

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 4/24/2025 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, April 24<sup>th</sup>, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on April 21<sup>st</sup>, 2025 in the entry foyer of Fannin County Court House. With the following members being present:  
Board members present:

Commissioner Self  
Di Hopkins  
John Keen  
Maureen Henderson

CAD- Christie  
Judge Cunningham

1. **Call to Order / Establish Quorum;**  
9:09 a.m. 6 members present
2. **Introductions;**  
Dale McQueen, Ryan Ogden, Roger Cada Mayor of Savoy, Chase Rolland, Andy Garner, Drew Guthrie
3. **Public Forum;**  
N/A
4. **Approve Meeting Minutes from: 3/27/2025**  
Change King to Keen  
Motion: Judge Cunningham  
2<sup>nd</sup>: Christy CAD  
Pass: 6-0
5. **Discussion, consideration & action regarding: A waiver of section 4.2.5b.c. Construction plans & section 5.4.1: requiring drainage and internal storm drains to be designed to the 100-year flood storm event to allow the internal culverts to be designed to the 10-year storm event for The Ranch of Bois d'Arc PID#99317, 83803 & 128549, 19 lots**  
Chase Rolland, Ryan Ogden, Drew Guthrie, representing The Ranch of Bois d'Arc Subdivision, a subdivision using the Ranchette regulations, are asking for a waiver of the 100 year storm event for the sizing of culverts to allow the use of 25 year storm event instead. Their argument being that the worst case scenario would be some potential flooding in the driveways only. John Keene voiced concern that both the driveways and roads would be affected after heavy rains. There was discussion on deed restrictions and road maintenance agreements. That requires the residence of the subdivision to be responsible for the maintenance of the road.  
Maureen Henderson asked for cost difference for the two different sizes and they said it was about half.  
Motion to pass until a better idea is put together.  
Motion: Judge Cunningham  
2<sup>nd</sup>: John Keene  
Pass: 6-0
6. **Discussion, consideration, and action regarding: Adding to section 3.1 exceptions to platting a requirement for a notarized affidavit to be filed showing the reason for exemption for properties to be exempt from platting.**  
Change the verbiage from two "mays" to "shall" in 3.1. But the question was asked what kind of enforcement would be put in place and who would be enforcing it. Problem that water companies are seeing with sister lots is that they are sold and the new owners do not know that they have a water meter on their own property instead it is on their neighbors and it causes problems between neighbors. (Judge Cunningham left 9:50)  
Suggestion is to have an affidavit that they have to sign and file with the County Clerk, but CAD cannot enforce anything with this. If they decide to not sign the affidavit they will not be following the subdivision guidelines and there will be penalties and a statute that can be attached to section 3.1 of the subdivision regulations. Di Hopkins would have to be the person to enforce these rules. If Di Hopkins finds any violations she will have to

give them to the JP or the sheriff's office. Maureen Henderson will be getting with Grayson County to see how they make this work and also invite the director development services to a future meeting.

Di motioned to table.

Motion: Di Hopkins

2<sup>nd</sup>: Christy CAD

Pass 5-0

7. **Discussion, consideration & action regarding: A change to the Fannin County subdivision bylaws article III 3.1 membership: Making the Fannin County Civil attorney a permanent position instead of the Fannin County D.A.**

Andy has been appointed by the DA so no action is necessary.

Motion for no action: Di Hopkins

2<sup>nd</sup>: Maureen Henderson

Pass 5-0

8. **Discussion, consideration & action regarding: Set a public hearing to add verbiage to section 5, to allow shared access to driveways on state-maintained roads.**

Suggestion to use similar Verbiage from Grayson County subdivision regulations states TX Dot gives verbiage that they can have shared driveways on state maintained roads.

Motion to move to Commissioners Court Di Hopkins

2<sup>nd</sup>: Maureen Henderson

Pass 5-0

9. **Discussion, consideration & action regarding: New subdivision related topics in the County;**  
N/A

10. **Set next Subdivision Committee Regular Meeting date:**

Thursday May 29<sup>th</sup>, 2025

Motion: Di Hopkins

2<sup>nd</sup>: Maureen Henderson

Pass: 5-0

11. **Adjourn:**

10:36 a.m.

Motion: Di Hopkins

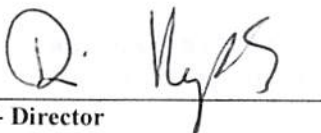
2<sup>nd</sup>: Christy (CAD)

Pass: 5-0

**The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on April 24, 2025 at 9:00 a.m.**

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ATTEST:



Di Hopkins- Director  
Fannin County Development Services