

Bois d'Arc Lake Zoning Commission
Minutes of Public Hearing and Public Meeting July 11, 2024

The Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:15 am. Present were Chairman Cunningham and members Gilbert Welch, Matt Tittsworth and Kevin Darwin. Gary Fernandes participated via zoom.

Item 1. A quorum was established.

Item 2. Hear comments regarding Special Exception application on County Road 2900 in Dodd City, Property ID#s 110544 and 126177; to reduce road frontage from 100' to a minimum of 60' on cul-de-sacs and curved roads.

Di Hopkins, Director of Development Services, reported that one protest letter had been received and that the concerns in the letter did not address the frontage issue but instead addressed road issues and a request that the utilities be placed underground. Ms. Hopkins said that roads inside the development will be maintained by the development. She has also been in discussions with the developer on improving the County road leading up to the development.

Craig Malan of Kimley Horn spoke on behalf of Bois d'Arc Point LLC. He said that the utilities will be placed underground and that the roads in the development will be maintained by the property owners association.

Items 3 - 8. Hear comments regarding Change of Zoning application: Property ID# 81843 on CR 2955 in Honey Grove, TX, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Hear comments regarding Change of Zoning application: Property ID# 12896 on CR 2960 in Honey Grove, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Hear comments regarding Change of Zoning application: Property ID#'s 81844, 128261, 128422 and 128425 on CR 2955 Honey Grove, TX, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Hear comments regarding Change of Zoning application: Property ID#s 123245 and 81855 on CR 2955 in Honey Grove, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Hear comments regarding Change of Zoning application: Property ID# 81847 on CR 2955 in Dodd City, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Hear comments regarding Change of Zoning application: Property ID# 81856 on CR 2955 in Dodd City, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District.

Ms. Hopkins said that these were being considered as 8 separate items because although it is a single development, currently being called Cypress Point, the named ownership of

the various properties differs. No protest letters were received. There were no other comments.

Item 9. Mr. Darwin made the motion to adjourn, seconded by Mr. Welch. Motion passed unanimously. Adjourned at 8:25.

The Public Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:30 am. Present were Chairman Cunningham and members Gilbert Welch, Matt Tittsworth and Kevin Darwin. Gary Fernandes participated via zoom.

Item 1. A quorum was established.

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

Item 3. Approve minutes from 06/06/2024 Public Hearing and Regular meeting. A motion was made by Mr. Welch to approve the minutes with one correction. Second by Mr. Fernandes. Motion passed unanimously.

Item 4. Discussion, consideration and action regarding recommendation to Commissioners Court to approve Special Exception application on County Road 2900 in Dodd City, Property ID#s 110544 and 126177; to reduce road frontage from 100' to a minimum of 60' on cul-de-sacs and curved roads.

Ms. Hopkins recommended approval for this Bois d'Arc Point development. One protest letter relating primarily to roads had been received. Mr. Welch noted that the lots had been identified as previously requested. Mr. Welch raised the issue of accommodation for future trails as noted in the Comprehensive Plan. Chairman Cunningham said that it was timely for the trails issue to be considered and proposed that the issue be an item for a future meeting. A motion to recommend the approval of the Special Exception application to Commissioners Court was made by Mr. Darwin, second by Mr. Fernandes. Motion passed unanimously.

Items 5 – 10. Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID# 81843 on CR 2955 in Honey Grove, TX, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID# 128916 on CR 2960 in Honey Grove, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID#s 81844, 128261, 128422, 128425 on CR 2955 Honey Grove, TX, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID#s 123245, 81855 on CR 2955 in Honey Grove, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID# 81847 on CR 2955 in Dodd City, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

Discussion, consideration and action regarding recommendation to Commissioners Court to approve Change of Zoning: Property ID# 81856 on CR 2955 in Dodd City, from A&R, Agricultural and Ranching District to RE, Rural Estate Single-Family District;

This development is currently being called Cypress Point. Mr. Welch asked about road frontage, and Ms. Hopkins said that this would be a later request.

A motion to recommend the change in zoning to Commissioners Court was made by Mr. Welch, second by Mr. Fernandes. Motion passed unanimously.

Item 11. Discussion regarding NTMWD/County Community Park. Chairman Cunningham reported on a discussion he had had with the North Texas Municipal Water District regarding the possibility of a park being developed on land currently owned by the NTMWD. The discussion is in the conceptual stage.

Item 12. Discussion, consideration and action regarding any additional changes, modifications or requests that relate to Bois d'Arc Lake Zoning.

Nothing was discussed or considered.

Item 13. Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s).

A motion was made by Mr. Welch to set the next meeting date at August 1 at 8:30 am. Second by Mr. Tittsworth. Motion passed unanimously.

Item 14. A motion to adjourn was made by Mr. Darwin, second by Mr. Welch. Motion passed. Adjourned at 9:25.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meetings that was held on the 6th day of July 11, 2024 at 8:15 and 8:30 a.m.

ATTEST:

Malinda Allison, Secretary