

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 12/15/2021 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Wednesday, Dec 15, 2021, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Nov 10, 2021 at 10:05am with the following board members being present:

Board members present:

**A.J. Self**  
**Jarret Tucker**  
**Matt Siompson**  
**Jim Simpson**

Guests & others present: Di Hopkins, Laura Robinson.

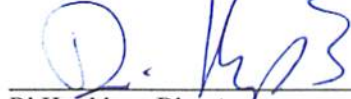
1. **Call to Order / Establish Quorum;** Commissioner A.J. Self, Chair, called the meeting to order at 9:08 a.m. Quorum established.
2. **Introductions;** Commissioner Self Introduced Laura Robinson from the County Clerks Office.
3. **Public Forum;** No one spoke in public forum.
4. **Approve Meeting Minutes from 11/17/2021;**  
**Motion: Approve the 11/17/2021 minutes, Jim Simpson, 2<sup>nd</sup> Jarret Tucker. Motion passed 4-0.**
5. **Discussion consideration and action regarding: Jim Allen Subdivision Regulations from TX Agri Life class in Hopkins County - Commissioner Self**  
Discussion from Jim Allison's recommendations:
  1. Could impact fees be added to a subdivision for road improvement per the recommendation of an engineer?
  2. No flag pole lots with less than 100ft road frontage.
  3. Parcels less than 10 acres can be plated; committee still feels that the less than 5acre rule is still best for Fannin County.
  4. No mention of road adoption should be made with the final plat.
  5. Preliminary plats may not be necessary, only checklist, followed by a final plat application procedure.
  6. Phased plats, master plat should be filed and then each phase as a final plat.
  7. Family member plat exception: degree of consanguinity can be 4 generations instead of 3.
  8. Engineer company to review plats. Engineering company that inspects in Anna could be a possibility.
  9. Two points of ingress egress for 1000+ homes.
6. **Discussion, consideration and action regarding enforcement letter protocol –AJ Self**  
Commissioner Self reported that he is still researching this.  
**No action**
7. **Discussion, consideration and action regarding update of subdivision regulations – Cody Jones**  
Discussion included:
  1. Review waiver of drainage study requirement to be presented in Commissioners Court.
  2. What it would take to move from a Mylar plat to digitizing the final plat. Di Hopkins to research further.
  3. Digital plats to be required with submittal of Application, so that they can be reviewed by the Board and commissioners etc.**Motion to approve need of digital plat with the plat application. Motion: Matt Simpson 2<sup>nd</sup> Jim Simpson.**

8. **Discussion, consideration and action regarding new Subdivision related topics in the County;**  
None
9. **Set next subdivision committee regular meeting; Jan 26th 2022, 9:00am,**  
**Motion: Matt Simpson, 2<sup>nd</sup> Jim Simpson Motion passed 4-0**
10. **Adjourn;**  
**Motion: Commissioner AJ Self, 2nd Jim Simpson. Motion passed 4-0.**  
Adjourned 9:53 am

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on Dec 15, 2021 at 9:08 a.m.

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ATTEST:



Di Hopkins - Director  
Fannin County Development Services