

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 09/25/2025 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, September 25<sup>th</sup>, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on September 19, 2025, 12:50pm in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

<b>A.J. Self</b>	<b>Judge Cunningham</b>
<b>Di Hopkins</b>	<b>John Keen</b>
<b>Deana Staton</b>	<b>Jenny Garner</b>
<b>Maureen Henderson</b>	<b>Andy Garner</b>

- 1. Call to Order / Establish Quorum;**  
Called to order at 9:02 a.m. with 7 members present.
- 2. Introductions;**  
Landon Darwin, David Cruz, Dale McQueen, Laura Robinson
- 3. Public Forum; N/A**
- 4. Approve Meeting Minutes from: 8/28/2025**  
Motion: Approve with the correction to add Jenny Garner Present – Deana Staton 2<sup>nd</sup> Judge Cunningham  
Passed 7-0
- 5. Discussion, consideration & action regarding: Waiver of section 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**  
9:11 Commissioner Self came in.  
Landon Darwin proposed 40 Ft. ROW with 29 extra ft. pavement and a rolled curb option. This will hopefully help the concerns of enough room for emergency services, vehicles passing and turn around space previously discussed. A rolled curb can help eliminate a lot of those problems as vehicles will then be able to pull off the road if necessary. The cul-de-sacs will follow the guidelines that are already in place.  
Motion to approve waiver to Commissioner's Court  
Motion: Deana Staton 2<sup>nd</sup>: Maureen Henderson Pass: 8-0
- 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),**  
Discussion for concrete roads with curb, gutter with Storm drains new standard should be: ROW will be 40 ft. minimum paved road width of 31 ft. for a traditional Barrier curb and 29ft for a rolled curb. It was decided that the new standard should be 29 ft. back-to-back for a rolled curb, and 31 ft. back-to-back for traditional curbs. It was decided that Cul-de-sacs requirements should remain per the current regulations. It was recommended that this should just be for local streets right now.
- 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.**  
Possible amendment to the ROW Ordinance: utility easements need to be outside the 60 ft. ROW road easement.  
Discussion: Before a final plat it is approved there needs to be more than just a letter of intent, things such as cost and how many homes can be on it.  
Maureen Henderson left at 10:30 a.m.  
Discussion continued to include taking bonds away on utilities; while retaining bonds for roads and drainage, Mr. Garner will get some more information.

Motion to no longer take final plats with uninstalled utilities as long as it is legal.

Motion: Di Hopkins, 2nd: Judge Cunningham, Pass: 7-0

**8. Discussion, consideration & action regarding: Culvert placement specification to be added to the Subdivision regulations and any resulting changes that may require changes to the Fannin County ROW ordinance.**

There needs to be a minimum of 10 ft. between edge of the culvert and property line, if a culvert is already in on the edge of the property line, then it will be grandfathered in. This will be added to the subdivision regulations on Section 4 that a culvert must be a minimum of 10 ft. from the property line, and also to the County ROW ordinance.

Motion to take the added subdivision regulation specifications to commissioner's court

Motion: Deanna Staton, 2nd: Judge Cunningham Pass: 7-0

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

Judge discussed that windmill farms appear to be folding.

Di Hopkins mentioned that Culvert and ROW permits have been processed for what she believes may be for the windmill farms.

The County Clerk's office intends to increase filing fees: Plat fees will go from \$36 and \$46 to \$65 and \$55.

**10. Set next Subdivision Committee Regular Meeting date. Proposed Oct 23 th 2025**

Motion to set next subdivision meeting for October 30<sup>th</sup>

Motion: Deanna Staton, 2<sup>nd</sup>: Di Hopkins Pass: 7-0

**11. Adjourn**

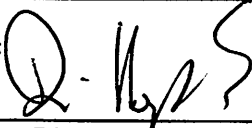
Motion: to adjourn at 10:49 a.m.

Motion: Judge Cunningham, 2nd: 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 September 25<sup>th</sup>, 2025 at 9:00 a.m.**

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ATTEST:



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