

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 02/09/2026 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Monday, February 9<sup>th</sup>, 2026 the Fannin County Subdivision Committee held a public meeting after public notice was posted on February 03, 2026 in the entry foyer of Fannin County Court House. With the following members being present:  
Board members present:

<b>A.J. Self</b>	<b>Doug Kopf</b>
<b>Di Hopkins</b>	<b>Maureen Henderson</b>
<b>Deanna Staton</b>	<b>Laura Robinson</b>
<b>John Keen</b>	<b>Andy Garner (9:05)</b>

#### **Call to Order / Establish Quorum;**

Meeting was called to order at 9:00 a.m. with 7 members present

- 1. Introductions;**  
Dale McQueen, Hannah Cupps, Angie Cupps
- 2. Public Forum;**  
N/A
- 3. Approve Meeting Minutes from: 12/18/2025**  
Motion to approve minutes from 12/18/2025: Deanna Staton 2<sup>nd</sup>: Maureen Henderson, Pass: 7-0
- 4. Discussion only: Lot size length to width ratio DreamWorks 7+-acre lot land division**  
Dream works has divided 44 7+ acre lots, Pete Gains asked if the county could make a lot width to ratio regulation. Di Hopkins talked to Andy Garner; it is believed that it cannot be done at this time as they do not find anything in the Local Government codes to allow a lot to width regulation. The property division was completed before the Minimum lot size was raised form 5+ acres to 10+ acres, so the division was legal, the developer did give the County a dedicated 30 ft. ROW dedication, but they did not have to have water and electricity available, but as this was before the new 10+ acre lot size was adopted they have not broken any regulations.  
**9:05 Andy Garner arrived**
- 5. Discussion, consideration & action regarding: 1-time severance procedure**  
As far as can be seen there is no exemption to plating that matches the criteria for a one-time severance in Local government code 232.  
Motion to recommend to abolish the one-time severance: Andy Garner, 2<sup>nd</sup>: Maureen Henderson, Pass: 8-0
- 6. Discussion, consideration & action regarding: Recommendation for Commissioners Court for Cypress Point Preliminary plat**  
Cypress point Preliminary plat will be going to Commissioners Court for approval Feb 17, 2026. This subdivision will be financed using a Public Improvement District (PID), this will be the first PID in the County. A PID is funded by selling bonds, the bonds are repaid by the people inside the PISD District, part of the Subdivision must be accessible by the public, in this case several roads, a walking trail and some sporting facilities. The roads will be dedicated County roads but they will be maintained by the HOA.  
Recommend to approve: Doug Kopf, 2<sup>nd</sup>: Maureen Henderson, Pass: 8-0
- 7. Discussion, consideration & action regarding: Recommendation for Commissioners Court for the Highlands at Cypress Point Preliminary plat**  
Motion to approve: Doug Kopf, 2<sup>nd</sup>: Maureen Henderson, Pass: 8-0

8. **Discussion, consideration and action regarding: New subdivision related topics in the County:**  
N/A
9. **Set next Subdivision Committee Regular Meeting date. Proposed February 26<sup>th</sup>, 2026**  
Motion to pass this month and go to regular meeting next month March 26<sup>th</sup>:  
Motion Deanna Staton, 2<sup>nd</sup>: Maureen Henderson, Pass: 8-0
10. **Adjourn**  
Motion to adjourn at 9:59 a.m.: Deanna Staton 2<sup>nd</sup>: Di Hopkins Pass: 8-0

**The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on February 9<sup>th</sup>, 2026 at 9:00 a.m.**

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ATTEST:

  
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Di Hopkins- Director  
Fannin County Development Services