

## **Bois d'Arc Lake Zoning Commission**

### **Minutes of Public Meeting December 16, 2025**

**Item 1. Establish Quorum.** The Regular Meeting of the Bois d'Arc Lake Zoning Commission was called to order by Chairman Newt Cunningham at 8:32 a.m. Present were Chairman Cunningham and members Kevin Darwin, Kurt Fogelberg and Gilbert Welch. Matt Titsworth was not present. A **Quorum** was present.

**Item 2. Public Forum;** Jarrett Tucker spoke to comment on possible changes occurring to the Bois d'Arc Lake Shore Management plan, voicing his concerns that local law enforcement has informed him and others that North Texas Municipal Water District may start allowing the general public to camp out in some areas of the lake's shore that is directly adjacent to private property. He noted that in the guidelines set out by the Tx Parks & Wildlife, public activity is strictly limited to the water of Bois d'Arc Lake. He spoke at length how he is in approval of those types of restrictions noted by the Tx Parks & Wildlife to be observed and to stay in place and warned of the possible consequences if those restrictions are not adhered to. He asked the BDALZC to keep those restrictions in place.

**Item 3. Approve Minutes from the 11/06/2025 Special and Regular meetings;** The minutes were approved with a motion from Member Gilbert Welch to approve; a second from Member Kevin Darwin and a vote of aye from all members present.

**Item 4. Discussion and possible action to approve the formation of a committee dedicated to studying and promoting economic development within the Bois d'Arc Lake zoning area, and to bring recommendations to the Bois d'Arc Lake Zoning Commission;** Judge began the discussion noting that Fannin County resident and entrepreneur, Gary Tucker has been very vocal about this for the past year and knows of others who are interested and want to get involved in development. Mr. Tucker then spoke first calling attention to some current development problems (a subdivision unable to get water, no marina at the lake) and stated he believes the county to be about 10 years behind in addressing growth issues and believes the county has made it difficult for some developers who are interested in our county. He stressed that he was more about "managing growth" as opposed to "promoting growth." He noted that he was thankful for the "fires" the committee have handled but reiterated his belief that there is a need to start planning for the growth that is coming.

**Item 5. Discussion regarding marinas;** In a continuation of his statements on Item 4, Gary Tucker noted his belief that the North Texas Municipal Water District could "care a less about a marina or a public beach." He stated that it would take constant pressure on the district for anything to happen thus the reason for the need to create a commission to possibly make a difference in that area. He commented on the qualifications of the people from the list he has submitted to make up the committee he is wanting to see formed. The names include: Director of Development Services, Di Hopkins; City of Telephone



Landowner, Raymond Smith; Bonham Fishing Guide, Jason Conn; Owner of Blessings & Butterflies, Stephanie Liebel; Real Estate Agent from Bonham Land & Ranches, Garry Mills; Owner of Bois d'Arc Propane, Steven McIntire; Owner of Bois d'Arc Hall in Honey Grove, Jeff Saba and Real Estate Agent for C4 Home and Land Team, Hannah Cupps. Judge Cunningham advised Mr. Tucker that the BDALZC did not have the authority to "appoint" a committee but that they could recommend that action to the Commissioners Court but advised that a presentation about their committee would be advisable for their request to be seriously considered and voted upon while noting that the Commissioners may additionally require something to be presented to the Subdivision Committee. He explained that the primary concern of the NTMWD is clean water and expounded on the challenges the creation of the committee might be faces with. Frustration was expressed by Mr. Tucker over what he views as delays in the development process but noted confidence in Judge Cunningham and his efforts to do what is best for the county. Judge Cunningham stated that one of the problems existing with the construction of a public beach at Bois d'Arc Lake is a price tag of about a million and half. He then noted he was ready to recommend to the Commissioners Court that a committee be put together to look at development around the lake but noted the board may have questions for Mr. Tucker that were not yet answered. In response to Judge Cunningham's question on Mr. Tuckers' business ownership, Mr. Tucker noted he was the owner of a boat storage facility north of the 897 Bridge, and he owned 7 acres with his taxes having raised in recent years from \$5,000 a year to \$60,000. He also discussed his plans to expand to two more facilities in the next years. The creation of "bylaws" was discussed with the suggestion for research to be done on what bylaws exist for similar committees. Kevin Darwin first thanked Mr. Tucker for his efforts before suggesting a little more diversity for a committee that is not just made up of realtors, and business people, suggesting the inclusion of farmers, ranchers, educators, city council people, etc. and also suggested it be required that anyone on the committee have a permanent residence in Fannin County. The inclusion of financial and legal expertise for the committee was another suggestion. **Fannin County Fire Marshal and Emergency Management Coordinator, Troy Hudson** spoke to address the matter of safety and to confirm that anyone camping out on the shorelines of Bois d'Arc Lake who are not landowners are trespassing and that the Sheriff has been called out regarding trespassers on the lake. Speaker **Jarrett Tucker** returned to the podium to discuss incidents of people being on the land surrounding the lake where they had no legal access to (he noted there had been 5 such incidents since November 8<sup>th</sup> and that he had personally ran some people off property near to his). Judge Cunningham noted the matter would be looked at to determine whether North Texas Municipal Water District would need to be consulted regarding the problem.

**Item 6. Discussion regarding development of a public campground;** Judge Cunningham explained how there's a group who want to see a campground at Lake Fannin; a group who would like to see a campground at the 78 access to the Red River; and a group who would like there to be a campground on the north side of the lake before reiterating how the price tag for any of those locations would be in the range of a million and a half dollars. Mr. Tucker then proposed that one of the goals of his committee would be to make the money from development to fund the creation of a public campground and how his proposed



committee would do the legwork involved in such a project. **Hannah Cupps**, one of the proposed members for the committee, spoke to inform the BDALZC that she represented around 500 property owners around the lake and expounded about the work that could be expected from her and those interested in forming this committee. Judge Cunningham advised her of the skillset that would be needed within the committee for it to be successful. Ms. Cupps noted that the group of people she was associated with were largely interested in lake-oriented development and she would help Mr. Tucker fine tune their plans.

**Item 7. Discussion regarding Master Plan for the 82 Corridor;** Judge Cunningham expounded on the importance of Hwy 82 and how development will most likely be occurring at the major intersections. He also covered the importance of bringing in quality development citing the mistakes made around Lake Tawakoni (politicians having major control over deals turned bad) and the development that should be avoided. Ms. Cupps asked Judge Cunningham for other suggestions besides legal and financial experts. Commissioner Fogelberg interjected his thoughts of the need to work within the rules established by NTMWD and the need for more businesses on Hwy 82, ie., gas stations and other businesses on 82 “to help support the lake system”. He stated his desire to see the creation of the committee to move forward and be approved by BDALZC before going back to the Commissioners Court. After more discussion regarding the importance of Hwy 82, Hannah Cupps touched on how much of the 82 corridor is not currently zoned and would probably never come before the BDALZC. Judge Cunningham noted the population has not yet hit 50,000 (which he noted may occur with the next census) as the reason for some of the areas she spoke of not being zoned just yet. Commissioner Fogelberg noted that North Texas Municipal Water District may have some rules in place that need to be changed (seemingly referring to the unauthorized camping around the lake). After more discussion Judge Cunningham asked the question if the line of thought was for BDALZC to establish a sub-committee without the Commissioners Court approval to which Gilbert Welch responded that the BDALZC does not have the authority to appoint a committee and reiterated his advice for Mr. Tucker and his group to get better organized and present a more detailed plan to present to the Commissioners Court. He said he wouldn’t mind them bringing back their plan before BDALZC for recommendation of approval “to the Commissioners Court.” Judge Cunningham concurred, noting that it would be helpful for Mr. Tucker to bring their improved presentation before the BDALZC before presenting it to the Commissioners Court. Judge Cunningham noted one thing to avoid is making exceptions to the rules without them being equitably applied to all. After more discussion the plan to have a workshop and invite the public for input was agreed upon to be a good idea. Judge Cunningham suggested a date sometime in mid-January for holding a workshop to help with the plans of the committee. Commissioner Fogelberg suggested Di Hopkins be questioned about the matter of people camping out around the lakeshore and about duck hunting issues. After more discussion, Mr. Welch and Hannah Cupps agreed with Judge Cunningham that he call a workshop to occur sometime in Mid-January (in the evening) with the results of the workshop to be discussed at the following BDALZC meeting before a presentation is again pitched to the Commissioners Court for the formation of their proposed committee.

**Item 8. Discussion and action to set the next BDALZC meeting and/or hearing date(s);**

A motion to set the next BDALZC meeting for **January 8 at 8:30 a.m.** was made by Gilbert Welch, seconded by Kurt Fogelberg and the motion passed unanimously.

**Item 9. Adjourn:**

A motion to **adjourn** was made by Gilbert Welch, seconded by Kurt Fogelberg and the motion passed unanimously. The meeting **adjourned** at 10:00 a.m.

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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 16th day of December 2025 at 8:32am. ATTEST: Rose Schwartz Rose Schwartz, Office Assistant to County Judge