

Bois d’Arc Lake Zoning Commission
Minutes of Meetings on April 2, 2026

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 Kevin Darwin, Matt Titsworth, Gilbert Welch and Kurt Fogelberg.

Item 1. A quorum was established.

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Item 2. Hear comments Change in Zoning application from A&R, Agriculture and Ranching District to RE, Rural Estate Single-Family District, CR 2960 in Dodd City, Property ID# 81853.

Di Hopkins, Director of Development Services, discussed the proposal.

Item 3. Adjourn. A motion to adjourn was made by Mr. Welch, seconded by Mr. Fogelberg. Motion passed unanimously. Adjourned at 8:30.

A Public 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.

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

Item 3. Approve minutes from 01/08/2026 Regular meeting; Motion to approve by Mr. Darwin. Second by Mr. Titsworth. Motion passed unanimously.

Item 4. Discussion and possible action regarding recommendation to Commissioners Court to consider the approval of a Change in Zoning application from A&R, Agriculture and Ranching District to RE, Rural Estate Single-Family District, CR 2960 in Dodd City, Property ID# 81853.

Ms. Hopkins reported that no protests have been received. She recommended the proposal to go to Commissioners Court for consideration. Mr. Darwin noted that it was

zoned agricultural when the current owner purchased the property. There was discussion of the Comprehensive Plan and Chairman Cunningham said that the Comprehensive Plan needs to be updated. Mr. Hopkins noted that the interlocal agreement with Dodd City needs to be updated. She also noted that there had been no protests and that the adjacent properties had been rezoned. Dale McQueen of the Bois d'Arc Municipal Water District and Ms. Hopkins discussed requirements for water commitments for subdivisions. Mr. Welch made a motion to forward this request to Commissioners Court for consideration with a recommendation that it be adopted. Second by Mr. Titsworth. Motion passed unanimously.

Item 5. Discussion regarding development of a public campground. Chairman Cunningham discussed the competition for priority between Lake Fannin and a park on Bois d'Arc Lake. He noted that the North Texas Municipal Water District has offered land for a park but that a plan for the park would need to be prepared to present to North Texas. The role of the Bois d'Arc Lake Economic Development Commission was discussed. Mr. Titsworth suggested using volunteers. Mr. Gilbert suggested contributions from developers. An agenda item for the park will be on the next meeting of the Zoning Commission.

Item 6. Discussion and action to set the next BDALZC meeting and/or hearing date(s). Mr. Darwin made a motion to set the date for the next meeting as May 7. Second by Mr. Fogelberg. Motion passed unanimously.

Item 7. Adjourn. Motion by Mr. Fogelberg, second by Mr. Welsh. Motion passed unanimously. Adjourned at 9:13.

The above and foregoing represents true and correct minutes of the Bois d' Arc Lake Zoning Commission meeting that was held on the 4th day of June, 2026 at 8:30 a.m.

ATTEST:

Malinda Allison, Secretary