

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 10/31/2024 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, October 31<sup>st</sup>, 2024 the Fannin County Subdivision Committee held a public meeting after public notice was posted on October 25<sup>th</sup>, 2024 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

<b>Commissioner Self</b>	<b>Laura Robinson</b>
<b>Judge Cunningham</b>	<b>Deanna Staton</b>
<b>Di Hopkins</b>	<b>Maureen Henderson</b>
<b>Andy Garner</b>	<b>CAD- Christie Ussery</b>

- 1. Call to Order / Establish Quorum;**  
Jarrett Tucker and Commissioner Self were not in attendance, at 9.00am. Commissioner Self Attended at approx. 9.45am  
Call to order 9:01 a.m. Quorum: 7 present ( 8 after 9.45am)
- 2. Introductions;**  
Troy Wagner Commissioner-elect for Pct. 1. John Keen From South West Fannin SUD, Brenda Smith, Gary Tippet .
- 3. Public Forum; N/A**
- 4. Approve Meeting Minutes from: 8/29/2024 Motion :** Deanna Staton 2<sup>nd</sup>: Maureen Henderson Pass: 7-0
- 5. Discussion, consideration & action regarding: Adding verbiage to regulations for the transfer of properties less than 1 acre, when the property is contagious with an existing property owned by the buyer.**  
Discussion: How to best handle parcel sales of less than 1 acre being divided so as to not violate the regulations. Lots of less than one acre can be sold, but OSSF systems will not be permitted on newly divided lots less than an acre. Sometimes a parcel less than one acre is sold to a neighbor to correct and existing issue, such as an OSSF or structure being built beyond a property line by mistake.  
Discussion: Should there be added verbiage to 5.3 on definition of lot size. Judge suggested that Di Hopkins and Andy Garner get together to come up with some verbiage for exceptions going forward.  
Motion to table: Judge Cunningham 2<sup>nd</sup>: Ms. Henderson Pass: 7-0
- 6. Discussion, consideration & action regarding: Recommendation of new subdivision members.**  
There are two member terms coming up in Jan 2025: Commissioner Self and Jarrett Tucker. The Judge suggested that if Commissioner Self can stay on the committee then he should, as he has great knowledge and experience and has been doing a great job. Commissioner Self stated that if he can stay on the committee he would do it. Andy Garner will check and make sure Commissioner Self's term can legally be extended. Jarrett Tucker wanted to nominate John Keen for the board. The Board agreed if it was legal for AJ Self to remain on the Board and that John Keene would be welcome to take Jarret Tuckers spot.  
Motion: Di Hopkins 2<sup>nd</sup> Maureen Henderson Pass: 7-0
- 7. Discussion, consideration & action regarding: A waiver to 5.3e requiring 60ft. road frontage, to allow a 30ft. access easement to a 1 acre parcel.**  
Mr. Tippet was asking for a waiver of regulations to allow him to use an easement on his daughter's driveway for access to his property. Ms. Hopkins noted that this is a common request by property owners, did there need to be a definition in the regulations to allow this. Mr. Garner suggested that the definitions not be changed and instead add for a variance. Mr Keene commented that water companies cannot legally put a water meter for a person's house on another person property, therefore an easement would not legally work, and actual road frontage is required.  
Ms. Hopkins recalled that Mr. Sudderth had been allowed to have a 30ft Road frontage on a lot that could not be further subdivided.

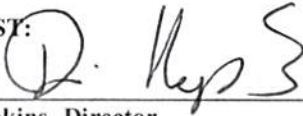
The board is to recommend to Commissioners Court to allow a 30ft. road frontage for Mr. Tippet:  
Motion: Maureen Henderson. 2nd: Deana Staton. Pass: 8-0

8. **Discussion, consideration & action regarding: New subdivision related topics in the County;**  
John Keene recommended that the water companies should approve plats for compliance with their utility easements before they are presented to Commissioners Court.  
Discussion: there needs to be a point of contact established for each water company, it was recommended to give the water companies 7 days to be able to protest a plat, if they did not respond before 7 days then it would be considered that they approved.  
Ms. Hopkins will send a list of water companies to Ms. Staton and Ms. Henderson , they will work together to get the information for the water companies Bridge water will also be coming up on the agenda here soon.
9. **Set next Subdivision Committee Regular Meeting date**  
Thursday December 12<sup>th</sup>, 2024. Motion: Ms. Hopkins. 2<sup>nd</sup>: CAD Ms. Ussery. Pass: 8-0
10. **Adjourn: 10:40am.** Motion: CAD Ms. Ussery. 2<sup>nd</sup>: Maureen Henderson Pass: 6-0

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on October 31, 2024 at 9:00 a.m.

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ATTEST:



Di Hopkins- Director  
Fannin County Development Services