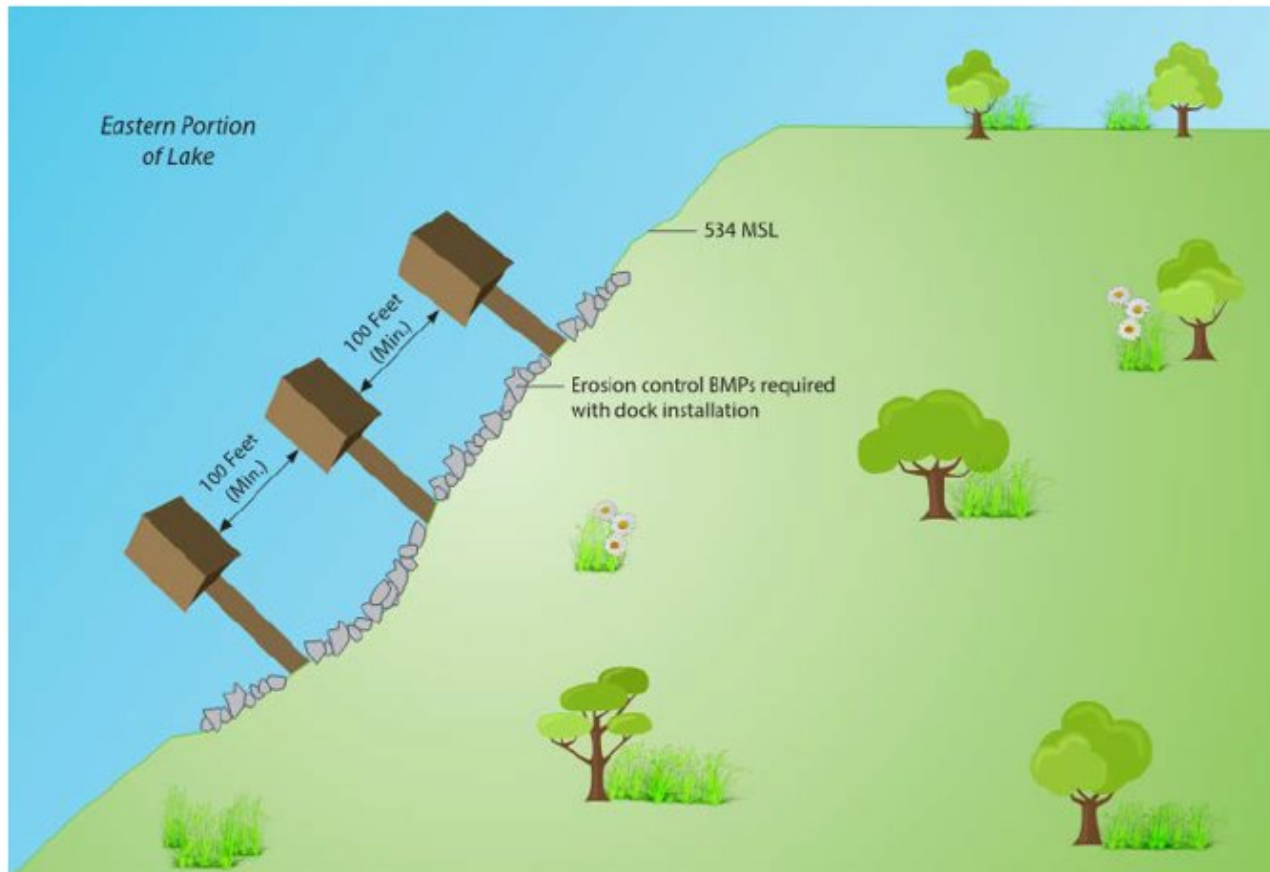
Future Board Action: Confirm Dock Requirements in SMP



DOCK CRITERIA

Dock Spacing – Eastern Portion of the Lake

East of New FM 897 Bridge – 100 ft.

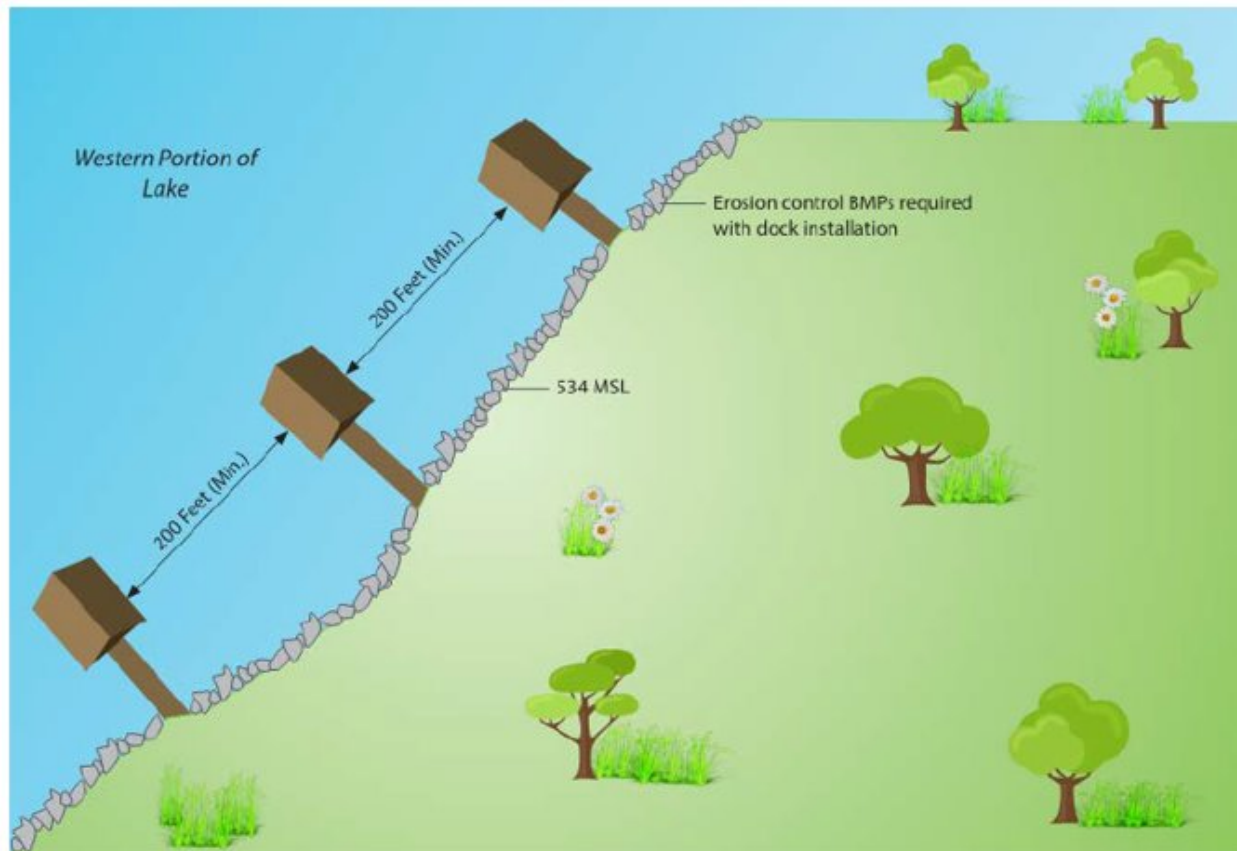




DOCK CRITERIA

Dock Spacing – Western Portion of the Lake

West of New FM 897 Bridge – 200 ft.





DOCK CRITERIA

Dock Spacing

Dock spacing criteria are intended to promote safety and preserve the desired aesthetic characteristics of the lake

- Provides ample space between docks for safe navigation of boats
- Encourages the use of community docks for higher density residential developments

East of NEW FM 897 Bridge – 100 ft.

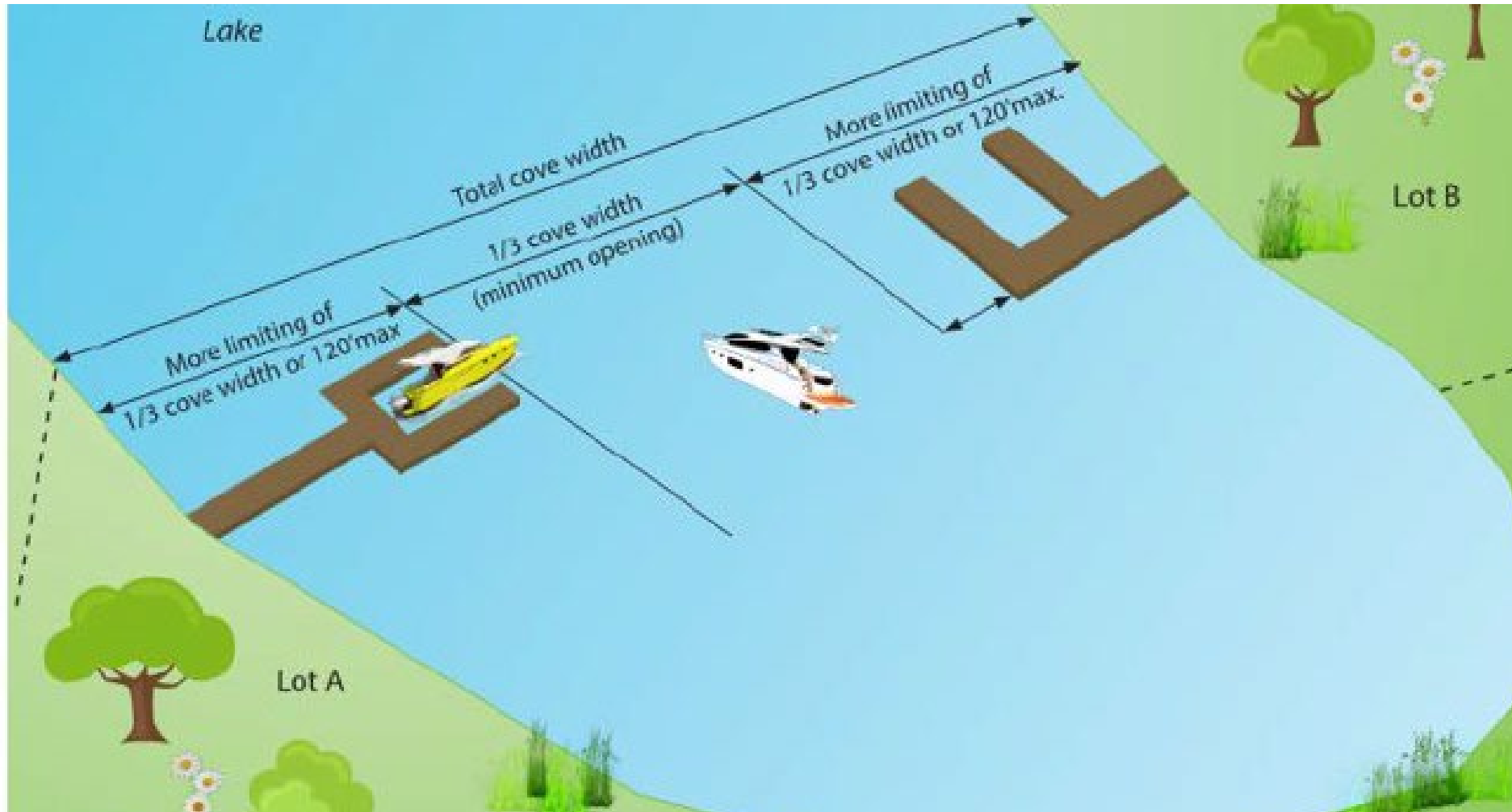
West of NEW FM 897 Bridge – 200 ft.

Future Board Action: Confirm Approved Dock Density and Spacing in SMP



DOCK CRITERIA

Cove Width Requirements





AGREEMENTS/FEES

Agreement Terms and Conditions

5 year term

Non-transferable

Failure to abide with agreement conditions, flowage easement, and applicable laws **may be cause for termination** of the agreement

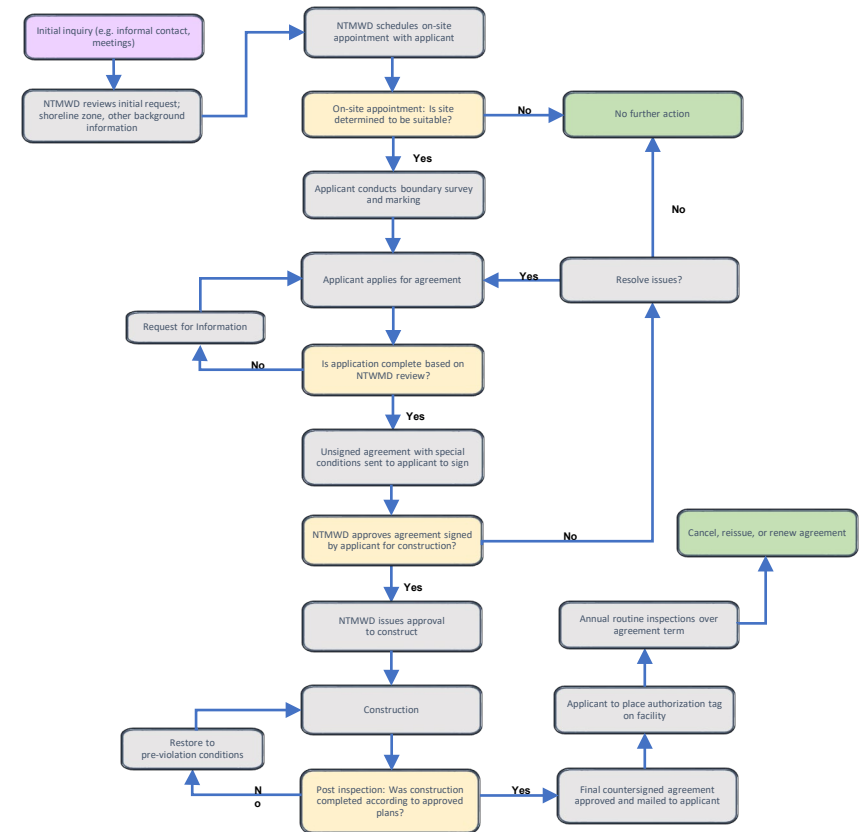
- Lessees agree that:
 - Lake levels vary widely
 - Periods of high and low water may last for extended periods
 - High water and low water may cause damage
 - Lessee assumes all risk of bodily injury and damage
 - Lessee is responsible for all improvements
 - Lessee must protect the environment



AGREEMENTS/FEES

Application and Review Process

1. Initial Inquiry
2. Background Investigation
3. On-Site Review
4. Boundary Line Survey
5. Application Review
6. Draft Agreement
7. Post-construction Inspection
8. Authorization Tags
9. Annual Inspection
10. Renewal, Transfer, Revocation



**Shoreline Lease and Use Agreement
Review Process Available in SMP
Section 6**



AGREEMENTS/FEES

Agreement Fees

Fine and fee schedule reviewed and adopted by Board on an annual basis as part of the NTMWD annual budgeting process

- Boat Dock Fee – Annual Lease Fee: First Year – **\$750**
 - Annual recurring lease fee in Years 2-5 – **\$100**
 - Standing Timber Removal below EI 534 – **\$250**
- Vegetation Modification/Land-based facilities – **\$500**
- Agreement Renewal Fees – **50% of Year 1 Fee**
- Natural Resource Management Notification – **No Fee**
- Special Event/ Temporary Use Agreement – **\$150**
- Mobility Assistance Vehicle Authorization – **\$25**

***Total 5-year Boat
Dock Fees***

\$1,150 initial

\$775 for renewal

Future Board Action: Adopt 2020 Agreement Fee Schedule



AGREEMENTS/FEES

Other Agreement Fees

- Natural Resource Management Notification – **No Fee**
- Special Event/ Temporary Use Agreement – **\$150**
- Mobility Assistance Vehicle Authorization – **\$25**

- Water Quality/Erosion Control Incentive – **50% annual fee reduction**
 - Must install and maintain water quality protection or erosion control measures beyond minimum requirements (Appendix F)

- Appeals Fees:
 - Conditions of a lease & use agreement – **\$100**
 - Appeal of revocation of agreement – **\$250**

Failure to pay fees in a timely fashion will result in a \$50 fine for each notice

Future Board Action: Adopt 2020 Agreement Fee Schedule



AGREEMENTS/FEES

Appeals Process

- Appeal of a denial of a shoreline lease and use application or of conditions that are not acceptable to the applicant
- Appeal of a NTMWD decision to revoke an agreement

Requirements:

- Must be submitted in writing within 15 days of the denial, violation, revocation notice
- Include the reason for the appeal and provide sufficient detail of why the use or structure in question should be allowed
- Include payment of the appropriate appeal fee

Process:

- Staff will review the appeal within 60-days of receipt
- If needed, staff will request additional information
- Complete appeals will be forwarded to ADD for review
- Authority to approve or deny appeals resides with ED or his/her designee

***Alternative
would be a
Board
Committee***

Future Board Action: Confirm Appeals Process in SMP



ROLES AND RESPONSIBILITIES

Governance Structure

ED/GM or Designee

- Minor SMP Revisions
(*e.g. contact information*)
- Minor shoreline reclassifications
- Collect fees & levy fines
- Approve Shoreline Lease & Use Agreements*
- Review appeals for completeness and merit

NTMWD Board

- Adopt fee and fine schedules - **Annually**
 - Major SMP Revisions
(*e.g. carrying capacity*)
 - Revise Shoreline Classification Maps
 - Approve commercial activity agreements (*e.g. marinas*)
 - Approve/deny appeals
- } **~5 years**
- } **As-needed**

**During initial filling of the lake it may be appropriate to grant some exceptions*



CONCLUSION

In Summary:

- **Shoreline classifications have been established based on physical, environmental safety and water quality considerations**
- **The proposed plan outlines carrying capacity, stipulations and allowed uses based on classifications**
- **Plan allows boat docks and other uses of shoreline and requires approval/permitting**
- **Plan outlines lake use permit/agreement stipulations, fees and fines and lays out management roles**
- **Plan protects water quality for our customers and provides framework for safe, responsible recreation and uses of the lake**
- **NTMWD is committed to making Bois d'Arc Lake a success**
- **There is one chance to get this right for NTMWD and county interests**



ANTICIPATED SMP NEXT STEPS

Future SMP actions subject to NTMWD Board approval/direction.

- **Ongoing updates to NTMWD Board on SMP activities**
- **Follow up on NTMWD Board Workshop discussion**
- **NTMWD Board adoption of the final SMP**
- **Establish systems and processes for accepting and managing shoreline agreements**
- **Develop process with Fannin County to address concurrent applications (i.e. home with private boat dock)**
- **Ongoing coordination with U.S. Army Corps of Engineers**
- **SMP public information meetings**
- **Begin accepting private applications**



COMMITTED TO SUCCESS OF BOIS D'ARC LAKE

Thank you to all of our Fannin County partners who continue to help us establish a plan that will benefit the region for years to come.

- We will continue to share information as the plan is refined, approved and implemented.
- Visit BoisdArcLake.org for the latest information
- Sign up for our [Bois d'Arc Lake eNewsletter](#) for regular updates (by visiting BoisdArcLake.org)

