

**Draft**

## **Bois d'Arc Lake Zoning Commission**

### **Minutes of Public Hearing and Public Meeting September 5, 2024**

**The Public Hearing**, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:20 am. Present were Chairman Cunningham and members Gilbert Welch and Kevin Darwin. Gary Fernandes participated via zoom.

**Item 1.** A quorum was established.

**Item 2.** Hear comments regarding Special Exception applications to reduce road frontage from 100' to a minimum of 60' on cul-de-sacs and curved roads:

- a. Bridgewater: ID# 75376, 548 CR 2949 in Dodd City, TX
- b. Cypress Point: ID# 81843, CR 2955 in Honey Grove, TX
- c. Cypress Point: ID#'s 81844, 128261, 128422, 128425, CR 2955 in Honey Grove, TX
- d. Cypress Point: ID# 128916, CR 2960 in Honey Grove, TX
- e. Cypress Point: ID# 81847, 1604 CR 2955 in Dodd City, TX

Di Hopkins, Director of Development Services, explained the applications. No one else spoke.

**Item 3.** Mr. Welch made a motion to adjourn the Public Hearing, second by Mr. Darwin. Motion passed unanimously. Adjourned at 8:25 am.

**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, 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 07/11/2024 Public Hearing and Regular meeting.

Mr. Welch made a motion to approve the minutes. Second by Mr. Fernandes. Motion passed unanimously.

**Item 4.** Discussion, consideration and action regarding Special Exception applications to reduce road frontage from 100' to a minimum of 60' on cul-de-sacs and curved roads:

- a. Bridgewater: ID# 75376, 548 CR 2949 in Dodd City, TX
- b. Cypress Point: ID# 81843, CR 2955 in Honey Grove, TX

c. Cypress Point: ID#'s 81844, 128261, 128422, 128425, CR 2955 in Honey Grove, TX

d. Cypress Point: ID# 128916, CR 2960 in Honey Grove, TX

e. Cypress Point: ID# 81847, 1604 CR 2955 in Dodd City, TX

Mr. Welch spoke about Cypress Point Lot 7 which is not on the cul-de-sac but is on a road with a slight curve. After considerable discussion developer Dan Cooper committed to revising the plot so that Lot 7 would have at least a 100' foot minimum.

A motion was made by Mr. Welch to recommend approval of the Bridgewater special exception to Commissioners Court. Second by Mr. Fernandes. Motion passed unanimously.

A motion was made by Mr. Welch to recommend approval of the Cypress Point special exceptions to Commissioners Court with the revision of Lot 7 (ID# 81847, 1604 CR 2955) to be 100 ft. road frontage. Second by Mr. Darwin. Motion passed unanimously.

**Item 5.** Discussion regarding Trails in the buffer zone around Bois d'Arc Lake;

Ms. Hopkins said that the trails shown in the Comprehensive Plan are primarily around the roads and in the right-of-way. Cypress Point plans to put gravel walking trails in its development. Malinda Allison discussed the history of trails planning in Fannin County and pointed out that one of the suggested trails is under the transmission line. Mr. Welch wants the planning process to consider future trails and trailheads.

**Item 6.** 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 7.** Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s).

Chairman Cunningham set the next meeting date as October 3 at 8:30 am.

**Item 8.** A motion to adjourn was made by Mr. Welch, second by Mr. Darwin. Motion passed. Adjourned at 9:26 a.m.

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**The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 5th day of September, 2024 at 8:30 a.m.**

**ATTEST:**

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Malinda Allison, Secretary