

**Fannin County Lake Economic Development Committee (FCLEDC)  
Official Meeting Minutes — Meeting #4**

**Date:** May 12, 2026

**Time:** 5:32 PM — Called to Order

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

**Attendance**

**Present:** Commissioner Doug Kopf, Drew Farris (represented by proxy David Farris), Jeff Saba, Jason Conn, Stephanie Liebel, Dan Cooper, Curtis Smith (Secretary), Di Hopkins (Vice Chairman), Hannah Cupps (Chairman)

**Absent:** William Myers, Garry Mills

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**1. Call to Order & Quorum**

Hannah Cupps called the meeting to order at approximately 5:32 PM and established a quorum.

**2. Public Forum**

County Judge, Newt Cunningham addressed the committee regarding infrastructure planning and county road concerns associated with ongoing lake development activity. Key discussion points included:

- Need for proactive road planning as developments increase
- Importance of emergency vehicle access on county roads
- Concerns regarding future traffic congestion and infrastructure strain
- Importance of long-term planning for public safety and development

No additional speakers addressed the committee.

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**3. Action Item — Approval of Minutes from April 14, 2026**

The committee reviewed the April 14, 2026 regular meeting minutes.

Motion: Approve April 14, 2026 meeting minutes

Motion By: Di Hopkins

Second By: Commissioner Doug Kopf

Vote: Approved by all members

Result: April 14, 2026 meeting minutes approved

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#### **4. Discussion Only — Regarding Future Land Use Map for Bois d’Arc Lake**

Hannah Cupps provided an update regarding proposed future land use map modifications along the US-82 corridor within the Bois d’Arc Lake buffer zone. Discussion included:

- Proposed commercial target areas along US-82
- Parcel identification and floodplain considerations
- Public notice and zoning process timeline
- Coordination with the Bois d’Arc Lake Zoning Commission
- Anticipated Commissioners Court review process

No formal action was taken.

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#### **5. Discussion Only — Cypress Point & The Highlands at Cypress Point PID**

Developer Dan Cooper presented an overview of the proposed Cypress Point development and Public Improvement District (PID). Discussion topics included:

- Development layout and infrastructure plans
- Privately maintained public roads
- Public park and trail accessibility
- Community boat dock and amenity concepts
- Preservation of wooded areas and historic cemeteries
- Proposed neighborhood-scale commercial area
- Strategies to discourage speculative lot flipping
- Build timeline requirements and HOA enforcement
- Public access considerations tied to the PID structure
- Long-term economic impact and projected tax revenue

Committee members discussed infrastructure, development standards, and long-term planning considerations associated with the project.

No formal action was taken.

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

Hannah Cupps led discussion on ongoing economic development activity throughout the county lake regions, including:

- Bois d’Arc Lake marina negotiations and development status
- Hidden Oaks subdivision final plat approval
- Lake Ralph Hall construction and impoundment progress
- Local election and runoff updates
- Infrastructure and growth considerations surrounding lake development

No formal action was taken.

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## **7. Action Item — Set Next Regular FCLEDC Meeting**

Motion: Set next regular FCLEDC meeting for June 9, 2026 at 5:30 PM at Derrell Hall Education Center / Agri-Life (2505 N. Center Street, Bonham, TX 75418)

Motion By: Di Hopkins

Second By: Stephanie Liebel

Vote: Approved by all members

Result: Next meeting set for June 9, 2026

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## **8. Optional — Bois D’Arc Hall Tour**

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

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## **9. Adjournment**

Motion to Adjourn: Di Hopkins  
Second By: Commissioner Doug Kopf  
Vote: Approved by all members

Meeting adjourned at approximately 6:26 PM.

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**Motions & Votes Summary Table**

Item	Motion By	Second By	Result
#3 Approve April 14, 2026 Minutes	Di Hopkins	Commissioner Doug Kopf	Approved
#7 Set Next Meeting (June 9, 2026)	Di Hopkins	Stephanie Liebel	Approved
#9 Adjournment	Di Hopkins	Commissioner Doug Kopf	Approved

<https://youtu.be/ziJX1UGbYrU?si=1PjZDtzzlKy7iZr>

  
FCLEDC Secretary

  
Date

  
  
FCLEDC Chairman

06/12/26  
Date