

Bois d’Arc Lake Zoning Commission

Minutes of Public Hearing and Public Meeting April 3, 2025

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 Kurt Fogelberg, Matt Titsworth and Gilbert Welch.

Item 1. A quorum was established.

Item 2. Hear comments regarding a Special Exception application to reduce road frontage from 100’ for lot 6 of the The Ranch of Bois d’Arc development off of Highway 82 in Dodd City, Property ID# 99317 (83803, 128549).

Di Hopkins, Director of Development Services, said the request for change in road frontage to 71 feet was for lot 6 which is on a cul-de-sac. The property taxes were paid. There have been no protests. She recommended approval.

Item 3. Hear comments regarding a Change in Zoning application for approximately 10 acres; from A&R Agriculture and Ranching District to RE, Rural Estate Single Family District on CT 2955 in Dodd City, Property ID# 142695.

Ms. Hopkins said that this is a 10-acre tract of what will be a larger development in the area for Cypress Point. There have been no protests and she recommended approval.

Item 3. Mr. Welch made a motion to adjourn the Public Hearing, second by Mr. Titsworth. Motion passed unanimously. Adjourned at 8:34 am.

The Public Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:42 am. Present were Chairman Cunningham and members Kurt Fogelberg, 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 3/6/2024 Public Hearing and Regular meeting.

Mr. Welch made a motion to approve the minutes with one correction. Second by Mr. Fogelberg. Motion passed unanimously.

Item 4. Discussion and action regarding recommendation to approve a Special Exception application to Commissioners Court; reduce road frontage from 100' to a minimum of 60' for lot 6 of the The Ranch of Bois d'Arc development off of Highway 82 in Dodd City, Property ID# 99317 (83803, 128549).

Mr. Welch asked about the other two lots on the cul-de-sac. Mr. Chase Rolland of Decatur spoke as the applicant, noting that this is one lot out of three on a cul-de-sac, but that the other two are not in the buffer zone. Mr. Welch moved to submit this item to Commissioners Court for approval. Second by Mr. Fogelberg. Motion passed unanimously.

Item 5. Discussion and action regarding recommendation to Commissioners Court to approve a Change in Zoning application for approximately 10 acres; from A&R Agriculture and Ranching District to RE, Rural Estate Single Family District on CT 2955 in Dodd City, Property ID# 142695.

Mr. Fogelberg moved to submit this item to Commissioners Court for approval. Second by Mr. Welch. Motion passed unanimously.

Item 6. Discussion and action regarding any additional changes, modifications or requests that relate to Bois d'Arc Lake Zoning.

Chairman Cunningham noted that a potential developer stated in a recent conversation that he might donate funds for a County park.

Item 7. Discussion, consideration and action to set next BDALZC meeting and/or hearing date(s). A motion was made by Mr. Welch to set the next meeting for May 1 at 8:30 am. Second by Mr. Titsworth. Motion passed unanimously.

Item 8. Adjourn. A motion to adjourn was made by Mr. Titsworth, second by Mr. Welch. Motion passed unanimously. Adjourned at 8:58 a.m.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 3rd day of April, 2025 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary