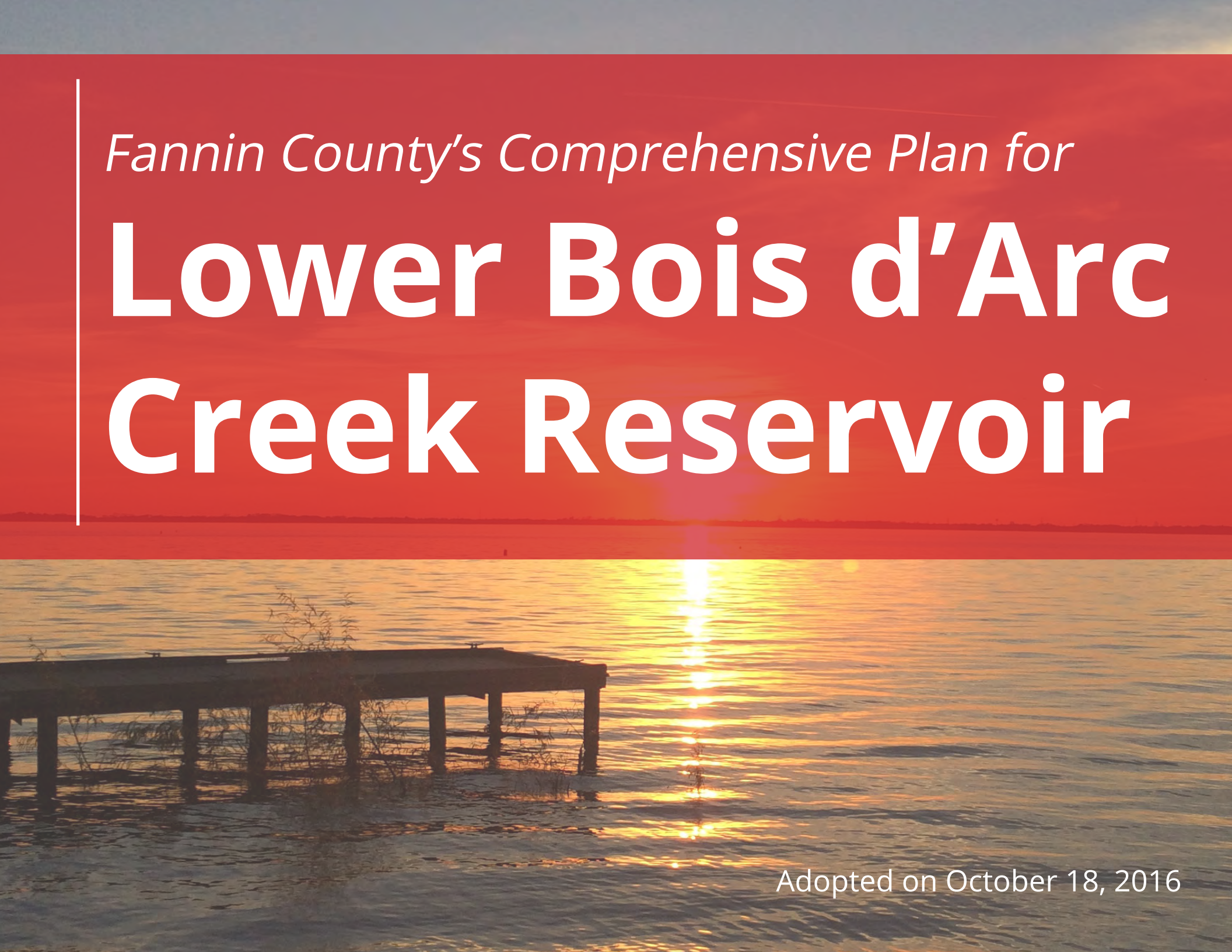
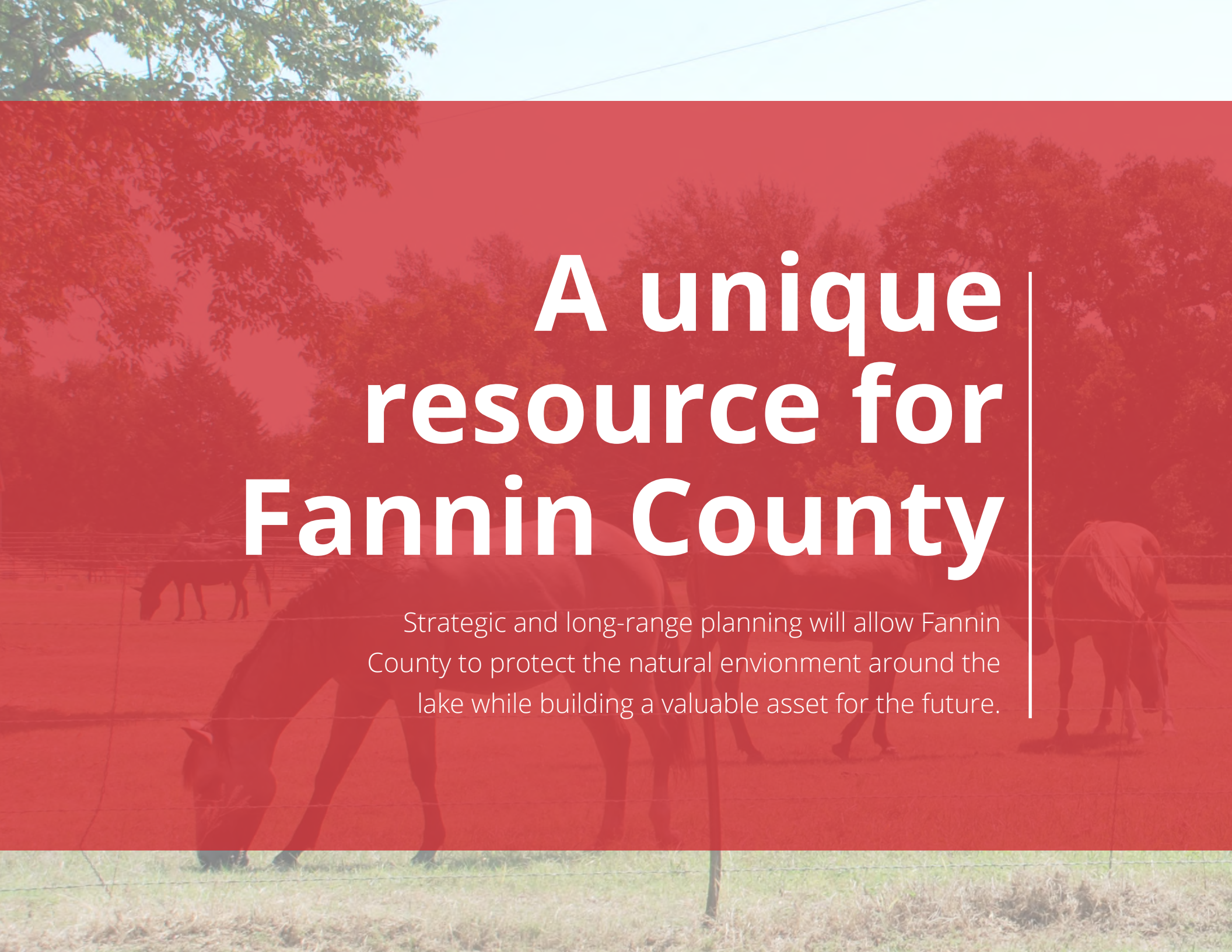
Fannin County's Comprehensive Plan for

Lower Bois d'Arc Creek Reservoir



Adopted on October 18, 2016



A unique resource for Fannin County

Strategic and long-range planning will allow Fannin County to protect the natural envionment around the lake while building a valuable asset for the future.

Table of Contents

History	1
Chapter 1 | Baseline Analysis and Existing Conditions	3
Chapter 2 | Vision and Issue Identification	31
Chapter 3 | Future Land Use Plan	53
Chapter 4 | Transportation Plan	73
Chapter 5 | Parks, Recreation, Trails, and Connectivity	85
Chapter 6 | Lake Edge Development Standards	99
Chapter 7 | Implementation Plan	117
Appendix	129

History

of the Lower Bois d'Arc Creek Reservoir

With north central Texas becoming one of the fastest growing regions in the state, Fannin County officials anticipated that this growth would greatly affect different facets of development in the County, particularly the need for water. The North Texas Municipal Water District (NTMWD) is a regional provider of water, wastewater, and solid waste disposal services. It currently serves a population of approximately 1.6 million residents, which is projected to more than double by 2070. In order to meet the needs of the expected population, as well as to support businesses, jobs, and economic prosperity in the region, a reliable water supply is critical; therefore, the Lower Bois d'Arc Creek Reservoir (LBCR) project commenced.

The NTMWD began studying the lake and considered it a potential reservoir in 1984. Further studies were conducted, but it was not until 2004 that a push for the construction of the LBCR began. In late 2004, Fannin County officials held a series of meetings with NTMWD regarding the construction of the LBCR. From the meetings, an understanding was developed between the two entities. An economic study was completed in 2004, and updated in 2007 and 2012, that analyzed the potential impacts of a new reservoir on Fannin County. In 2004, the City of Bonham and NTMWD executed a contract that allowed Bonham to become a customer of the NTMWD. In the contract, NTMWD agreed to plan, design, construct, finance, operate, and maintain a new water treatment plant to serve the residents of Bonham.

Fannin County Commissioners Court passed a resolution on March 28, 2005 that endorsed and encouraged the State and Federal permitting actions required for the proposed LBCR and requested that NTMWD undertake all costs associated with the permitting and future construction of the LBCR. The resolution also encouraged the formation of a local entity that would represent not only the interest of the County, but also the communities, cities, towns, and water providers located within the County during the planning, permitting, and construction of the reservoir.

The Fannin County Water Supply Agency (Agency) was



formed as recommended by the County. On March 22, 2007, the Agency passed a resolution that endorsed and encouraged the NTMWD to undertake the permitting and construction costs of the proposed LBCR. The following year, the Agency passed another resolution that authorized the execution of a Memorandum of Agreement (MOA) with NTMWD, which stated that NTMWD would provide a water supply to any member of the Agency through a water supply contract between the Agency and
NTMWD. The MOA was finalized and became effective on March 3, 2009.

With the support of the County and the NTMWD, Texas Local Government Code Chapter 231, Subchapter G, was amended effective April 29, 2011 to grant Fannin County the authority to zone "the area within 5,000 feet of where the shoreline of the Lower Bois d'Arc Creek Reservoir would be if the reservoir were filled to its storage capacity." This zoning authority will help ensure cohesive development around the LBCR.

Projected Lake Information

for more information visit: www.ntmwd.com/bois_dArc

- The lake is projected to be under 516' at least 10% of the time (based on historic hydrologic record of 50 years)
- The lake is projected to be over 534' at least 10% of the time (based on historic hydrologic record of 50 years)
- The lake will be between 516' and 534' at least 80% of the time (based on historic hydrologic record of 50 years)
- Water will run over the spillway at 541'
- The projected average inflow is 200,000 acre-feet (an acre-foot is the volume of one acre of surface area to a depth of one foot)

Source: LBCR Environmental Impact Statement

Chapter 1

Baseline Analysis and Existing Conditions

Chapter Purpose: To document existing conditions and establish a framework for the comprehensive plan

Introduction to the Plan

Background

The Lower Bois d'Arc Creek Reservoir (LBCR) is an approximately 16,500-acre proposed lake on Bois d'Arc Creek in Fannin County. The LBCR is a recommended water supply source for the North Texas Municipal Water District (NTMWD) that is expected to meet the water needs of the growing region, which includes Fannin County. The NTMWD began studying this lake in 1984 and filed for a Texas water rights permit in December 2008. In 2015, the State of Texas issued a water right to NTMWD to construct the lake with a capacity of 367,609 acre-feet and a reliable water supply of 120,000 acre-feet per year. The LBCR will be owned and operated by the NTMWD. Water from the lake will be used to meet the growing demands of the NTMWD customers, provide water to users in Fannin County, and provide recreational opportunities to the region. This project is a critical component to NTMWD's long-range water supply plan. The LBCR is not only expected to provide a much needed water supply, but the construction and use of the lake is also expected to be an economic boost to Fannin County and surrounding areas.

Fannin County Regional Location





Purpose of the Plan

The purpose of this Comprehensive Plan is to establish a vision for how the land around the LBCR should develop. The content found within this plan will serve as a guide for County officials, as well as residents, for development-related decisions such as roads, land uses, and parks. The plan will also guide the development of the zoning ordinance, which is how much of the vision of the plan will be implemented. The creation of a comprehensive plan and zoning ordinance presents a unique opportunity for Fannin County and its residents. This is the first time within the State of Texas that a county will develop and adopt a comprehensive plan and zoning ordinance prior to the construction of a reservoir.

Statutory Authority

Authority of certain counties in Texas to create a comprehensive plan is granted by Chapter 231 of the Texas Local Government Code. Chapter 231 of the Texas Local Government Code also outlines the legal requirements for zoning regulations to be enacted around certain lakes and reservoirs in Texas.

Planning Area

The LBCR will be located in the north central portion of Fannin County, approximately 70 miles northeast of Dallas. The planning area for this Comprehensive Plan is the land that lies within a 5,000 foot buffer off the shoreline of the reservoir, which is 534 feet above mean sea level (AMSL). The planning area is shown in Figure 1.

Chapter 231

Chapter 231 of the Texas Local Government Code enables Fannin County to regulate zoning within the area that is 5,000 feet from the Lower Bois d'Arc Creek Reservoir shoreline.

Previous Planning Studies

Lower Bois d'Arc Creek Reservoir Transportation Plan

Portions of the LBCR Transportation Plan summarize the discussions, agreements, and results of an effort between the NTMWD, Texas Department of Transportation (TxDOT), and Fannin County. The plan was developed in 2011 to identify and address future transportation needs in the area once the LBCR is constructed. This plan proposes that FM 1396 be abandoned and that several county roads be improved, for a total cost of approximately $37.24 million.

Texoma Comprehensive Economic Development Strategy

The Texoma Comprehensive Economic Development Strategy (CEDS) is a regional plan created by the Texoma Council of Governments that is updated every five years to provide assistance with the development of Cooke, Fannin, and Grayson Counties. The current plan was developed in 2012 to address planning efforts through 2017. The CEDS has developed four goals that will aid the advancement of the Texoma Region as a robust regional economy:

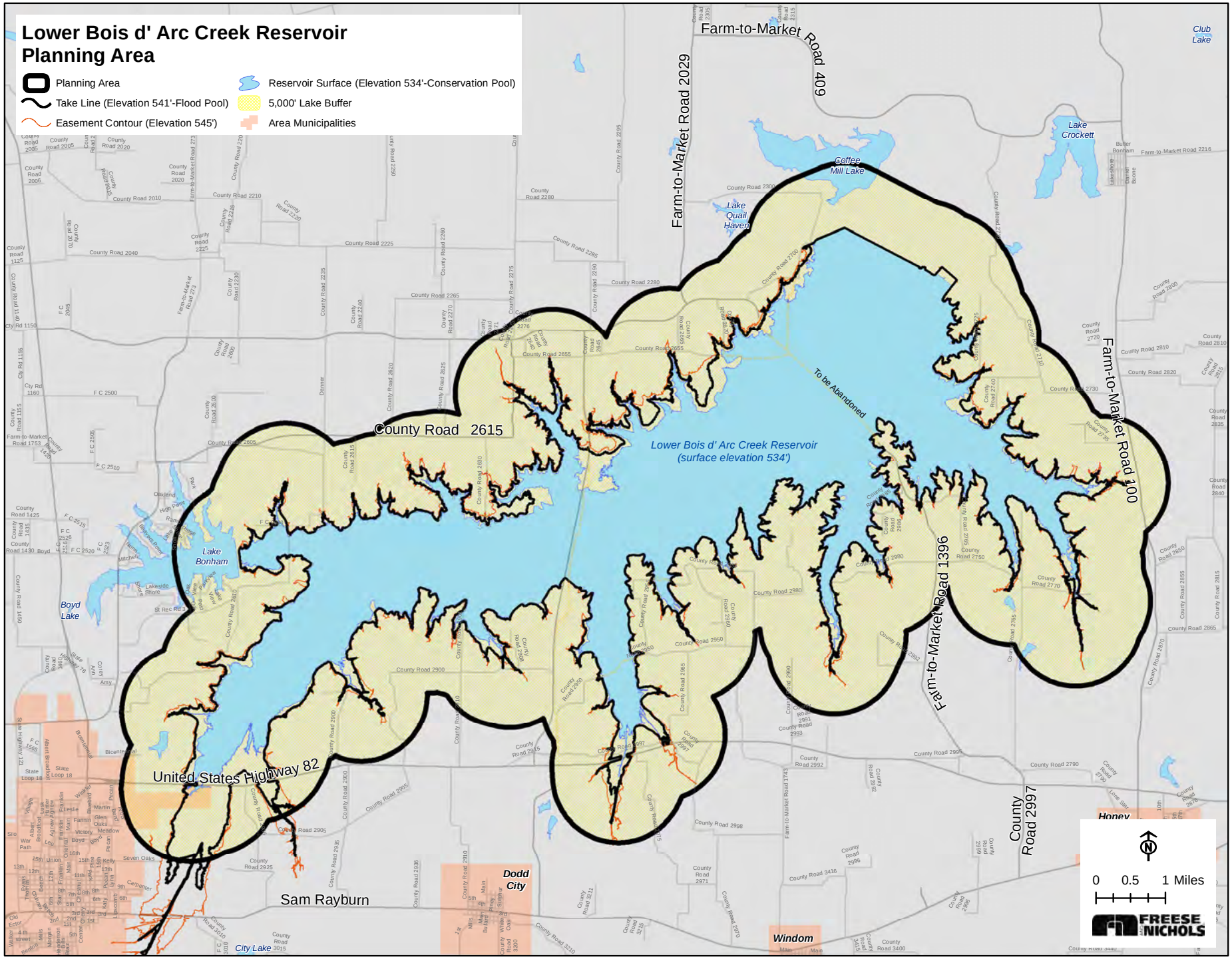
1. To implement unified regional economic development initiatives,
2. To advance the region's economic progress through the use of current and pertinent data,
3. To increase the economic competitiveness of the region in the global economy, and
4. To advance high-quality infrastructure and community improvements to support development, redevelopment, and revitalization of the built environment and social fabric.

Economic Development Study

An economic development study called "Update of the Economic, Fiscal, and Developmental Impacts of the Proposed Lower Bois d'Arc Reservoir Project" was completed in March 2012 and updated in January 2015. The purpose of the report was to provide an update of the previous economic assessments done in 2004 and 2007. The report concluded the following about the economic impact of the lake to Fannin County:

- During the construction phase of the dam, local economic activity will increase between $509 million and $563 million for Fannin County,
- This activity will contribute between $211 million and $324 million in gross county product and support between 4,999 and 5,525 person-years of employment with associated labor income between $165 million and $183 million,
- Visitors to the lake will bring $17 million to $22 million in new annual spending to the local economy,
- It is estimated over a 30-year period at least 1,100 new full-time residents will be established around the lake,
- An additional 2,100 residences will likely be built as vacation/weekend/second homes,
- The construction of the new homes will bring an average of 133 jobs per year to the local economy, and
- At full development, property taxes on new housing alone will add $1.9 million to county tax revenue, school district revenue will be $3.9 million per year, and local sales tax will generate at least $303,000 per year with an additional $183,000 in hotel occupancy taxes.

Figure 1. LBCR Planning Area



Demographic Profile of Fannin County

Historical Population and Growth Trends

People are the most important component of any community. The following discussion is intended to provide insight into the historical and existing characteristics of Fannin County residents. This demographic analysis will aid in planning for future growth of the County.

The population of Fannin County has experienced significant fluctuations since the 1900s, as shown in Table 1. The periods with the greatest rate of population growth occurred from 1990 to 2000, with a population change of approximately 6,438 people or a compound annual growth rate (CAGR) of 2.33 percent. There were several periods in which Fannin County experienced high levels of population decline, with the most significant occurring between 1940 and 1950 with a decrease of 9,811 people. According to the Texoma Council of Governments (TCOG) population estimate, there were 34,182 people living within Fannin County in 2015. Texas, on the other hand, has not experienced a similar pattern of growth. The State has managed to have a continuous trend of population increase, including the periods when Fannin County experienced a decline.

This could mean that although people were leaving Fannin County, they remained within the State of Texas. Table 2 shows a comparison of the population trends of Fannin County and the surrounding counties. Collin County has experienced the largest population increase in both population numbers and compound annual growth rate (5.4 percent). Fannin County has grown at a similar CAGR as Grayson County, even though Grayson has a significantly larger population. Lamar and Delta counties have experienced lower CAGR, 0.5 percent and 0.2 percent, respectively.

Surrounding Counties

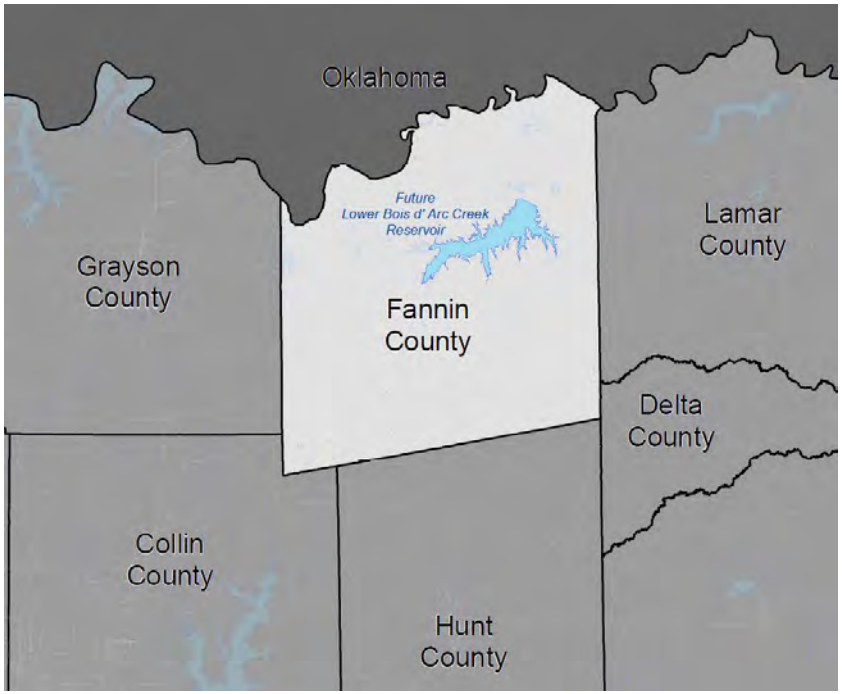


Table 1. Historical Population

Year	Fannin County			Texas		
	Population	Population Change	CAGR	Population	Population Change	CAGR
1900	51,793	---	---	3,048,710	---	---
1910	44,801	(6,992)	-1.44%	3,896,542	847,832	2.48%
1920	48,186	3,385	0.73%	4,663,228	766,686	1.81%
1930	41,163	(7,023)	-1.56%	5,824,715	1,161,487	2.25%
1940	41,064	(99)	-0.02%	6,414,824	590,109	0.97%
1950	31,253	(9,811)	-2.69%	7,711,194	1,296,370	1.86%
1960	23,880	(7,373)	-2.65%	9,579,677	1,868,483	2.19%
1970	22,705	(1,175)	-0.50%	11,196,730	1,617,053	1.57%
1980	24,285	1,580	0.68%	14,229,191	3,032,461	2.43%
1990	24,804	519	0.21%	16,986,510	2,757,319	1.79%
2000	31,242	6,438	2.33%	20,851,820	3,865,310	2.07%
2010	33,915	2,673	0.82%	25,145,561	4,293,741	1.89%
2013*	33,819	(96)	0.09%	25,639,373	493,812	0.65%

Source: 1900-2010 U.S. Census

Table 2. Growth of Surrounding Counties

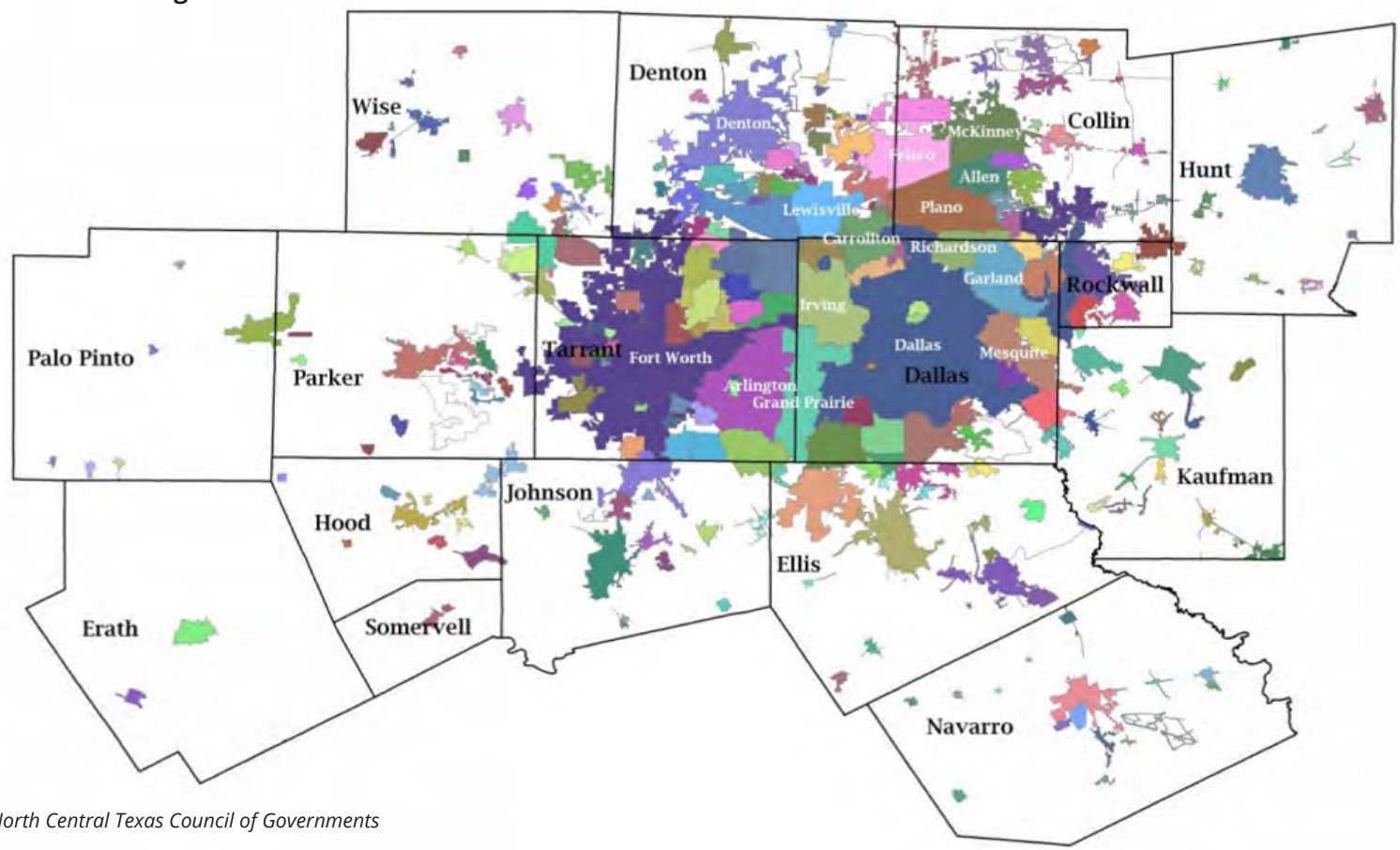
Year	Fannin County	Grayson County	Collin County	Hunt County	Delta County	Lamar County
1980	24,285	89,796	144,490	55,248	4,839	42,156
1990	24,804	95,021	264,036	64,343	4,857	43,949
2000	31,242	110,595	491,675	76,596	5,327	48,499
2010	33,915	120,877	782,341	86,129	5,231	49,793
2013*	33,819	121,292	811,308	86,455	5,237	49,751
CAGR	1.0%	0.9%	5.4%	1.4%	0.2%	0.5%

*Source: 1980-2010 U.S. Census, *2009-2013 ACS 5-Year Estimates*

DFW Growth Affecting Fannin County

The anticipated growth in the North Central Texas Council of Governments (NCTCOG) region - particularly in the NTMWD service area and the DFW Metroplex - was a major influencing factor in the proposal to construct the LBCR. The DFW Metroplex is currently the 4th largest Metropolitan Statistical Area in the country, and according to Vision North Texas 2050, DFW is expected to grow by 4.1 million people between 2000 and 2030. By 2050, the Metroplex is anticipated to have approximately 11.7 million people. The growth is not expected to remain within the boundaries of the NCTCOG region, but instead growth will eventually move away from the DFW Metroplex and into other areas, such as Fannin County.

Figure 2. NCTCOG Region



Source: North Central Texas Council of Governments

Gender and Age

Analyzing the age composition within an area can provide insight to what services and facilities may be needed in the future. Awareness of these age distribution changes will ensure that the area surrounding the LBCR can meet the needs of the local age groups. The change in age composition for Fannin County, by percentage of each age group, is shown in Table 3. The composition has remained relatively stable since 2000. The greatest increase between 2000 and 2010 occurred in the Older Labor Force age group (45 to 64 years), by approximately 4.6 percent. An increase in this category can indicate a skilled labor force, since people within this category have been part of the labor force for quite some time. The Elderly category, which is representative of senior citizens 65 years and older, shows an increase of the "baby boomer" population within the County. The Young (0 to 14 years), High School (15 to 19 years), College/New Family (20 to 24 years), and Prime Labor Force (25 to 44 years) categories experienced decreases in percentages from 2000 to 2010, which can indicate young singles and young families are leaving Fannin County. The age and gender distribution for the year 2010 can be better observed in Figure 3, in comparison to the State of Texas. Compared to Texas, there is a smaller percentage of ages 0-40 and a larger percentage of ages 45 and older in Fannin County.

Figure 3. Age and Gender Pyramid

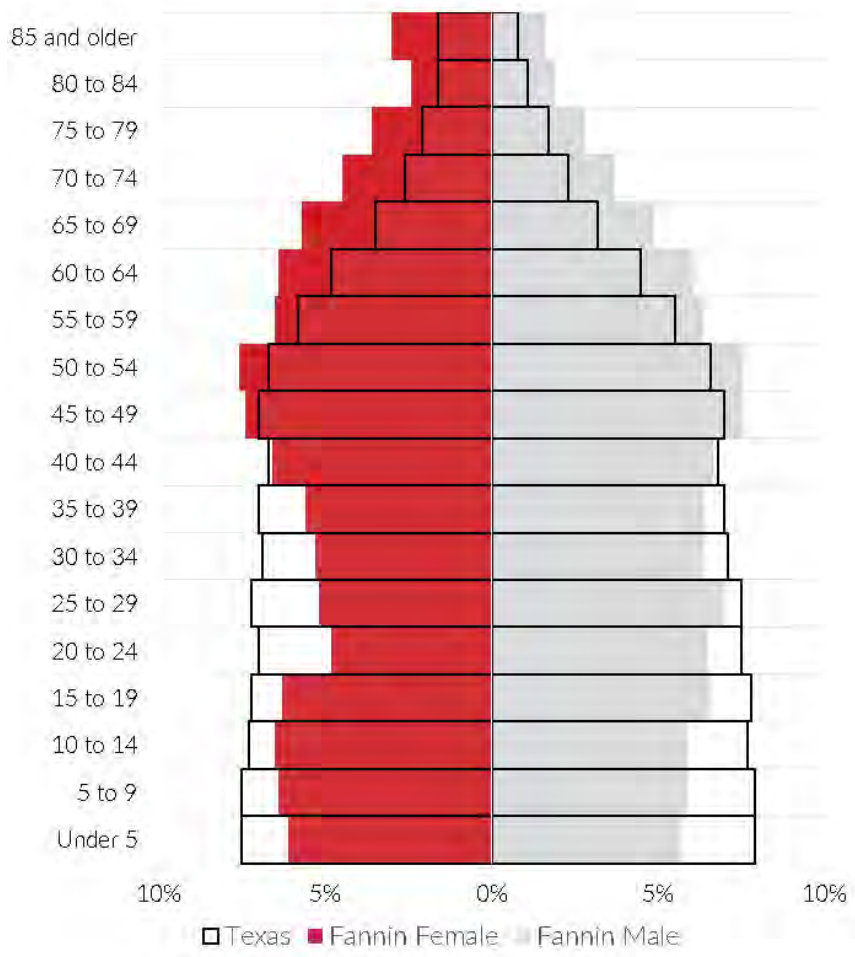


Table 3. Age Group Breakdown

	Young 0-14 yrs	High School 15-19 yrs	College/ New Family 20-24 yrs	Prime Labor Force 25-44 yrs	Older Labor Force 45-64 yrs	Elderly 65+ yrs
2000	19.0%	6.8%	6.3%	28.6%	23.2%	16.1%
2010	18.1%	6.5%	5.7%	24.9%	27.8%	17.0%
% Change	(0.9)%	(0.3)%	(0.6)%	(3.7)%	4.6%	0.9%

Source: 2000 and 2010 U.S. Decennial Census

Race and Ethnicity

Information regarding race and ethnicity is important to local governments to ensure that all of its citizens are being represented in the decision-making process. Fannin County has a large White population, which is significantly higher when compared to the State. The Black or African American population is significantly lower compared to the State - 6.8 percent in Fannin County compared to 11.8 percent in the State. As shown in Table 4, the County has a comparatively small Hispanic or Latino population, as well as a smaller Two or More Races population.

Table 4. Race and Ethnicity

Demographic	Fannin County	Texas
Total Population	33,915	25,145,561
One Race	97.9%	97.3%
White	86.0%	70.4%
Black or African American	6.8%	11.8%
American Indian and Alaska Native	1.1%	0.7%
Asian	0.4%	3.8%
Native Hawaiian and Other Pacific Islander	0.0%	0.1%
Some other races	3.6%	10.5%
Two or more races	2.1%	2.7%
Hispanic or Latino (of any race)	9.5%	37.6%
Not Hispanic or Latino	90.5%	62.4%

Source: 2010 U.S. Decennial Census

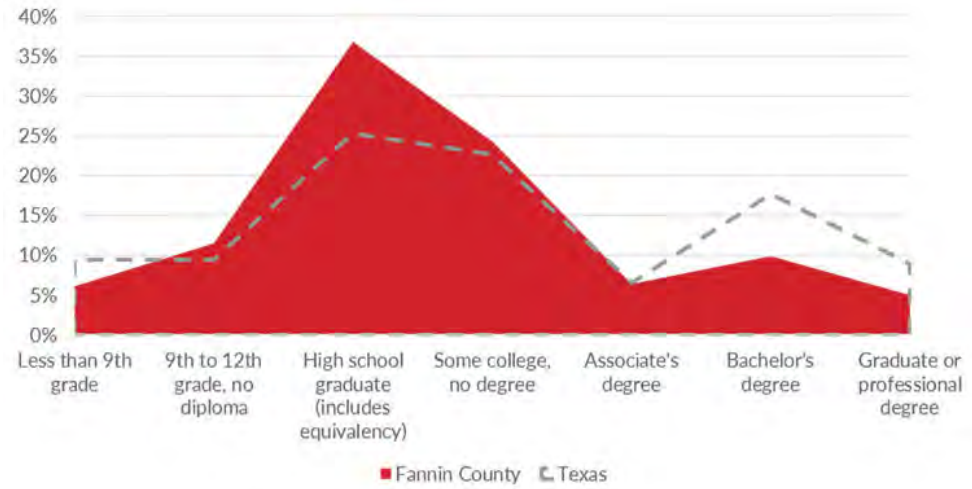


Educational Attainment

Observing the educational level of a population can indicate the degree of skills and abilities possessed by the residents of the community. This information is important to analyze since it can be useful in attracting businesses to the area, which in turn will increase economic development opportunities.

Table 5 shows a comparison of the educational attainment levels of the citizens (25 years of age and older) of Fannin County and Texas. Similar to other rural communities, Fannin County has a higher percentage of high school graduates as the highest level of education achieved than the State of Texas, 36.8 percent and 25.3 percent respectively. When looking at higher education, approximately 15 percent of the citizens of Fannin County have received a bachelor's degree or higher.

Figure 4. Educational Attainment



Source: 2009-2013 ACS 5-Year Estimates

Table 5. Educational Attainment

Educational Attainment	Fannin County	Texas
Population 25 years and over	23,552	16,080,307
Less than 9th grade	6.1%	9.4%
9th to 12th grade, no diploma	11.5%	9.4%
High school graduate (includes equivalency)	36.8%	25.3%
Some college, no degree	24.3%	22.7%
Associate's degree	6.4%	6.5%
Bachelor's degree	9.9%	17.7%
Graduate or professional degree	5.0%	8.9%
Percent high school graduate or higher	82.4%	81.2%
Percent bachelor's degree or higher	15.0%	26.7%

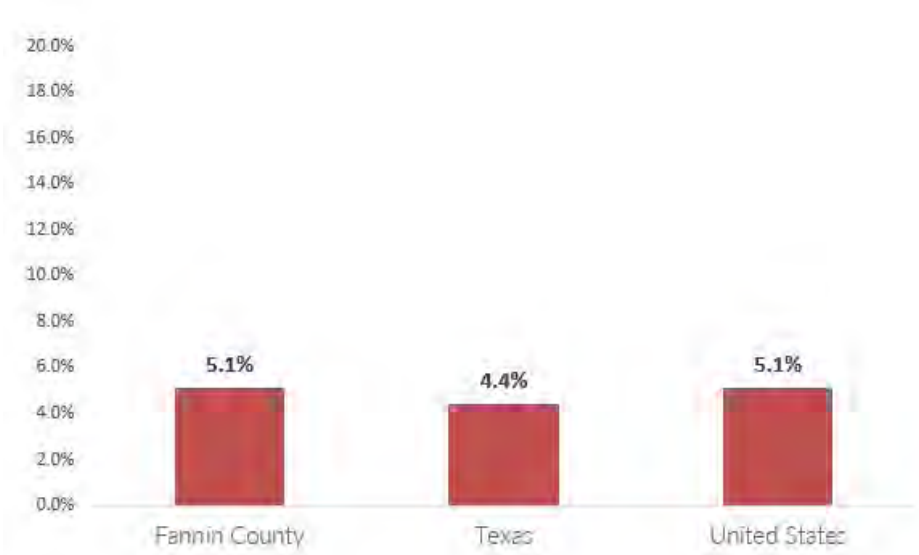
Source: 2009-2013 ACS 5-Year Estimates

Employment and Occupation Characteristics

Employment opportunities can affect the growth of communities. These opportunities are important because they allow people to settle into a community and establish their home. In Fannin County, it is the proximity to employment opportunities in the DFW region that makes this possible.

Figure 5 shows the unemployment rates from the United States Bureau of Labor Statistics for the month of September 2015. Fannin County had a 5.1 percent unemployment rate, which is greater than the State's average of 4.4 percent. Table 6 compares the percent of each occupational category for Fannin County and Texas. The most noticeable difference is in the Production, transportation, and material moving occupations category, with 17.7 percent in Fannin County but only 11.8 percent in Texas. The major occupations in the County are Management, professional, and related occupations with 30 percent and Sales and office occupations with 24 percent.

Figure 5. Unemployment Rates (September 2015)



Source: U.S. Bureau of Labor Statistics

Table 6. Occupation

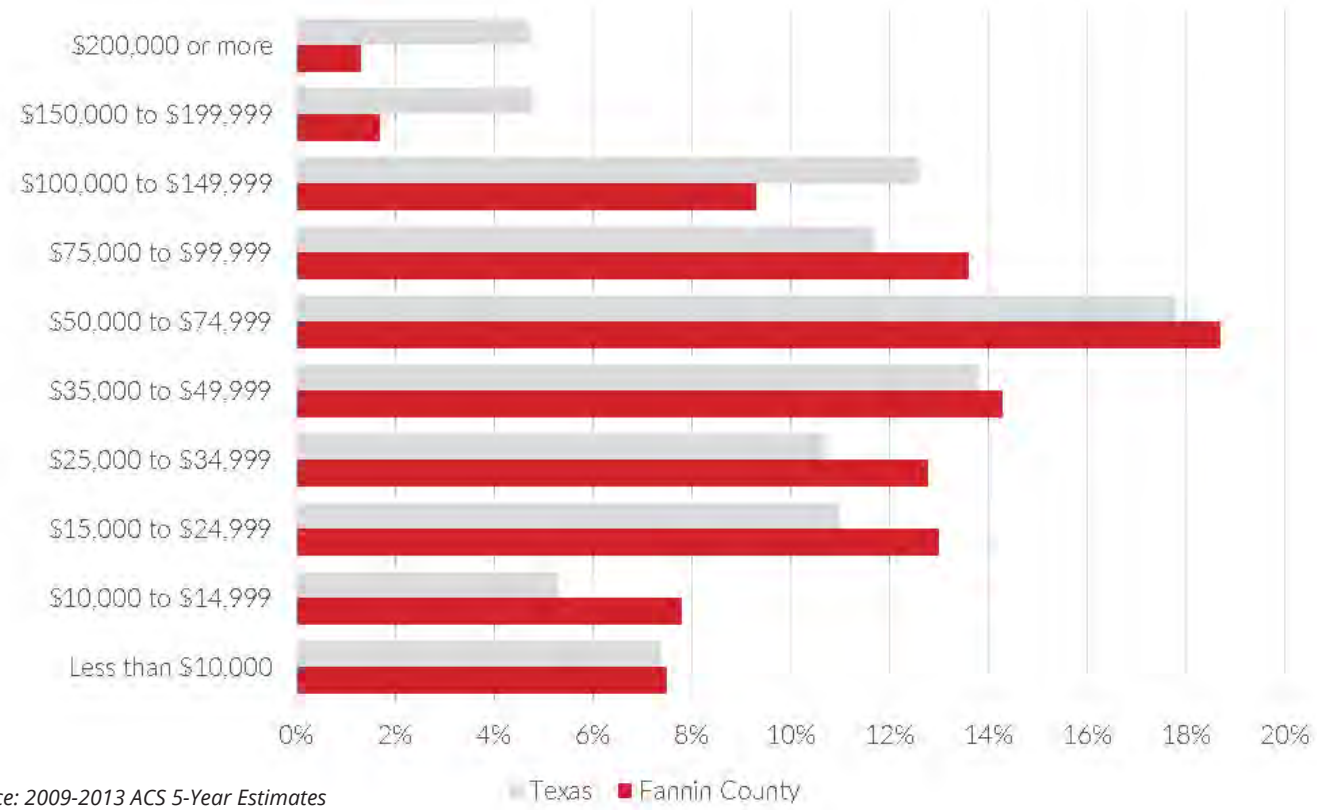
Occupation	Fannin County	Texas
Civilian employed ages 16 years and over	13,627	11,569,041
Management, professional, and related occupations	29.3%	34.6%
Service occupations	16.3%	17.7%
Sales and office occupations	23.9%	24.9%
Natural resources, construction, and maintenance occupations	12.9%	11.0%
Production, transportation, and material moving occupations	17.7%	11.8%

Source: 2009-2013 ACS 5-Year Estimates

Income Levels

Income can serve as an indicator for the retail market. Higher income levels generally mean more disposable income is available and attracts more retail possibilities, which in turn can translate into a higher tax base. Median household income in Fannin County was $34,501 in 1999. In 2013, it increased to $44,355. When compared to the State of Texas, Fannin County has a significantly smaller percentage of households earning $100,000 or more. The largest income bracket for the County was households earning $50,000 to $74,999 per year, followed by households earning $35,000 to $49,999 per year. The percentage of families earning less than $49,999 was greater in Fannin County than the State of Texas - 55.4 percent in Fannin County compared to 48.2 percent for the State.

Figure 6. Income Levels



Source: 2009-2013 ACS 5-Year Estimates

Housing Type

There are a total of 14,159 housing units in Fannin County. 83 percent of Fannin County's housing units are occupied, compared to 88 percent for the State. The percentage of vacant housing units is larger for the County when compared to the State—17 percent in the County compared to 12 percent for the State. Of the occupied units, Fannin County has 75 percent owner-occupied, which is a larger percentage than the State average of 63 percent.

Housing Value

Housing values are important to examine because it generally indicates what the community can expect its future housing stock to contribute to the local economy. Table 8 reflects the total housing value for both 2000 and 2013. In 2000, approximately 86 percent of the housing stock was valued below $99,999. In 2013, that number decreased by almost 30 percent. Meanwhile, housing units above $100,000 greatly increased, which is an indication that home values are rising. In 2000, the median home value was $54,500 and by 2013 had increased to $92,600.

Table 7. Housing Occupancy

Housing Occupancy	Fannin County	Texas
Total Housing Units	14,159	10,070,703
Occupied housing units	83%	88%
Vacant housing units	17%	12%
Owner-occupied	75%	63%
Renter-occupied	25%	37%
Homeowner vacancy rate	3.9	2
Rental vacancy rate	7.1	9.2
Average household size of owner-occupied unit	2.63	2.93
Average household size of renter-occupied unit	2.62	2.63

Source: 2009-2013 American Community Survey 5-Year Estimates

Table 8. Housing Value

Housing Value	2000	2013
Owner-occupied units	4,936	8,813
Less than $50,000	44.9%	23.1%
$50,000 to $99,999	40.8%	31.6%
$100,000 to $149,999	10.0%	17.7%
$150,000 to $199,999	2.8%	13.5%
$200,000 to $299,999	1.4%	8.3%
$300,000 to $499,999	0.1%	3.8%
$500,000 to $999,999	0.1%	1.5%
$1,000,000 or more	0.0%	0.5%
Median Housing Value	$54,500	$92,600

Source: 2000 U.S. Decennial Census, 2009-2013 ACS 5-Year Estimates

Existing Land Use

Providing for the orderly and efficient use of land is a major planning consideration in the development of the LBCR. The pattern of land use that exists today has seen little variation over the years since the area has remained predominately agricultural or undeveloped. The relationships of existing and future land uses will shape the character and quality of life of the community for many years to come. In order to accurately assess the area's future land use needs, an analysis of present land use patterns is of primary importance. Growth and development occurring around the LBCR in the future will require the conversion of a large amount of vacant open space and agricultural land into developed uses. The relationships of existing and future land uses will have an impact upon the area economically, and will also shape the character and livability of the community in the years to come. A well-planned and orderly land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses.

Land Use Types

In November 2015, aerial photography supported by field verification was used to identify existing land uses to identify land use trends. The information obtained from the survey was color-coded to create Figure 8 to discuss the current land use patterns. The following section provides an overview of the different types of land uses included within the survey.

Figure 7. Aerial view of the intersection of US 82 and FM 2900



Residential Land Use

The following is an overview of land uses that are primarily residential, including single family, two-family, and manufactured homes.

Single Family

A single dwelling unit that is detached from any other dwelling unit, is built on-site, and is designed to be occupied by only one family. Single family homes are the more prevalent housing type and developed land use type.

Two-Family

A structure with two attached dwelling units that is designed to be occupied by two families (one in each unit). Two-family units are also commonly referred to as duplex units.

Manufactured Home

A manufactured home is a single family dwelling unit that is manufactured in a factory rather than on-site.

Nonresidential Land Use

Nonresidential land uses include areas in which people typically do not reside.

Commercial

Commercial establishments primarily provide a service to consumers. Examples include hotels, automobile service stations, automobile sales lots, and self-storage businesses.

Single Family Home



Manufactured Home



Commercial Use



Industrial

Allows for the processing, storage, assembly, and/or repairing of materials. Uses range from light industrial with all activity occurring indoors, to heavy industrial with some activity occurring outside.

Parks and Open Space

Public or private park land, open space, and/or recreation area that is outside. May include recreational facilities, such as tennis courts, public swimming pools, picnic pavilions, and basketball courts.

Public/Semi-Public

Uses that are generally accessible to the public, such as schools, churches, public buildings, golf courses, cemeteries, and some medical facilities. Also includes some support services, such as a school bus storage lot.

Rural

The rural land use designation includes all of the land that is used for agricultural purposes, or vacant land that is currently undeveloped.

Caddo National Grasslands

The Caddo National Grasslands is comprised of 17,785 acres of open prairie and wooded land. The grassland is administered by the U.S. Forest Service and managed by Texas Parks and Wildlife Department. The grassland is available year round to the public, and provides recreational activities such as bicycling, camping, equestrian activities, fishing, hiking, wildlife viewing, and hunting.

Public/Semi-Public Use

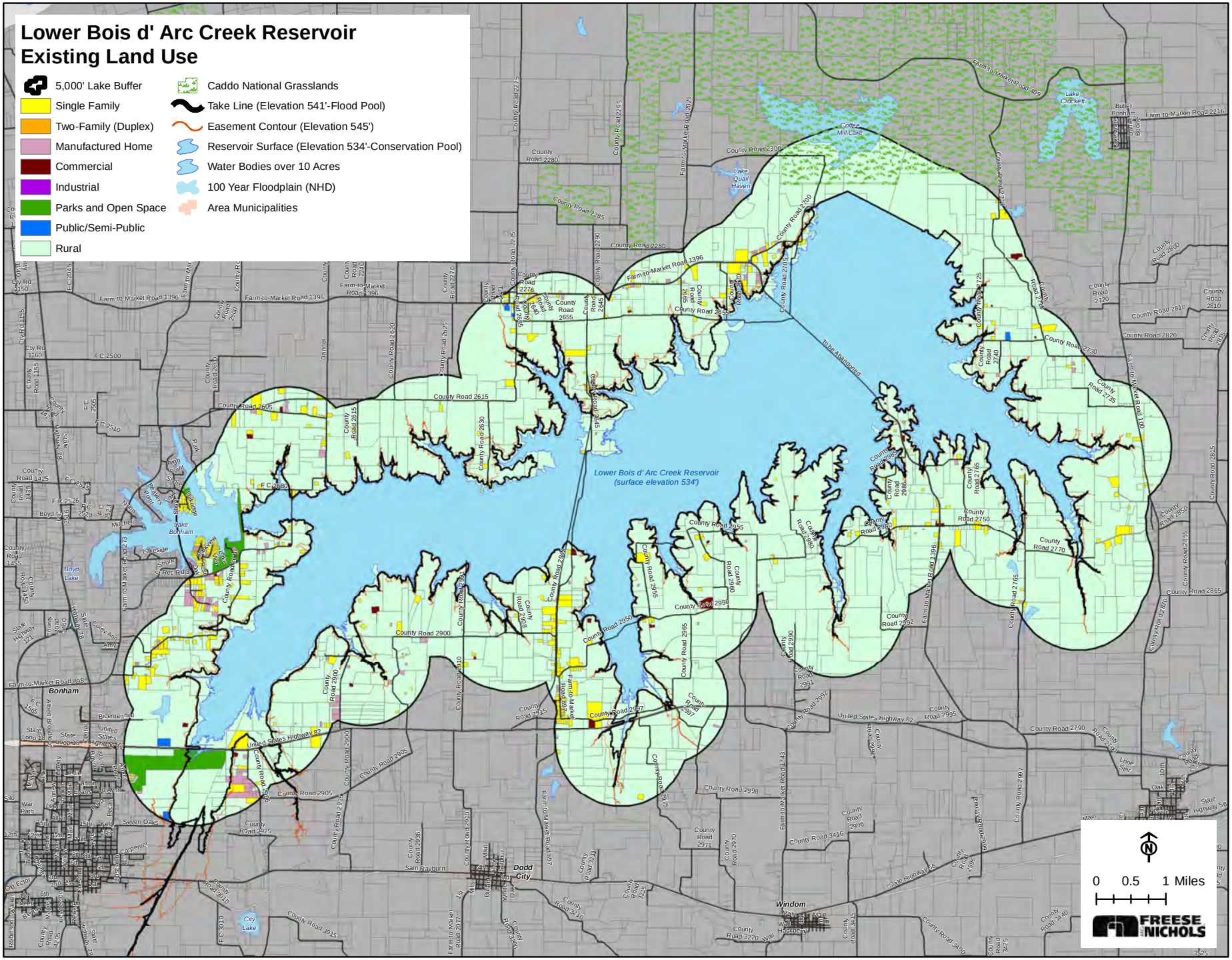


Rural Land



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Figure 8. Existing Land Use Map



Physical Constraints to Development

The area's constructed and natural patterns have influenced the shape and growth of the area surrounding the LBCR. Understanding how such features influence and regulate the current development patterns can provide insight into the most appropriate way to develop the area in the future. These patterns are divided into two primary categories: natural constraints that include the geographical aspects of the planning area and constructed constraints that include the features that have been constructed or added to the area. Figure 11 shows the physical factors that influence development around the LBCR.

Natural Constraints

Topography

The topography around LBCR ranges in elevation from 371 feet at the center of the reservoir to approximately 700 feet at the highest point just south of the lake. There are no drastic fluctuations in the topography throughout the planning area, and, therefore, will not pose as a constraint to the development around the reservoir. The area is full of vegetation ranging from open fields to forested areas.

Riverby Ranch

Riverby Ranch was a 14,959-acre working cattle ranch that had been significantly overgrazed. As shown in Figure 9, it is located a few miles northeast of the location of LBCR. Water naturally stands on the property, but some drainage improvements have already been made. Taking some simple steps to restore the original hydrology of the ranch can significantly improve the quality of the land. In order to offset the habitat displacement resulting from the creation of the reservoir, Riverby Ranch has been purchased by the NTMWD for mitigation purposes.

Littoral Zone Wetlands

Littoral wetlands are areas within the lake where wetland vegetation is expected to grow. As seen in the Physical Constraints to Development Map in Figure 11, these areas lie within the reservoir footprint along the shoreline and streams. The littoral wetlands and contributing streams are included as part of the mitigation for the lake and will have specific development restrictions. Areas designed as part of the LBCR Mitigation Plan will be protected in perpetuity. The easement will include both the water and adjacent shoreline areas. These restrictions have not been formalized, but likely will include restricted shoreline access, including restrictions on boat docks and piers.

100-Year Floodplain

Land that lies within a floodplain is usually difficult and costly to develop. However, floodplains provide opportunities for recreational uses, such as parks and trails. In the planning areas around the lake, there are floodplains leading into the wetland areas that are primarily undeveloped but have sparse developments at a close proximity. Overall, floodplain areas cannot are difficult to develop and have restricted uses.

Conservation Pool (Elevation 534 Feet AMSL)

When the lake is considered 100% full, the water will be at an elevation of 534 feet AMSL.

Take Line (Elevation 541 Feet AMSL)

The take line marks the boundary between private property and the lake. The take line is at an elevation of 541 feet AMSL and marks the 100-year flood pool for the lake.

Easement (Elevation 541 Feet AMSL to 545 Feet AMSL)

There is an easement on private property between an elevation of 541 feet AMSL and 545 feet AMSL. The NTMWD is the holder of the easement and the easement limits the type of development that can occur within this area.

Drainage Basin

A drainage basin is an area of land in which precipitation flows downhill and into a body of water such as lakes, rivers, and wetlands. It includes both the streams and rivers that convey the water as well as the surface water and water table from which water drains into the channels. There is an imaginary line commonly known as the watershed that separates neighboring drainage basins and establishes into what basin precipitation will flow. As seen in Figure 10, the major drainage basin found in Fannin County is the Bois d'Arc Creek Drainage Basin. The vast majority of the precipitation that occurs within the basin will flow into the LBCR, which is expected to have a drainage area of 327 square miles. The other drainage basin found within the County is North Sulphur River Drainage Basin. The basin is located in the southeastern portion of the County and extends into Delta and Lamar counties.

Figure 9. Riverby Ranch Mitigation Area

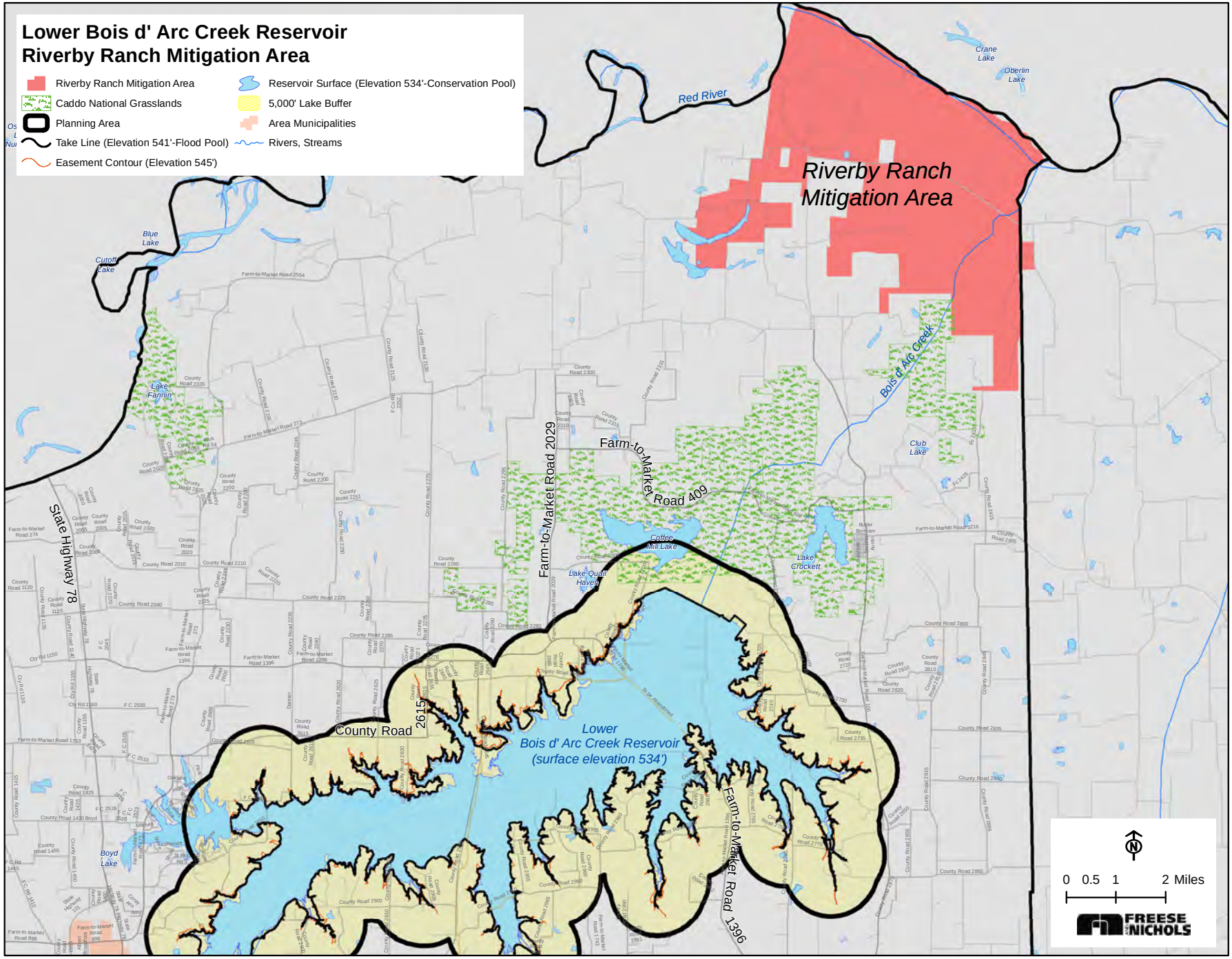
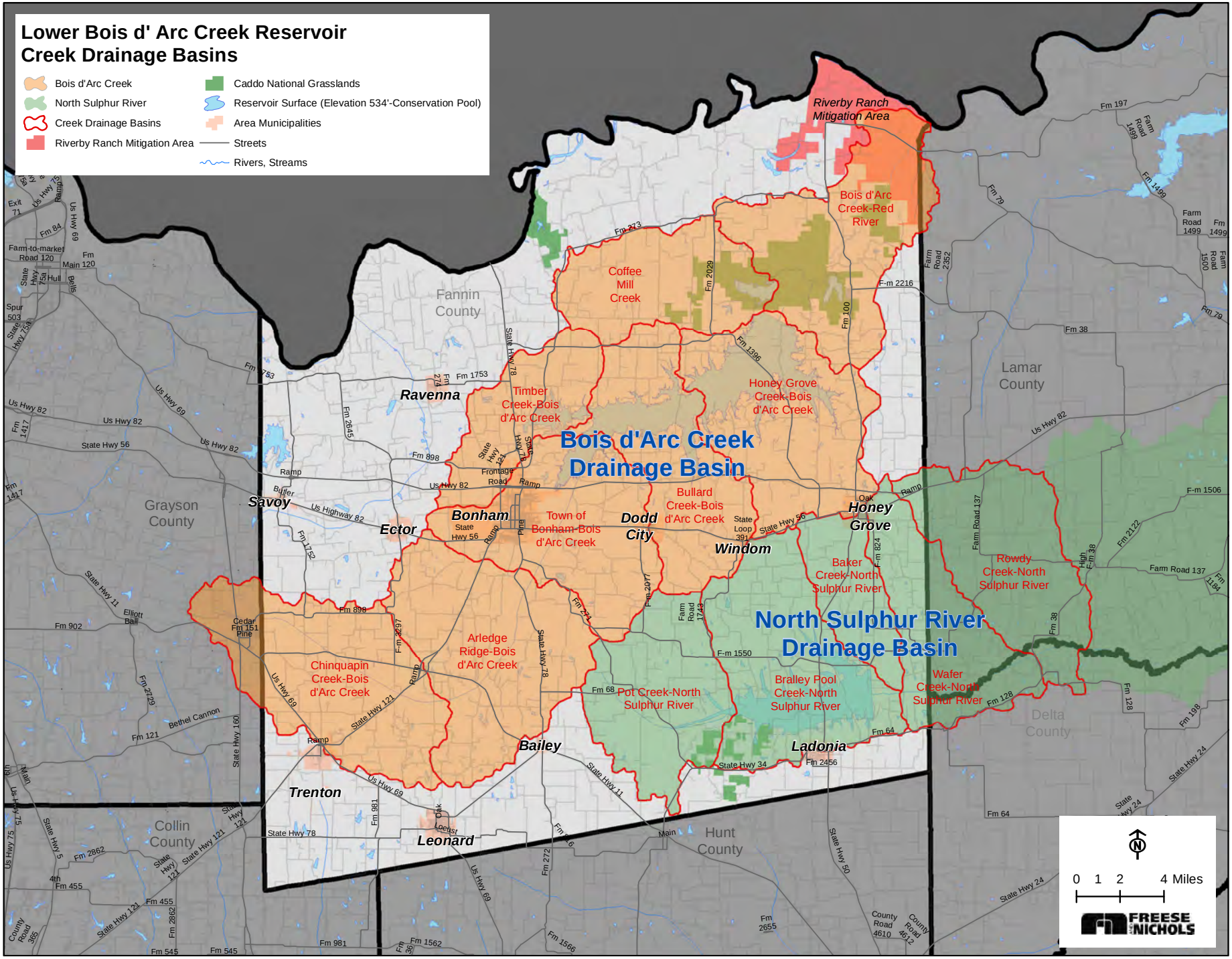


Figure 10. Drainage Basin Map (with creek basins)



Constructed Constraints

Utilities

There are multiple water, gas, and electric utility lines running through the LBCR planning area. These lines will not restrict development, but will make the future development of the area feasible by alleviating the need for constructing water, gas, and electric utility lines in the immediate future.

Cemeteries

There are currently several cemeteries located within the planning area of the reservoir. Since cemeteries cannot be easily relocated, they will be constraints to development immediately surrounding the cemeteries. Note that some cemeteries will be moved with the construction of the lake.

Neighboring Municipalities

There are four neighboring municipalities at close proximity to the lake: Bonham, Dodd City, Windom, and Honey Grove. Of the four, Bonham will have the largest effect on the development of the area around the LBCR. Coordination of zoning should be considered for Bonham and the County because of the overlapping zoning boundaries.

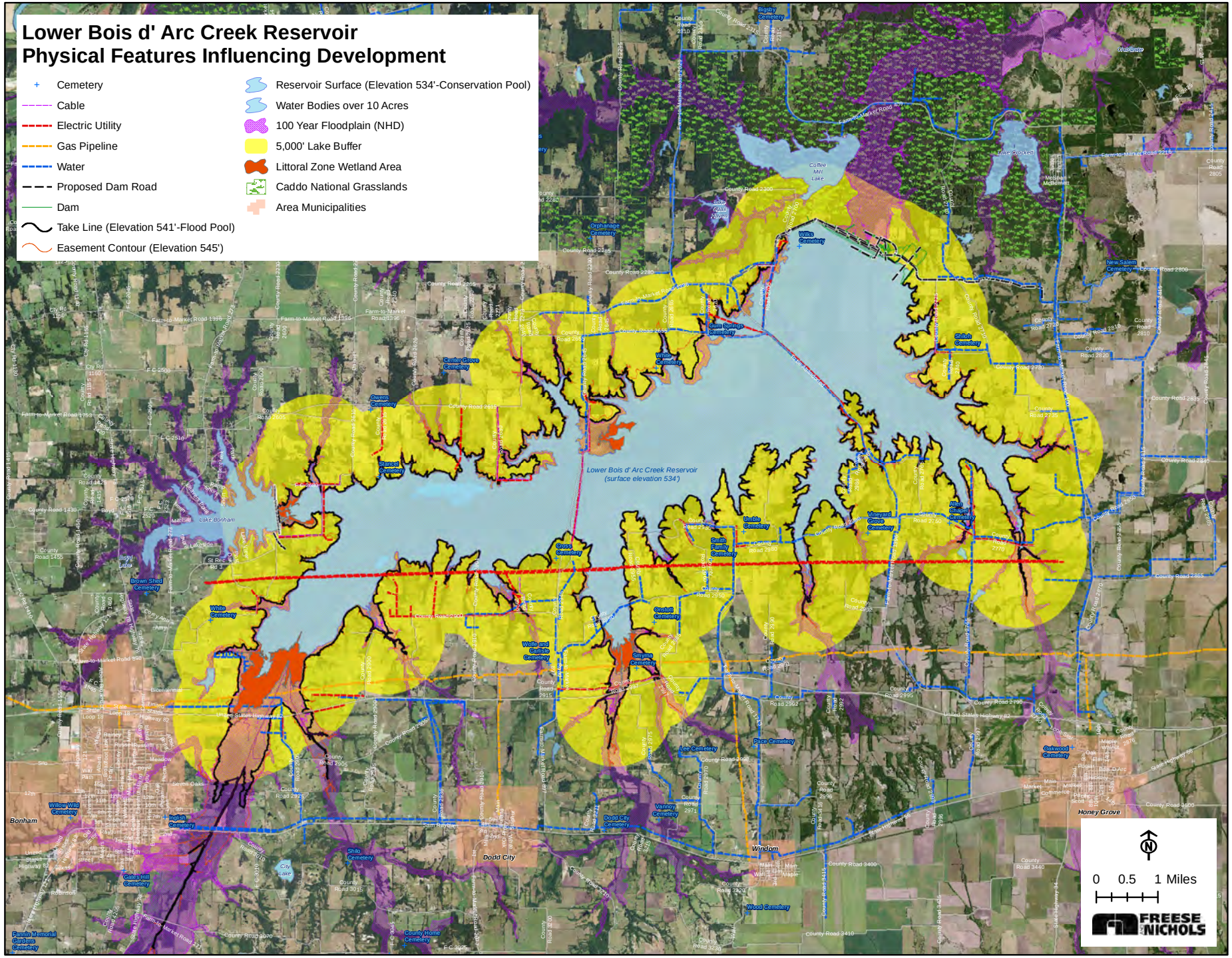
Caddo National Grasslands Wildlife Management Area

The Caddo National Grasslands WMA is a federally owned grassland managed under a cooperative agreement between the US Forest Service and Texas Parks and Wildlife Department. The WMA is split into two units: the 13,360-acre Bois d'Arc Creek Unit that is located northeast of the lake, and the 2,780-acre Ladonia Unit that is located a few miles west of Ladonia. The grasslands offer a variety of recreational opportunities including camping, hunting, hiking, fishing, and wildlife viewing. Part this area overlaps with the 5,000' zoning area. These grasslands are not anticipated to develop and they will remain as Federal parkland.

Caddo National Grasslands



Figure 11. Physical Constraints to Development



Surrounding School Districts

The LBCR will be located within the boundaries of four school districts: Bonham ISD, Sam Rayburn ISD, Honey Grove ISD, and Dodd City ISD. These school districts will benefit from the construction of the LBCR in the form of property tax revenues. It is expected that over $5 million per year will be generated by area school districts under current law. This gain in school district revenue will not be accompanied by a proportionate increase in student population, because the majority of valuations will be expected to come from weekend and vacation residences. The following provides a description of each of the four school districts.

Bonham ISD

Bonham ISD will include the western most part of the LBCR. The school district currently has five schools: three elementary schools, one middle school, and one high school. During the 2014-2015 school year, there were a total of 1,903 students enrolled in the school district. The district had 150 teachers during that year, with a total staff of 298. The student to teacher ratio was 13.3:1, meaning that there was an average of 13.3 students for every one teacher.

Honey Grove ISD

The southeastern portion of the LBCR will lie within the boundaries of this school district. Honey Grove ISD was established in 2001 and home to three schools: an elementary, middle, and high school. Aside from the City of Honey Grove, the district also serves the Town of Windom and extends into a small portion of Lamar County. During the 2014-2015 academic year, there were a total of 610 students enrolled in the district. There were a total of 106 staff members employed during that year, with 44 of them being teachers. The student to teacher ratio is 13.9:1.

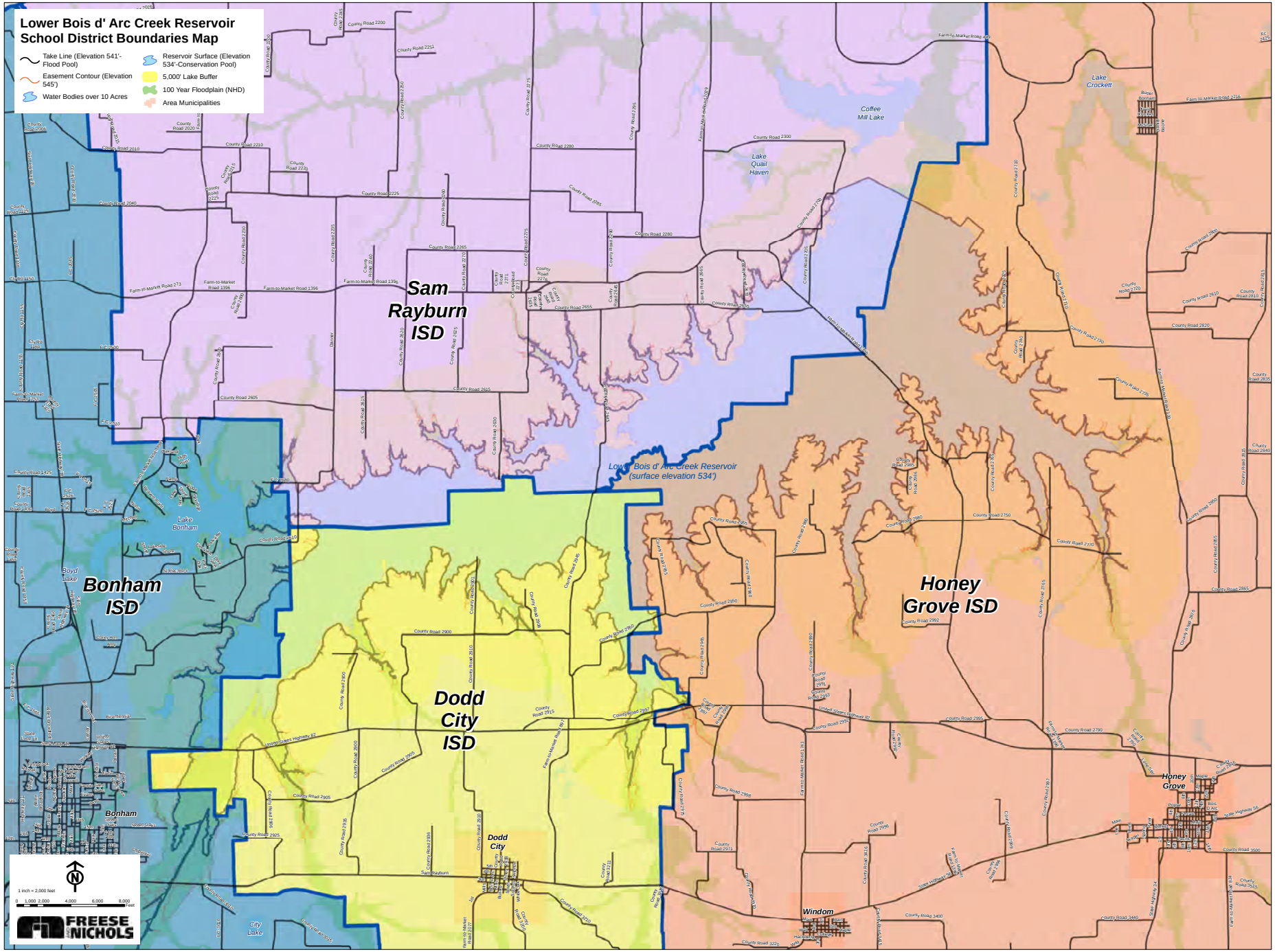
Sam Rayburn ISD

Sam Rayburn ISD was formed in 1964 by the consolidation of the North Fannin and Telephone school districts. Once the reservoir is completed, the district will have the northern half of the reservoir located within its boundaries. The school district primarily serves the community of Ivanhoe, but also has students from Telephone and Elwood. Schools within the district are widely known within the northeast Texas community as leaders in technology, academics, and athletics. There are only two schools found within the school district - one that holds students from pre-kindergarten to 5th grade, and the other holds students from 6th through 12th grade. There were 488 students enrolled in the 2014-2015 academic year, with a student to teacher ratio of 11.6:1.

Dodd City ISD

The southwestern portion of the LBCR will lie within the boundaries of Dodd City's school district. Dodd City ISD is the second smallest school district found within Fannin County, with only one school that serves pre-kindergarten through 12th grade. There were 385 students enrolled in the school district during the 2014-2015 school year. That same year, the district employed 63 staff members. The student to teacher ratio is 6.1:1.

Figure 12. School District Map



Summary | Baseline Analysis and Existing Conditions

It is important to note the baseline features including demographics, existing land use, physical constraints, past planning efforts, and the planning context in order to ensure effective planning. Not only does an understanding of these factors paint a picture of Fannin County, but it also allows for sound planning decisions to be made in the future. Fannin County is located in the northeastern part of Texas, a region that is primarily rural. With the population growth that will be happening over the next few decades within the DFW Metroplex, it is expected that the growth will spread outside of DFW and into neighboring regions - in particular Fannin County. Growth is also expected in Fannin County as a result of the construction of the LBCR. This growth will cause the County to greatly change both in demographics as well as land use composition. Having an idea of the County's past, present, and potential future will help ensure that coordinated, informed, and realistic scenarios are ultimately developed for the community.



Chapter 2

Vision and Issue Identification

Chapter Purpose: To document public input and establish a vision for the lake to inform the plan recommendations

Introduction

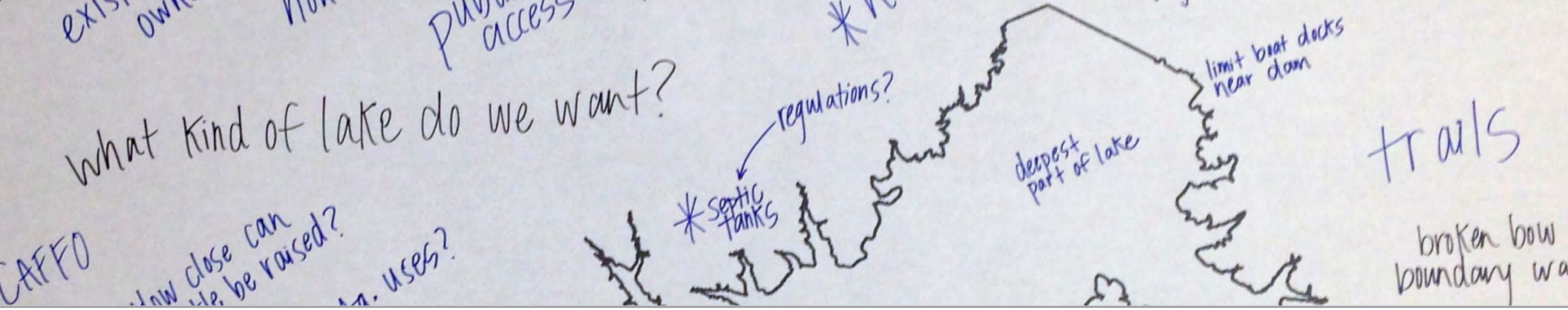
It is important to think about how the area around LBCR will develop in the future. Setting a long-term vision helps to guide the development of a comprehensive plan. At the beginning of the planning process, a vision was set by identifying issues and needs. This vision was developed with the help of the Zoning Commission and public input. This chapter will paint a picture of what the residents of Fannin County desire around the LBCR and will set a basis for the recommendations in this Comprehensive Plan.

Members of the first Zoning Commission in Fannin County and members during the development of this Comprehensive Plan include the following:

- Judge Creta Carter
- Gary Fernandes
- David Johnson
- Dustin Knight
- Bob McCraw

Formation and Purpose of the Zoning Commission

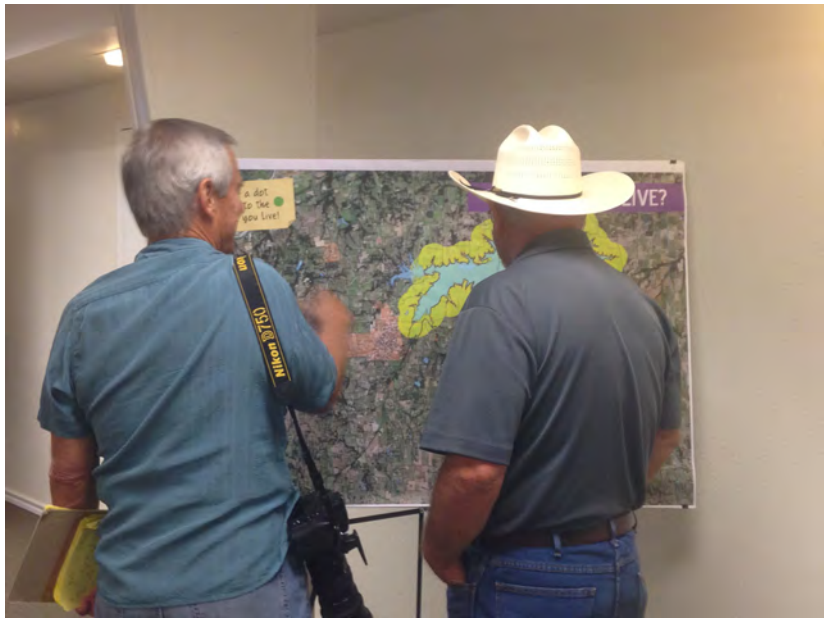
Texas Local Government Code, Subchapter G, Section 231.136 outlines the authority and responsibilities given to the County Zoning Commission. The Commission "shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district." The Zoning Commission was formed with the County Judge as the chairperson. Each County Commissioner appointed a Zoning Commission member to make a total five members. The Zoning Commission will hold public hearings to hear rezoning cases for land in the LBCR zoning districts. For the purpose of this Comprehensive Plan, the Zoning Commission was used as a steering committee to help guide the Plan's formation. According to Texas Local Government Code Section 231.134, zoning ordinances must be developed in accordance with a comprehensive plan. The Zoning Commission's involvement with the development of the Comprehensive Plan will allow the group to gain a better of understanding of the basis for developing the zoning regulations and map for the area around the LBCR.



Public Input Process

The following meetings were held to aid the development of this Comprehensive Plan by gathering input on the vision for the LBCR. Identifying issues and needs helped form an overall vision for how the LBCR should develop. The following meetings were held as part of the public input process:

08/19/2015 | Zoning Commission Meeting #1
09/30/2015 | Stakeholder Interviews
10/14/2015 | Additional Stakeholder Interviews
10/14/2015 | Zoning Commission Meeting #2
10/14/2015 | Public Open House #1
12/15/2015 | Zoning Commission Meeting #3 (Lake Tour)
02/24/2016 | Zoning Commission Meeting #4
06/27/2016 | Zoning Commission Meeting #5
08/29/2016 | Public Open House #2



Public Open House #1 on 10/14/2015

Zoning Commission Meeting #1

Date: August 19, 2015

Location: Fannin County Courthouse

Attendance: Zoning Commission members and 50+ public

Purpose: To kick-off the project, explain the planning process, and obtain general input about the overall vision for the lake.

Summary: The meeting began with a brief overview of the history of the LBCR and why it is needed for Texas water supply and recreational opportunities. This brought up many questions about the LBCR and a representative from the NTMWD was in attendance to answer questions and correct any misinformation. After this, the LBCR Comprehensive Plan and Zoning project was introduced and a brief overview of planning and its importance was given. The role of the Zoning Commission was explained and the members of the Commission were introduced. The rest of the meeting involved asking questions to the Zoning Commission and the public providing their vision for the LBCR. The issues and comments were recorded on a large board that allowed attendees to view the comments after the meeting. Over 50 members of the public were in attendance to watch the meeting. This led to a large amount of public discussion allowing the consultants to gain valuable information on how the public felt about the LBCR. After the presentation and discussion, the members of the Zoning Commission and the public mingled and discussed the future LBCR. The Zoning Commission members, a NTMWD representative, and the consultants were able to answer additional questions from the public by using the maps and boards set up around the room.



Key Takeaways:

1. There is significant interest in the lake, but confusion on specific details and hydrology
2. Maintaining a rural environment is desired
3. Public access and recreational amenities are necessary
4. Agriculture is very important to the community
5. Commercial uses should be limited

Stakeholder Interviews

Date: September 30, 2015

Location: Fannin County Courthouse

Purpose: To gain specific input on how the LBCR would affect various public agencies in Fannin County.

Summary: In an effort to obtain valuable public input, various public agencies were interviewed. These stakeholders would be affected by the creation of the lake and their feedback is important to the planning process. Representatives from surrounding cities, police and fire departments, and the County were interviewed individually. Each interview started with a brief overview of the planning process and the importance of planning around a future lake. A general set of questions was developed to aid in guiding the discussion.

1. The creation of the lake will influence how people will use the land surrounding it. What should the lake be? How should land around the shoreline be developed? What is your vision for the lake?
2. How might your organization be influenced by lake development?
3. What uses should be promoted and what should be avoided around the lake? What should the lake offer residents and visitors?
4. What lake developments are good examples or bad examples?
5. Do you have any additional comments or ideas regarding the lake? What do you think needs to be considered during the comprehensive planning process?

Overall, each entity was in support of the lake and viewed it as an asset to the County. Each entity agreed that the lake should be well-maintained and unique. Almost every person interviewed mentioned that they did not want to see the LBCR development become like the development of Lake Tawakoni. While Lake Tawakoni has great features, the lack of regulations has allowed undesirable uses to develop. The municipalities interviewed agreed that the construction of the LBCR will help Fannin County and bring economic development to the surrounding cities. Each representative wanted to see that public access to the LBCR was available. The fire and police department's main concern was ease-of-access to all areas of the lake and response times.

Who was interviewed?

County Commissioners and Representatives from:

- District Attorney's office
- City of Bonham
- City of Honey Grove
- City of Leonard
- Sheriff's Department
- Bonham Police Department

Key Takeaways:

1. The LBCR should be a unique resource to the County
2. Economic development opportunities are important
3. Public access is necessary
4. Emergency response personnel should be able to access all parts of the LBCR

Additional Stakeholder Interviews

Date: October 14, 2015

Location: Fannin County Courthouse

Purpose: To gain specific input on how the LBCR would affect various public agencies in Fannin County.

Summary: Since all the stakeholder interviews could not be held in one day, additional interviews were held. A representative from Bonham Fire Department was interviewed first, then representatives from all independent school districts in Fannin County were interviewed as a group. The school district interview started with a brief overview of the planning process and why it is important to plan around a future lake. The group had many questions about why the LBCR was needed and other engineering/hydrology related questions. A representative from the NTMWD was in attendance to answer these questions. The main concern of the school district representatives was an equal share for all districts near the lake. They would like for there to be equal commercial and residential opportunities in each school district so that the new tax-base is evenly spread since the LBCR would be in Sam Rayburn ISD, Dodd City ISD, Honey Grove ISD, and Bonham ISD. Another concern was the effect of the abandoned roadways on bus routes. Emergency service concerns were also discussed related to ease-of-access and response time. Access to the north and central portions of the lake are especially important. The representative also raised the concern of the potential of injuries to workers during construction of the dam.

Who was interviewed?

Representatives from:

- Bonham Fire Dept.
- Bonham ISD
- Dodd City ISD
- Honey Grove ISD
- Sam Rayburn ISD
- Fannindel ISD
- Leonard ISD
- Trenton ISD
- Ector ISD
- Savoy ISD

Key Takeaways:

1. Residential tax-base is important to the four school districts near the LBCR
2. Ease-of-access and response time is critical to emergency response personnel
3. School buses need to be able to access all residential areas around the LBCR
4. CR 100 is a major bus route and it is narrow with no shoulders, and will need to be addressed to handle future traffic concerns
5. Access to the dam construction is important for emergency response personnel
6. The connections of FM 897 to the north is important
7. Long-term camping facilities are not desired

Zoning Commission Meeting #2

Date: October 14, 2015

Location: Fannin County Courthouse

Attendance: Zoning Commission members

Purpose: To discuss the vision again with the group and reach consensus on the identified issues and needs.

Summary: Since the first Zoning Commission meeting was generally filled with input from the public, a second Zoning Commission meeting was needed to hear the specific thoughts from the five members – specifically related to vision and land use. The meeting started by reviewing the purpose of the project and the role of the Zoning Commission. During the meeting, an idea was presented about a lake tour to help the Commission members gain a visual understanding of desirable and undesirable uses. After the lake tour discussion, specific visioning questions were asked and discussed:

1. What types of land uses are needed? What types of land uses should be avoided?
2. Based on the land uses discussed, what types of roads are needed? Which roads need upgrades?
3. What residential standards would help to enhance the lake area? (Lot size, building materials, etc.)
4. What nonresidential areas would help to enhance the lake area?
5. What recreational uses are needed?
6. What type of destination should the lake be?
7. How should the lake connect to the region through trails?

Key Takeaways:

1. Regional trail connections are important to increase the access to the LBCR
2. All existing uses should be allowed to continue
3. The LBCR will enhance the quality of life
4. It is important to provide opportunities for people to do things at the lake
5. The County should make recommendations for desirable boat dock attributes
6. Standards for retaining walls should be set
7. The LBCR will bring economic development to the County

Public Open House #1

Date: October 14, 2015

Location: Fannin County Court-at-Law

Attendance: 31 people

Purpose: To meet with the public before the development of the Plan to gather input regarding the vision for the LBCR and to identify any issues or needs.

Presentation

The meeting began with a presentation that included the purpose of the meeting, the project scope and schedule, and a general overview of planning and why it's important. Many of the attendees were at the first Zoning Commission meeting so they were familiar with the planning process and why planning around the LBCR is needed.



Interactive Survey

After the presentation, polling devices were used to conduct a survey. This survey was used in setting the vision for the LBCR. The following are the questions asked and the responses from the attendees. A total of 31 attendees participated in the survey.

Q1 | How long have you lived in Fannin County?

- Less than 1 year (3%)
- 2-5 years (14%)
- 6-10 years (10%)
- More than 10 years (66%)
- I don't live in Fannin County (7%)

Q2 | Out of the following, which statement do you identify with the most? "I desire the lake to be…?"

- As open and rural as possible (43%)
- A regional destination filled with recreation uses (33%)
- Primarily high-end housing (10%)
- A place with resort or commercial uses (14%)



Q3 |Out of the following, which should be the most important element when planning for the lake?

Public access (33%)



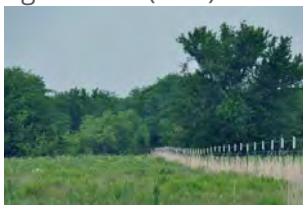
Homes with docks (30%)



Commercial (0%)



Agriculture (37%)



Q4 | Out of the following, which residential type is most suitable for the lake area?

- Homes on large lots – over 5 acres (26%)
- Homes on small lots – less than 5 acres (15%)
- Condos/vacation rentals (4%)
- Mixture of A, B, and C (56%)

Q5 | How important is the quality (materials/design) of residential development around the lake?

- Extremely important (69%)
- Somewhat important (14%)
- Not important at all (17%)

Q6 | Out of the following, which represents the level of standards you want to see for nonresidential uses around the lake?

(23%)



(14%)



(9%)



(55%)



Q7 | Should nonresidential buildings be designed around a central theme?

- Yes (21%)
- No (79%)

Q8 | Should marinas be allowed around the lake?

- Yes (43%)
- No (21%)
- Only in certain locations (36%)

Q9 | Should there be public access areas?

- Yes (90%)
- No (10%)

Q10 | Should there be campgrounds?

- Yes (83%)
- No (17%)

Q11 | Should there be RV parks?

- Yes (83%)
- No (17%)

Q12 | Should there be private recreation and parks?

- Yes (66%)
- No (34%)

Q13 | Trails can be an important element to lake development. Which of the following statements do you agree with?

- Trails should only be in parks and not connected to surrounding development (31%)
- Trails should be developed around the entire lake, where possible (10%)
- Trails should be connected to other parts of the County to create a larger trail network (10%)
- All of the above (38%)
- None of the above (10%)

Q14 | With increased traffic, do any roads need to be improved?

- Yes (93%)
- No (7%)

Q15 | Out of the following, what type of recreation is most important to you?

Swimming/beach (4%)



Fishing (52%)



Camping (9%)



Picnic Facilities (4%)



Trails (4%)



Passive recreation (26%)



Q16 | How should the major roads be designed around the lake?

- Designed to travel as fast as possible and carry the most traffic (7%)
- Rural, slower speed roads with nice landscaping (59%)
- Road around the lake/shoreline drive (28%)
- I don't have a preference (7%)

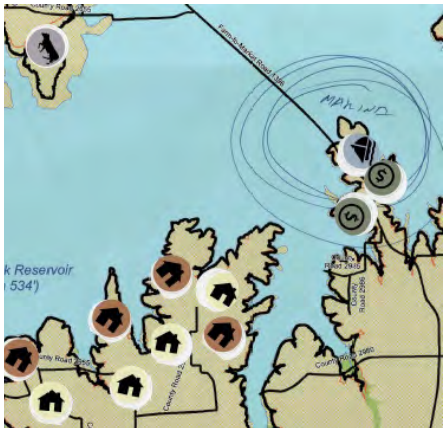
Breakout Groups

After the presentation and survey, a land use exercise was conducted to allow participants an opportunity give input on where certain uses should or should not be allowed around the LBCR. The participants formed three groups. The groups used a large map to identify the areas that were suitable for each land use by placing the corresponding land use sticker on the map. To complete the exercise, each group presented their map. Overall, the each group's ideas were similar, and the input gathered was used in the formation of the Future Land Use Plan map and this Comprehensive Plan.

Group #1 | This group placed a marina and other commercial uses near the southeast shoreline of the lake where FM 1396 will be abandoned. They designated the northern shoreline of the lake for agricultural uses and the southern portion for large and small lot residential. They evenly distributed parks and boat ramps around the lake.

Group #2 | Similar to group #1, group #2 placed agricultural uses in the northern shoreline of the lake and residential uses in the southern shoreline. Additionally, they specified an area for five-acre residential lots. This group also designated land uses along US 82 and said that this corridor is important because it will be the main gateway to the lake and surrounding area. They added residential, hotels, and commercial uses along the corridor. They also distributed parks and boat ramps around the lake, including a park that would connect Lake Bonham to the LBCR.

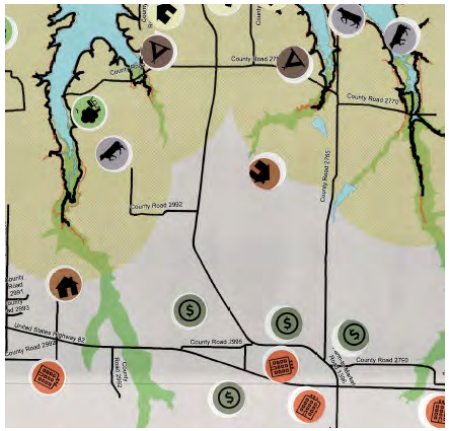
Group #3 | This group distributed agricultural uses all around the LBCR shoreline. Similar to group #2, they paid attention to the US 82 corridor and added hotels and other commercial uses. They only designated residential uses on the southern shoreline of the lake, similar to the other two groups. Parks, boat ramps, and camping sites were distributed around the LBCR shoreline.



Group #1



Group #2



Group #3

Open House

The last portion of the public meeting was an open house format. It was a time for attendees to have small group conversations with other attendees, the consultants, and the NTMWD staff. In addition, it allowed attendees to walk around the room to look at maps and participate in input boards set up around the room. The following is a summary of the input boards.

Board #1 | What types of parks and recreation are needed?

- "I would like to see safe, beautiful, parks like Fannin Lake".
- "Mainly that which supports hunting and fishing with a limited number of campgrounds."
- "Private control ownership for camp and cabin rental."
- "Existing roadways that now enter lake to become boat ramps."

Board #2 | What is your vision for the lake and surrounding area?

- "I would like to see this as a beautiful project. The lake should be pleasing to the eye, not develop like a cookie cutter lake."
- "I have a vision for my land that does not include a reservoir."
- "Lots of residential along lake's shore."
- "Boat docks allowed."
- "Businesses to support rural/recreational lifestyle."
- "Limited hotels and requirements for hotels to keep them mid to upper range."
- "Restaurants/bar with patios and water view."
- "Supply water to the County for economic growth. Keep it rural, quiet, and good for fishing, hunting, and boating."

Board #3 | What we have heard so far…

The following statements that were gathered from previous public input were on the board and attendees were asked to put a dot next to each statement they agree with.

(The numbers in parenthesis indicate the number of dot responses.)

- Keep the area clean and nice (15)
- Keep current agricultural uses (12)
- Be a good fishing lake (11)
- Keep the land rural, not a Dallas lake (10)
- Promote tourism/recreational destination (8)
- Promote recreational opportunities for Fannin County residents (7)
- Have hike and bike trails (6)
- No heavy commercial uses (6)
- Need to have public access (6)
- Not like Lake Texoma or Lake Tawakoni (5)
- Have a resort/convention center (2)



Written Comments

There was a table set up for attendees to write down any comments. This form of public input was to allow those who many not be comfortable speaking at meetings a chance to give their input. Only one written comment was received.

"I think this is a great opportunity to create a wonderful project. Appreciate your help."

Cards were also handed out to residents as they left to direct them to the comment section on the project website.



Key Takeaways:

1. Maintain current agricultural uses, especially on the north side
2. Residential should be primarily on the south side
3. Boat ramps and public access should be appropriately located around the lake
4. Maintain the rural and natural environment
5. Small-scale commercial uses are appropriate along major thoroughfares
6. US 82 will be a main gateway and is important for economic development
7. Opportunities for various house types should be available
8. Parks, trails, and other recreational opportunities are very important
9. Not everyone is happy about the project, but still wants to make sure the natural/rural feeling of the County is protected
10. Connection between Lake Bonham and the LBCR is important – specifically through a park

Zoning Commission Meeing #3 (Lake Tour)

Date: December 15, 2015

Location: Lake Tawakoni, Lake Fork, and Jim Chapman Lake

Attendance: Zoning Commission members and two representatives from NTMWD

Purpose: To tour nearby lakes to gain a visual understanding of desirable and undesirable development.

Summary: The Zoning Commission created the idea of touring nearby lakes to gain a visual understanding of desirable and undesirable development. The lake tour started at Lake Tawakoni in southern Hunt County, then went to Lake Fork in western Wood County, and ended at Jim Chapman Lake in northern Hopkins County. The group viewed different types of boat docks and agreed that boat docks around the LBCR should be open-air and have a pitched roof. The group toured residential areas to see what different types of lot setbacks looked like and saw different types of commercial development. They also saw boat ramps, parks, and camping/RV sites. Overall, the lake tour helped the Zoning Commission to visualize various lake concepts and elements, which will help them in the formation of the zoning regulations. The following is information about the lakes that were toured by the Zoning Commission and pictures from the lake tour.

Lake Tawakoni

- Surface area: 37,000 acres
- Storage capacity: 872,000 acre feet
- Elevation: 437.5 (Conservation Pool)
- Owner: Sabine River Authority of Texas

Lake Fork

- Surface area: 27,000 acres
- Storage capacity: 637,000 acre feet
- Elevation: 403.0 (Conservation Pool)
- Owner: Sabine River Authority of Texas

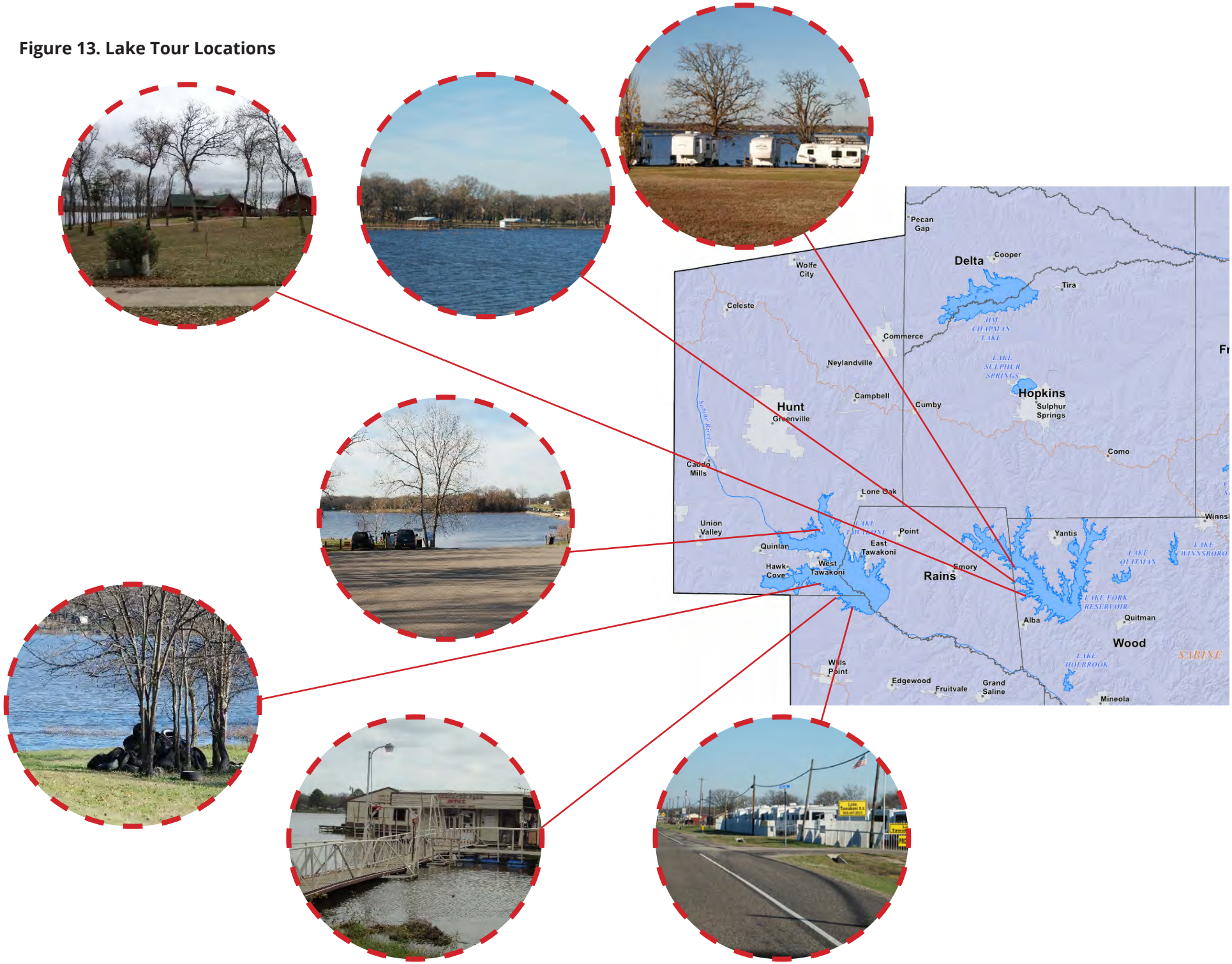
Jim Chapman Lake (formerly known as Cooper Lake)

- Surface area: 18,000 acres
- Storage capacity: 299,000 acre feet
- Elevation: 440.0 (Conservation Pool)
- Owner: US Army Corps of Engineers

Key Takeaways:

1. Quality development is critical to protecting the natural environment of the LBCR
2. Boat docks should have design standards, like pitched roofs
3. It is important to create a plan and zoning regulations before development occurs
4. The visual appearance of buildings, signs, dumpsters, and landscaping is important
5. RV parks should have quality standards such as paved roads and required maintenance, and should also be for short-term use only

Figure 13. Lake Tour Locations



Zoning Commission Meeting #4

Date: February 24, 2016

Location: Fannin County Courthouse

Attendance: Zoning Commissioner members

Purpose: To present the first draft Plan to the public and obtain feedback.

Summary: The Zoning Commission members met to review the first draft of the Comprehensive Plan. The members asked questions and agreed on edits to the plan. The edits included more information about lake levels, updates to the Future Land Use Plan designations, building materials, clarification on Concentrated Animal Feeding Operations (CAFOs), minimum house size, planned developments, and general formatting edits. The Zoning Commission agreed to review the plan a second time once all edits had been incorporated.



Zoning Commission Meeting #5

Date: June 27, 2016

Location: Fannin County Courthouse

Attendance: Zoning Commission members

Purpose: To present the second draft Plan to the public and gain consensus.

Summary: The Zoning Commission members met to review the second draft of the Comprehensive Plan. The members were satisfied with the plan and gave approval for the plan to presented to the Commissioner's Court and to be posted online for public review.



Public Open House #2

Date: Monday, August 29, 2016

Location: Fannin County Court-at-Law

Attendance: Approximately 60 people

Purpose: To present the draft Plan to the public and obtain feedback.



Presentation and Discussion

The consultant gave a presentation summarizing the entire Comprehensive Plan. The main themes and recommendations from each chapter were reviewed. After the presentation, members of the audience were given the chance to ask questions. Many of the questions were related to tax exemptions, water levels, and general lake operations.



Input Boards and Comment Cards

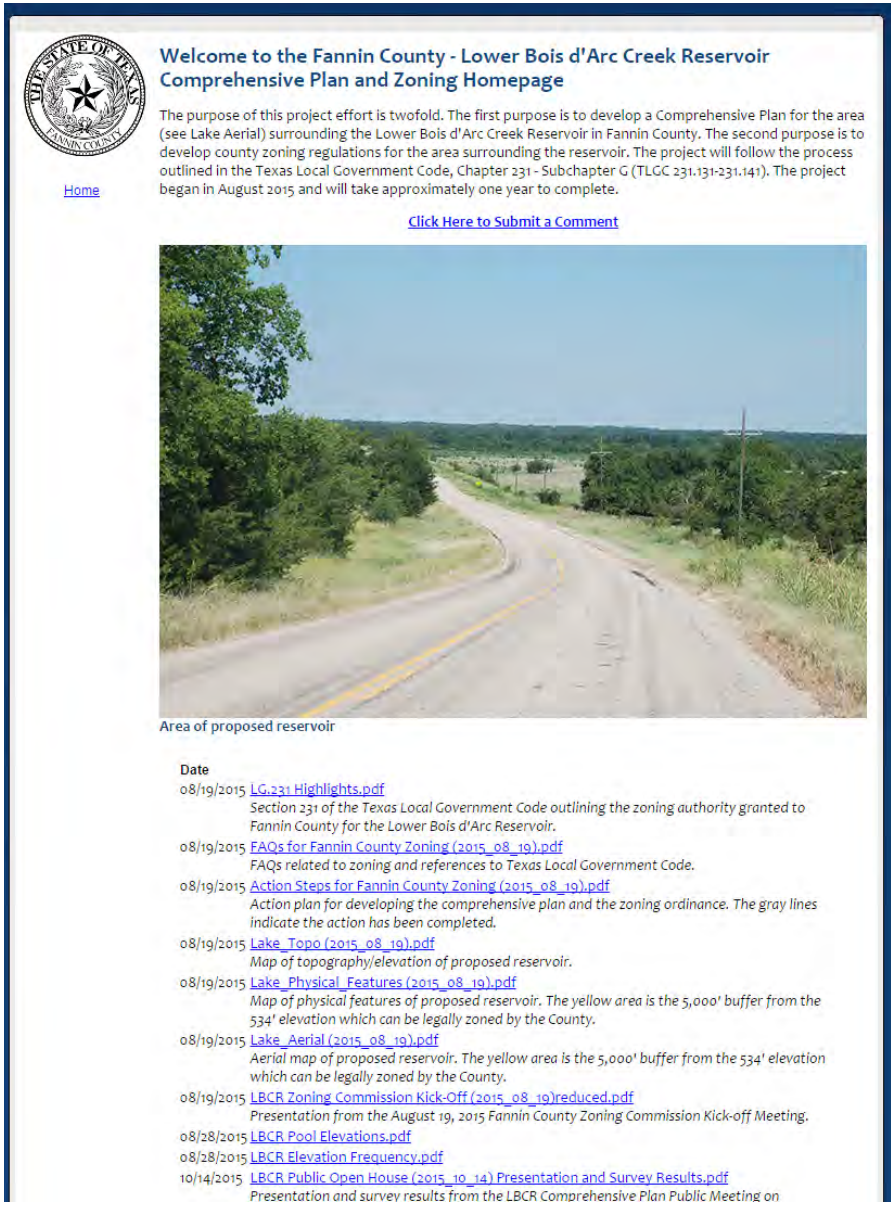
After the presentation and discussion, the public was given the opportunity to submit their thoughts through input boards or comment cards. Each board was related to a chapter in the Plan. The consultants were at each board to answer questions. The public did not submit any input on the boards, but used the boards to examine the maps and ask additional questions. Three comment cards were also submitted.

Project Website

A project website was created to increase the public's access to information about the project. The website contains documents, agendas, and presentations from all meetings. It also contains a feature that allows the public to submit input about the project. The comments that were submitted through the website can be found in the appendix of this plan.

Key Takeaways:

1. Property value is important to residents
2. Not everyone likes the idea of strategic planning
3. Some residents desire boat docks and boat ramps
4. Some residents are thinking about long-term investments in parks and connections



Home

Welcome to the Fannin County - Lower Bois d'Arc Creek Reservoir Comprehensive Plan and Zoning Homepage

The purpose of this project effort is twofold. The first purpose is to develop a Comprehensive Plan for the area (see Lake Aerial) surrounding the Lower Bois d'Arc Creek Reservoir in Fannin County. The second purpose is to develop county zoning regulations for the area surrounding the reservoir. The project will follow the process outlined in the Texas Local Government Code, Chapter 231 - Subchapter G (TLGC 231.131-231.141). The project began in August 2015 and will take approximately one year to complete.

Click Here to Submit a Comment

Area of proposed reservoir

Date	
08/19/2015	LG.231 Highlights.pdf *Section 231 of the Texas Local Government Code outlining the zoning authority granted to Fannin County for the Lower Bois d'Arc Reservoir.*
08/19/2015	FAQs for Fannin County Zoning (2015_08_19).pdf *FAQs related to zoning and references to Texas Local Government Code.*
08/19/2015	Action Steps for Fannin County Zoning (2015_08_19).pdf *Action plan for developing the comprehensive plan and the zoning ordinance. The gray lines indicate the action has been completed.*
08/19/2015	Lake_Topo (2015_08_19).pdf *Map of topography/elevation of proposed reservoir.*
08/19/2015	Lake_Physical_Features (2015_08_19).pdf *Map of physical features of proposed reservoir. The yellow area is the 5,000' buffer from the 534' elevation which can be legally zoned by the County.*
08/19/2015	Lake_Aerial (2015_08_19).pdf *Aerial map of proposed reservoir. The yellow area is the 5,000' buffer from the 534' elevation which can be legally zoned by the County.*
08/19/2015	LBCR Zoning Commission Kick-Off (2015_08_19)reduced.pdf *Presentation from the August 19, 2015 Fannin County Zoning Commission Kick-off Meeting.*
08/28/2015	LBCR Pool Elevations.pdf
08/28/2015	LBCR Elevation Frequency.pdf
10/14/2015	LBCR Public Open House (2015_10_14) Presentation and Survey Results.pdf *Presentation and survey results from the LBCR Comprehensive Plan Public Meeting on*

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The Lower Bois d'Arc Creek Reservoir is envisioned as...

A NATURAL RESOURCE



A DESTINATION



A PLACE FOR RECREATION



AN ASSET FOR THE COUNTY



Summary | Vision

Overall, people are in support of the LBCR and want to see it flourish as a unique, natural resource for Fannin County. Even those who do not support the construction of the lake generally still understand the need for strategic planning to protect the land and prevent undesirable development. The following are the major themes that emerged during the public engagement process and were used to craft the vision for the LBCR.

Major Themes:

1. The LBCR should be a unique resource to the County
2. Economic development opportunities are important
3. Public access and recreational amenities are necessary
4. Agriculture and maintaining a rural environment is very important to the community
5. Commercial uses should be limited
6. Quality development is critical to protecting the natural environment of the LBCR
7. Residential options near the lake are desired
8. Some residents are upset about the lake being built, but still want to make sure the natural/rural feeling of the County is protected
9. Residential tax-base is important to the County, as well as the four school districts near the LBCR
10. Ease-of-access and response time is critical to emergency response personnel

