

**Bois D' Arc Lake Zoning Commission**  
**05/04/2023 8:25am Special Meeting Minutes**

On Thursday, May 4, 2023 the Bois D' Arc Lake Zoning Commission (BDA-LZC) held a public meeting after public notice was posted at 12:28pm on April 27, 2023 with the following members being present:

**Newt Cunningham (NC)**  
~~**Gilbert Welch (GW) - Absent**~~  
**Gary Fernandes (GF) via phone**  
**Kevin Darwin (KD)**  
**Matt Titsworth (MT)**

Judge Cunningham called the meeting to order at 8:25 am.

**1. Establish Quorum;**

Gary Fernandes present via telephone, Gilbert Welch is absent.

**2. Hear comments regarding a Special Exception application from Bois d'Arc Shores in Dodd City to reduce setbacks from 80' to 50' and reduce frontage on cul-de-sacs and curved roads; Property ID#s 100348 and 81148;**

- Ms. Hopkins stated everything looks good. One protest was filed stating their concern was that it would allow more homes to be built and cause more traffic.
- Marcus Smith – Owner of Texas Land and Lakes stated only nice homes will be built, no mobile homes. There will be deed restrictions. Not asking for roads to be maintained by the County.
- Craig Malan mentioned the homes would start around 1,800 sq. ft., but most would be upwards of 3,400 sq. ft.

**3. Adjourn.**

*Mr. Fernandes moved to adjourn. Seconded by Mr. Titsworth. Motion passes 4-0.*

**Meeting adjourned at 8:35am.**

**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 May, 2023 at 8:25 a.m.**

**ATTEST:**

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**Lisa Loiselle - Administrative Assistant to  
Newt Cunningham, County Judge**