

Bois d'Arc Lake Zoning Commission

Minutes of Public Hearings and Public Meeting February 6, 2025

A Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:35 am. Present were Chairman Cunningham and members Kevin Darwin and Kurt Fogelberg. Absent were members Matt Titsworth and Gilbert Welch.

Item 1. A quorum was established.

Item 2. Hear comments regarding Change in Zoning applications from A& R, Agriculture & Ranching District to RE, Rural Estate Single Family District on CR 2980 in Windom, 30 lots on 33.79 acres, Property ID# 75787 and 20 lots on 26.24 acres, Property ID# 75788;

Di Hopkins, Director of Development Services, said the lots could not be less than 1 acre. The property taxes were paid. The future use would be for a subdivision. There have been no protests.

Kim McPeak, an adjacent property owner, asked that a fence be built at the boundary of her property.

Matt Lowe of Lakewood, the proponent, agreed to the building of a fence.

Item 3. Hear comments regarding Special Exception applications to reduce road frontage from 100' to 60' on cul-de-sacs and curved roads on CR 2980 in Windom, 30 lots on 33.79 acres, Property ID# 75787 and 20 lots on 26.24 acres, Property ID# 75788;

Ms. Hopkins provided the lot numbers. Chairman Cunningham said that exceptions had been made in the past for cul-de-sacs.

Item 4. Mr. Darwin made a motion to adjourn the Public Hearing, second by Mr. Fogelberg. Motion passed unanimously. Adjourned at 8:50 am.

A Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:50 am. Present were Chairman Cunningham and members Kevin Darwin and Kurt Fogelberg. Absent were members 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 R& C, Retail and Commercial District for 67.974 acres on CR 2998 in Honey Grove, Property ID# 71025

Ms. Hopkins noted that the property is on Highway 82 and that the proponent wants a zoning change because the proponent wants to sell the property. All the taxes are paid. One letter of protest was received.

Item 3. Mr. Fogelberg made a motion to adjourn the Public Hearing, second by Mr. Darwin. Motion passed unanimously. Adjourned at 8:55 am.

The Public Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:55 am. Present were Chairman Cunningham and members Kevin Darwin and Kurt Fogelberg. Absent were members 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 12/18/2024 Public Hearing and Regular meeting.

Mr. Darwin made a motion to approve the minutes. Second by Mr. Fogelberg. 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 R& C, Retail and Commercial District on CR 2998 in Honey Grove, Property ID# 71025;

Mr. Darwin expressed a concern that other property owners on Highway 82 would request a change in zoning to Commercial. He also noted that the current owners purchased the property in 2020 and would have been aware of the zoning. Mr. Darwin opposes the change in zoning. Chairman Cunningham opposes a change in zoning without knowing the specific plan for development. The owner was not present.

Mr. Darwin made a motion to not recommend this zoning change to Commissioners Court. Second by Mr. Fogelberg. Motion passed unanimously.

Item 5. Discussion regarding recommendation to Commissioners Court to approve Change in Zoning applications; from A&R, Agriculture & Ranching District to RE, Rural

Estate Single Family District on CR 2980 in Windom, 30 lots on 33.79 acres, Property ID# 75787 and 20 lots on 26.24 acres, Property ID# 75788

A motion was made by Mr. Darwin to make a recommendation to Commissioners Court to approve the zoning change. Second by Mr. Fogelberg. Motion passed with Chairman Cunningham abstaining.

Item 6. Discussion regarding recommendation to Commissioners Court to approve Special Exception applications to reduce road frontage from 100' to 60' on cul-de-sacs and curved roads on CR 2980 in Windom, 30 lots on 33.79 acres, Property ID# 75787 and 20 lots on 26.24 acres, Property ID# 75788

A motion was made by Mr. Fogelberg to make a recommendation to Commissioners Court to approve the Special Exception. Second by Mr. Darwin. Motion passed with Chairman Cunningham abstaining.

Item 7. Discussion and action regarding any additional changes, modifications or requests that relate to Bois d'Arc Lake Zoning

Ms. Hopkins discussed enforcement issues with Castle Rock Boat Storage.

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

Item 9. Adjourn. A motion to adjourn was made by Mr. Fogelberg, second by Mr. Darwin. Motion passed unanimously. Adjourned at 9:28.

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 February, 2025 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary