

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 10/30/2025 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, October 30<sup>th</sup>, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on October 24<sup>th</sup>, 2025 in the entry foyer of Fannin County Court House. With the following members being present:  
Board members present:

A.J. Self  
Di Hopkins  
Deana Staton  
Chritie Ussery

Judge Cunningham  
John Keen  
Jenny Garner

1. **Call to Order / Establish Quorum;**  
Called to order at 9:00 a.m. with 6 members present
2. **Introductions;**  
Matt Simpson and Dale McQueen were present
3. **Public Forum;**  
N/A
4. **Approve Meeting Minutes from: 9/25/2025**  
Approve meeting minutes from 9/25/2025  
Motion: John Keen, 2<sup>nd</sup>: Deana Staton, Pass: 5-0
5. **Discussion, consideration & action regarding: Waiver for an exception to the paving requirement per section 5.6 b. of the subdivision regulations**  
Pass until Andy Garner is present.
6. **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),**  
Pass until Andy Garner is present
7. **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.**  
Pass until Andy Garner is present
8. **Discussion, consideration & action regarding: Section 3.1.1 Lot size exception to platting.**  
9:15 a.m. Jenny Garner arrived  
Can we lawfully do 5 If it is 10 acres instead of 5 it can help to avoid some of the problems that could arise.  
Motion: recommend going from 10 to 5  
Motion: Deana Staton, 2<sup>nd</sup>: Judge Cunningham Motion: 7-0
9. **Discussion, consideration & action regarding: Cancellation of Star Fire Ranch Plat**  
Matt Simpson is the successor of the trust; she passed away and had a subdivision plan but buyers do not want to subdivide in the way that it is set up. There will need to be a public hearing and notice will need to be in the paper for 3 weeks.  
Motion: Recommend to take to commissioner's court to cancel.  
Motion: Judge Cunningham 2<sup>nd</sup>: Deanna Staton, Pass: 7-0

10. **Discussion, consideration & action regarding: New subdivision related topics in the County:**  
Still no marina or development plan for Bois' d arc Lake.  
Questions about no road frontage dedication on tracts that are not platted, especially the one-time severance lots.  
Can we legally require a survey with dedicated road frontage to be filed with the Affidavit for a one-time severance?  
Who can legally do a thoroughfare plan?
11. **Set next Subdivision Committee Regular Meeting date. Proposed November 20<sup>th</sup>, 2025**  
Motion to set the next date  
Motion: Deanna Staton 2<sup>nd</sup> Judge Cunningham Pass: 7-0
12. **Adjourn**  
Motion to adjourn at 9:51 a.m.  
Motion: Di Hopkins, 2<sup>nd</sup>: Deanna Staton Pass: 7-0

**The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on October 30<sup>th</sup>, 2025 at 9:00 a.m.**

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ATTEST:



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**Di Hopkins- Director**  
**Fannin County Development Services**