

FANNIN COUNTY SUBDIVISION COMMITTEE

11/20/2025 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, November 20th, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on November 17th, 2025 in the entry foyer of Fannin County Court House. With the following Board members being present:

**A.J. Self
Maureen Henderson
Di Hopkins**

**Deana Staton
Laura Robinson
Judge Cunningham**

- 1. Call to Order / Establish Quorum;**
9:03 a.m. call to order, 6 members present
- 2. Introductions;**
N/A
- 3. Public Forum;**
N/A
- 4. Approve Meeting Minutes from: 10/30/2025**
Change the date of minutes to approve to 10/30/2025 approve minutes for 10/30/2025
Motion: Deana Staton, 2nd: Maureen Henderson **Pass:** 6-0
- 5. Discussion, consideration & action regarding: subdivision regulations and concrete and gutters road requirements possible changes to Section 5 Subdivision design standards 5.1 g. (p18) & Section 9: Standard Specifications FC 4.16c Concrete pavements (p36),**
Road width was suggested that the width for round curbs be 30 ft. and the width for square curbs be 40 ft.
Was decided that more verbiage was needed so would be passed on for now until more verbiage could be decided on.
- 6. Discussion, consideration & action regarding: Utility Easement requirements for Subdivisions, Section 5.2 Easements (a) (p20) and any resulting changes that may require changes to the Fannin County ROW ordinance.**
Discussed that there should be a check box on the final plat for utility easements being in place, if the box is not checked or cannot be checked the final plat will not be accepted until it is in place.
Motion: A.J. Self, 2nd: Maureen Henderson, **Pass:** 6-0

7. **Discussion, consideration & action regarding: Hackler Waiver for an exception to the paving requirement per section 5.6 b of the Subdivision regulations.**

Chris Hackler presented a concept plan, most of the property is in the buffer zone. He has checked and verified that he can get water meters, the proposition is graveled roads constructed to the County standards instead of asphalt or chipseal.

Motion to recommend to commissioner's court: Di Hopkins 2nd: A.J. Self, Pass: 6-0

8. **Discussion, consideration & action regarding: New subdivision related topics in the County:**

Jarrett Tucker discussed some problems that he is having with hunters and campers coming on to his property via Bois d'Arc Lake hunting deer and ducks, fishing and leaving litter. Mr. Ticker had understood that NTMWD, under the current rules, only allowed the public to have access to the water surface, for boating and fishing etc., but as of recently people have been accessing the NTMWD property that is adjacent to his own property, and has now been told that the public use is not contained to just the lake water but to the 541 ft- elevation line. Mr. Tucker said he will be asking the NTMWD directors to keep the current rules in place for the safety of the public.

Di Hopkins gave an update to the proposition being presented at the next Commissioners Court for the 5-acre exemption to platting being changed to 10-acre minimum, noting that there are already 5 protests to the change mainly by real-estate agents who feel this will considerably slow down development within the county. As the goal for this proposed plan is to promote better development not slowing development, Commissioner Self suggested that mandating a dedicated 30-foot easement for any and all division of land could be considered instead. It was mentioned that we still have an issue of ensuring utilities being brought to subdivisions and completed in a timely manner, at the expense of the developer, and utility companies can only guarantee access to a utility for a limited amount of time. Ms. Hopkins mentioned that at this time only Final plats require utility completion or bonding for utilities.

9. **Set next Subdivision Committee Regular Meeting date. Proposed November 20th, 2025**
Next Subdivision meeting will be set to December 18th

Motion to set next meeting: Di Hopkins, 2nd: Deana Staton, Pass: 6-0

10. **Adjourn**

Motion to adjourn at 9:45 a.m.: Di Hopkins, 2nd: Deana Staton, Pass: 6-0

The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on November 20th, 2025 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services