

Bois d'Arc Lake Zoning Commission  
Minutes of Meeting January 8, 2026

The Meeting, held at the Fannin County Courthouse, was called to order by Chairman Newt Cunningham at 8:30 am. Present were Chairman Cunningham and members Kevin Darwin, Matt Titsworth, Gilbert Welch and Kurt Fogelberg.

Item 1. A quorum was established

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Item 2. Public Forum. No one spoke in Public Forum.

Item 3. Approve minutes from 12/16/2005 Public Hearing and Regular meeting. Mr. Fogelberg made a motion to approve the minutes. Second by Mr. Welch. Motion passed unanimously.

Item 4. Discussion and possible action regarding the recommendation to the Commissioners Court to consider the approval of an MOU (Memorandum of Understanding) between Fannin County and Cypress Point on the Lake LLC ("Cypress Point") regarding a development plan by Cypress Point containing an HOA (Home Owners Association) and the future establishment of a PID (Public Improvement District)

Chairman Cunningham provided an overview of the law relating to public improvement districts. Matt Spies discussed the Cypress Point on the Lake LLC development and its use of a PID.

Ross Martin, on behalf of Cypress Point on the Lake, further discussed the law regarding a PID. The PID would be managed by an administrator engaged by the County but paid with PID funds. The funds would likely be collected by the Appraisal District. If a property goes into foreclosure and is sold, the first proceeds go to pay the property taxes.

Also discussed were the roads that need improvements and upgrading needed for the water lines. There was also discussion of the upkeep of the public areas.

Di Hopkins, Director of Development Services, discussed the importance of the Memorandum of Understanding. She said that the preliminary plat for review by the Subdivision Committee was almost completed.

Chairman Cunningham asked about the development history of the company. A representative of Cypress Point said that this was the company's first planned development. Gilbert Welch said that a performance bond should be required.

Ms. Hopkins said that she recommended sending this to Commissioners Court.

A motion to recommend this to Commissioners Court was made by Mr. Darwin, second by Mr. Welch. Motion passed unanimously.

5. Discussion and action to approve recommending to the Commissioners Court the formation of a committee dedicated to study and promoting economic development within the Bois d'Arc Lake zoning area.

Gary Tucker began the discussion and introduced Hanna Cupps, who distributed the proposed Fannin County Lake Economic Development Committee (FCLEDC) by-laws and a list of Committee members.

Chairman Cunningham asked if they had considered representatives from the North Texas Municipal Water District and the Upper Trinity Regional Water District. He also suggested setting up a working group to meet in the evening. Introduced were Di Hopkins, Gary Mills, and William Myers of BEDCO. William Myers spoke about his enthusiasm for the working group. Gilbert Welch warned against making the group too large. He said that members should be residents of Fannin County. Chairman Cunningham said that perhaps the entities, and not the members, should be located in Fannin County. Chairman Cunningham said a workshop has been scheduled for January 20 to discuss zoning and development. Gilbert Welch said that a commissioner should be a member, and that members should attend meetings and not their designees. Mr. Welch said that representatives of the water districts and cities should be welcome. Chairman Cunningham said that Commissioners Court approval was not necessary for the organization. Chairman Cunningham discussed the potential park and marina.

Mr. Darwin would like the Commissioners to approve the members. Chairman Cunningham suggested a discussion before Commissioners Court. A motion was made by Mr. Fogelberg to take the item to Commissioners Court; second by Mr. Gilbert. Motion passed unanimously.

6. Discussion and action to set the next BDALZC meeting and/or hearing date(s). Motion to set the next date as February 5 made by Mr. Darwin. Second by Mr. Welch. Motion passed unanimously.

7. Adjourn. A motion to adjourn by Mr. Fogelberg at 10:41. Motion passed unanimously.

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**The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 8th day of January, 2026 at 8:30 a.m.**

**ATTEST:**

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Malinda Allison, Secretary