

Fannin County Lake Economic Development Committee (FCLEDC)

Official Meeting Minutes — Meeting #3

Date: April 14, 2026

Time: 5:3 PM — Called to Order

Location: Bois d'Arc Hall, 365 5th Street, Honey Grove, Texas 75446

Committee: Fannin County Lake Economic Development Committee (FCLEDC)

Attendance

Present: Commissioner Doug Kopf, Curtis Smith, Garry Mills, Drew Farris, Di Hopkins, Hannah Cupps, William Myers, Jeff Saba, Jason Conn

Absent: Dan Cooper, Stephanie Liebel

1. Call to Order & Quorum

Chair Hannah Cupps called the meeting to order at approximately 5:33 PM and established a quorum. Committee members and attendees introduced themselves.

2. Public Forum

County Judge Newt Cunningham addressed the committee regarding a potential park opportunity associated with Bois d'Arc Lake. Key discussion points included:

- Potential donation of approximately 10–20 acres for a public park
- Opportunity for boat access, camping, and recreational amenities
- Importance of timing and evaluating long-term county investment opportunities

No additional speakers addressed the committee.

3. Action Item — Approval of Minutes from March 10, 2026

A correction was noted to reflect that William Myers was in attendance.

Motion: Approve March 10, 2026 meeting minutes with correction

Motion By: Di Hopkins

Second By: Drew Farris

Vote: Approved by all members

Result: March 10, 2026 meeting minutes approved as corrected

4. Discussion, Consideration, and Possible Action — Future Land Use Map for Bois d’Arc Lake

The committee received a presentation from Chief Appraiser Tylene Gamble regarding property valuation, zoning impacts, and rollback tax implications. Key points included:

- Zoning designations do not directly increase property values; values follow market activity
- Rollback taxes are triggered by change in land use, not zoning alone
- Importance of phased development and coordination with the appraisal district
- Clarification that future land use planning does not change current zoning or taxes

The committee discussed proposed updates to the future land use map along US-82 within the lake buffer zone, including planning considerations for infrastructure, access, and long-term development patterns.

Motion: Proceed with next steps to initiate a public meeting process regarding future land use zoning classifications for select areas along US-82 within the buffer zone and drafting letters to notify landowners. Coordination with the Bois d’Arc Lake Zoning Commission & Commissioners Court.

Motion By: Commissioner Doug Kopf

Second By: Garry Mills

Vote: Approved by all members

Result: Motion passed

5. Discussion Only — Future Land Use Map for Lake Ralph Hall

The committee acknowledged the need to review and evaluate future land use considerations for Lake Ralph Hall. No formal action was taken.

6. Discussion Only — New Economic Development Topics in the County Lake Regions

Chair Hannah Cupps led discussion on broader economic development considerations, including:

- Increased development activity and investment across lake regions
- Importance of proactive planning to manage growth
- Need for coordination between county, municipalities, and stakeholders
- Emphasis on infrastructure, emergency access, and long-term development strategy

No formal action was taken.

7. Action Item — Set Next Regular FCLEDC Meeting

Motion: Set next regular FCLEDC meeting for May 12, 2026 at 5:30 PM at Bois d’Arc Hall

Motion By: Di Hopkins

Second By: Commissioner Doug Kopf

Vote: Approved by all members

Result: Next meeting set for May 12, 2026

8. Optional — Bois d’Arc Hall Tour

An optional tour of Bois d’Arc Hall was made available to attendees following the meeting.

9. Adjournment

Motion to Adjourn: Di Hopkins

Second By: Commissioner Doug Kopf

Vote: Approved

Meeting Adjourned

Motions & Votes Summary Table

Item	Motion By	Second By	Result
#3 Approve March 10 Minutes (with correction)	Di Hopkins	Drew Farris	Approved
#4 Set Public Meeting / Next Steps (US-82 in Buffer)	Commissioner Doug Kopf	Garry Mills	Approved
#7 Set Next Meeting (May 12, 2026)	Di Hopkins	Commissioner Doug Kopf	Approved
Adjournment	Di Hopkins	Commissioner Doug Kopf	Approved



5/4/26

F.C.L.E.D.C. Secretary

F.C.L.E.D.C. Chairman



05/13/26