

Bois d'Arc Lake Zoning Commission

Minutes of Public Meeting November 6, 2025

Item 1. Establish Quorum: A Public Hearing, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:37 am. Present were Chairman Cunningham and members Matt Titsworth, Kevin Darwin, Kurt Fogelberg and Gilbert Welch. A **Quorum** was present.

Item 2. Hear comments regarding Change in Zoning application from A&R, Agriculture and Ranching to R&C, Retail and Commercial District, 2245 E US HWY 82, Dodd City Tx 75438, A1023, J SIMPSON survey 8.82 acres, Property ID#83796:

No citizens addressed the issue of the change in zoning request

Di Hopkins of Development Services noted that the landowners have a dog kennel that was established before the Bois d'Arc Lake zoning map came into being in 2018; and in effect, their business was grandfathered in and they never saw the need to request a zoning change until plans to add another play yard room for the dogs, needed approval from the Development Services Director.

A discussion ensued with Gilbert Welch bringing up the possibility of a negative impact occurring with the changing of the entire property to commercial and another less desirable company obtaining the acreage in the future. He suggested the less impactful solution of a "specific use" permit that would allow the dog kennel to expand its operation without the entire property being deemed "commercial."

Item 3. After some discussion amongst the other members who agreed with Mr. Welch, a motion was made by Kurt Fogelberg to adjourn with Gilbert Welch seconding the motion.

A vote was taken with all members in favor of adjournment and the meeting **adjourned** at 8:43 a.m.

Immediately following the Public Hearing:

Item 1. The Regular Meeting was called to order by Chairman Newt Cunningham at 8:43 a.m. with the **Quorum** still in place.

Item 2. There were no speakers for Public Forum.

Item 3. Minutes from the 08/07/2025 were approved with a motion from Gilbert Welch to approve; a second from Matt Titsworth and a vote of aye from all members present.

Item 4. After a short discussion about what was previously discussed regarding a specific use permit instead of a **Zoning change for property located at 2245 E US HWY 82, Dodd City, Tx 75438, A1023, J SIMPSON survey 8.82 acres, Property ID# 83796**, Di Hopkins noted her approval to go with the suggestion of the lesser "specific use" as she felt it would serve the purpose for the dog kennels owners desire to add onto their building and stated her belief the owners would also be in approval for the specific use permit. Gilbert Welch noted the need for Ms. Hopkins to clarify the steps the landowner would need to take for the specific use permit to be issued and made the **motion to approve the issuing of a "specific use" permit** with member Kevin Darwin seconding the motion which **passed unanimously**.

Item 5. Discussion and possible action regarding any additional changes, modification or requests that relate to Bois d'Arc Lake Zoning:

Judge Cunningham began the discussion by referring to a **master plan for the “82 corridor”** and asked Di Hopkins **that an agenda item be added to the next Bois d’Arc Lake Zoning Commission meeting to discuss the matter.** Judge Cunningham noted his desire to invite people to make comments by placing a notice inviting public comment. Commissioner Fogelberg noted there already was quite a bit of new business being developed along 82. Ms. Hopkins noted there would first need to be the knowledge of what stretch of land should be included in the “82 Corridor” before she could reach out to the county’s residents for their thoughts. The idea of composing a workshop to address the matter was suggested. Judge Cunningham also brought up the matter of “a marina on the lake” and how it would probably take about 4 years from the start of any such project. He referred to discussion about new marinas that was touched on at the “Texoma Made Conference” he attended on the 5th of this month that would be resulting in billions of dollars of Infrastructure in that area of Texoma. Gilbert Welch noted how North Texas Municipal Water District involvement’s is a necessity. Matt Titsworth interjected his thoughts on how beneficial a campground at the lake would be to Fannin County Citizens to which Judge Cunningham brought up the challenges of coming up with the monies needed for the infrastructure costs associated with a campground development. After Judge Cunningham noted the need for five to ten acres for a safe campground development at the lake, Matt Titsworth asked that a **discussion regarding the development of a public campground also be placed on next month’s agenda.** Judge Cunningham noted it would be placed on next month’s agenda and he would be reaching out to people before the next meeting regarding the matter of a campground at the lake and what the price tag would be on its creation as well as other requests (a possible boat landing on Hwy 78 and discussion of the acquisition of Lake Fannin). He touched on the need to research the various funding possibilities for any new county projects.

Item 6. Discussion and action to set the next BDALZC meeting and/or hearing date(s): Di Hopkins noted that the date for the next meeting should probably be **Thursday, December 4, 2025.** A motion was made by Kurt Fogelberg and seconded by Gilbert Welch to have the next BDALZC meeting on that date. The motion was approved unanimously.

Item 7. Adjourn:

A motion to **adjourn** was made by Kurt Fogelberg, seconded by Gilbert Welch and the motion passed unanimously. The meeting **adjourned** at 9:08 a.m.

The above and foregoing represents true and correct minutes of the Bois d’Arc Lake Zoning Commission hearing and meeting that were held on the 6th day of November 2025 at 8:37am.

ATTEST: Rose Schwartz Rose Schwartz, Office Assistant to County Judge