

DRAFT

Bois d'Arc Lake Zoning Commission

Minutes of Meetings on June 4, 2026

A Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:30 am. Present were Chairman Cunningham and members Kevin Darwin, Matt Titsworth and Gilbert Welch.

Item 1. A quorum was established.

Item 2. Hear comments regarding updating the Bois d'Arc Lake Zoning Future Land Use map inside of the Comprehensive Plan to identify future Commercial properties.

Hannah Cupps, Chairman of the Lake Economic Development Committee, discussed the Committee's recommendation to update the Future Land Use map in relation to commercial development along Highway 82. Chairman Cunningham asked Ms. Cupps to give an overview of the 8 developments which have been platted in the area.

Mr. Welch noted that the Zoning Commission has shied away from planned developments. Mr. Welch said that he would also like to see changes in the Comprehensive Plan for FM 897 and FM 396. Di Hopkins, Director of Development Services, discussed the process for providing notice of proposed changes. Chairman Cunningham mentioned the importance of the location of the future marina.

Item 3. Adjourn. A motion to adjourn was made by Mr. Welch, seconded by Mr. Darwin. Motion passed unanimously. Adjourned at 8:56.

A 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 Kevin Darwin, 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 4/2/2026 Public Hearing and Regular meeting;

Motion to approve by Mr. Welch. Second by Mr. Titsworth. Motion passed unanimously.

Item 4. Discussion and possible action regarding recommendation to Commissioners Court for approval of updating the Bois d'Arc Lake Zoning Future Land Use map inside of the Comprehensive Plan to identify future Commercial properties.

Mr. Welch said that he is in favor of commercial development along Highway 82. Ms. Hopkins explained the proposal. The change of the Future Land Use map does not change the zoning or property tax. Ms. Hopkins met with the North Texas Municipal Water District and they had no concern. Mr. Welch moved to submit the change to Commissioners Court with a recommendation to approve. Mr. Darwin seconded the motion. Motion passed unanimously.

Item 5. Discussion regarding development of a public campground. Chairman Cunningham noted that funds would be required to build and maintain it. Ms. Cupps has discussed this with the North Texas Municipal Water District. Mr. Welch favors a park that allows citizens to stay in RVs.

Item 6. Discussion and action to set the next BDALZC meeting and/or hearing date(s). Motion to set the meeting for July 2 at 8:30 by Mr. Welch. Second by Mr. Titsworth. Motion passed unanimously.

Item 7. Adjourn. Motion by Mr. Titsworth, second by Mr. Darwin. Motion passed unanimously. Adjourned at 9:15.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 4th day of June, 2026 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary