

FANNIN COUNTY SUBDIVISION COMMITTEE

08/28/2025 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, August 28th, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on July 21st, 2025 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

A.J. Self	Tylene Gamble
Di Hopkins	Judge Cunningham
Deanna Staton	John Keen
Maureen Henderson	Jenny Garner

1. Call to Order / Establish Quorum;

Called to order at 9:00 a.m.

7 members present John Skotnik absent.

2. Introductions;

Linda Lambright, Hannah Cups, Angie Cups, Luke Guthrie, Landon Darwin, Matt Logue & Dale McQueen

3. Public Forum;

N/A

4. Approve Meeting Minutes from: 4/24/2025

Approve meeting minute's motion: Deanna Staton

2nd: Judge Cunningham Pass: 7-0

5. Discussion, consideration & action regarding: Waiver of Section 5.1(d) & (e) two points of access separated 0.25 miles, for Vincent property ID#'s 75787, 75788, 1821 CR 2980, Windom TX.

The developer is asking for a waiver to have one entrance/exit, due to there not being enough road frontage to meet the .25 mile distance between two points of ingress egress, and a curve in the road that could reduce visibility.

The structure of the entrance will be such that there will be two gates and the entrance will be 100 ft wide to allow vehicles to turn around without entering the subdivision if needed. It was mentioned that the County Road will need to be upgraded by the developers as well.

Motion to recommend to Commissioner Court Di Hopkins

2nd: John Keen, Judge Abstained Pass: 5-0

6. Discussion, consideration & action regarding: Waiver of sections 5.1 g 60Ft road width, if the road is concrete with curb and gutter, for Bailey Creek Estates ID#'s 71852 & 71724 & Noble Ridge ID# 86666

The developer would like to eliminate width of road from the back of the curb to the utility easements, as they consider this "dead space". The subdivision will be having a MUD as well as a HOA all internal roads will be private road. The HOA does not allow for parking on the streets either. The developer is asking for 26ft. concrete Rd. & 35ft ROW not including utilities. This item was tabled to bring it back again next month.

Maureen Henderson Came in at 9:20 a.m.

7. **Discussion, consideration & action regarding: Utility easement requirements for Subdivisions**
Discussion on time limits for Utility installations. Subdivision regulations 4.2.6 a. Construction Bonds states that “All construction shall be complete within two (2) years after approval of the final plat in a timely manner....” Ms. Cups questioned about a timeline, for Bois d’Arc Shores final plat, the final plat , Bois d’Arc Shores final plat was approved November 7, 2023 .It was decided that the County Judge will send a letter to this developer
let them know they are coming up to the two year mark, and if they do not have what needs to be completed done the County will pull the bond. This will put pressure on developers to do what needs to be done.
Motion: Maureen Henderson
2nd: Deanna Staton Pass 8-0
8. **Discussion, consideration & action regarding: New subdivision related topics in the County**
Cr. 2997, used to be a County Road, it was abandoned by the county in early 1970s, Therefore, making it an existing County road. It was recommended that this be taken to CC to have a private road name approved, with conditions. The conditions are to include the road will not be maintained by the county, tis subdivision will require a HOA, POA or private road maintenance agreement any future land owners, and it will be put in their deed. The developer will put signage at the entrance of the Subdivision with the Private road name and also that the road is not maintained by the county. A Private road maintenance agreement will be filed with each deed.
Motion to approve private road name with stipulations Deanna Staton
2nd: John King Pass: 780
9. **Set next Subdivision Committee Regular Meeting date, proposed August 28th:**
September 25th, 2025
Motion: Di Hopkins
2nd: Deanna Staton Pass: 8-0
10. **Adjourn:**
10:33 a.m. Motion: Di Hopkins
2nd: Deanna Staton Pass: 8-0

The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on August 28th, 2025 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services