



NEWT CUNNINGHAM

Fannin County Judge

101 East Sam Rayburn Dr. – Suite 214

Bonham, Texas 75418-4346

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January 3, 2023

NOTICE OF PUBLIC HEARING BEFORE THE LAKE RALPH HALL ZONING COMMISSION AND COMMISSIONERS COURT OF FANNIN COUNTY, TEXAS

Your property ID(s) is/are located within the boundaries of the Lake Ralph Hall proposed zoning.

NOTICE is hereby given that the Lake Ralph Hall Zoning Commission of Fannin County, Texas will hold a public hearing at **5:30 p.m.** on **Thursday, January 26, 2023**, at the **Fannindel High School**, located at 601 W. Main Street, Ladonia, TX 75449.

NOTICE is hereby given that the Commissioners Court of Fannin County, Texas, will hold a public hearing at **8:45 a.m.** on **Tuesday, February 7, 2023**, at the Fannin County Courthouse, located at 101 E. Sam Rayburn Drive, Bonham, TX 75418.

At such time and place, the Lake Ralph Hall Zoning Commission and Commissioners Court will hear testimony and may take action on initiating the Lake Ralph Hall Zoning Regulations and Official Zoning Map pursuant to Texas Local Government Code Chapter 231 for an area 5,000 feet around the future shoreline (measured as 551 feet above mean sea level) of Lake Ralph Hall, including but not limited to agricultural, residential, and non-residential zoning districts and establishing development standards.

All interested citizens of the County are invited to attend these public hearings and participate in the same. Any property owner subject to the zoning may petition the zoning by filing a written comment with the Administrative Assistant to the Fannin County Judge. The Administrative Assistant must receive the petition to the Fannin County Judge by **5:00 p.m. on Monday, January 23, 2023**. Responses received after that time shall not be counted in the response record. The comment shall state the reason for the petition of the lake zoning regulation(s) and map, list the address of the property, or contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

If comments in protest are written and signed by the owners of at least 20 percent of either: (1) the lots covered by the proposed zoning; or (2) the lots extending 200 feet from those lots or from the street frontage of the opposite lots, then approval by the Commissioners Court shall only occur with a concurring vote of at least three-fourths of the complete membership of the Commissioners Court.

The proposed Zoning Regulations and Proposed Zoning Map can be found online at: <https://freese.mysocialpinpoint.com/ralphhall/documents>. Additional information and petition forms may be obtained in the Fannin County Judge's Office at 101 E. Sam Rayburn Drive, Suite 214, Bonham, Texas 75418, or by contacting the Administrative Assistant to the Fannin County Judge at 903-583-7455.

