

FANNIN COUNTY SUBDIVISION COMMITTEE

03/26/2026 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, March 26th, 2026 the Fannin County Subdivision Committee held a public meeting after public notice was posted on March 20, 2026 in the entry foyer of Fannin County Court House. With the following members being present:
Board members present:

A.J. Self
Di Hopkins
Jenny Garner
Christie Ussery

Doug Kopf
Maureen Henderson

1. **Call to Order / Establish Quorum;**
Called to order at 9:02 a.m.
2. **Introductions;**
Hannah Cupps, Angie Cupps, Newt Cunningham, Ryan Ogden, Scott Mayer, Laura Robinson, Boris Gokh, Maor Primo
3. **Public Forum;**
Judge Cunningham wanted to let everyone know that an attorney was not present at this meeting. He also wanted to know the status on these meetings going live, Doug said he had gotten with Dustin but no ETA yet.
4. **Approve Meeting Minutes from: Feb. 26th, 2026**
Motion to approve the minutes: Maureen Henderson 2nd: Doug Kopf Pass: 6-0
5. **Discussion, consideration & action regarding; The division of property ID# R000080772 and the status of it being considered already divided before the 10+ acre lot size exemption was adopted on January 20th, 2026.**
He would like clarification that his division of land is considered to be grandfathered in. TXDOT culvert Permits were filed 11/17/2025 and one lot was sold on 11/24/25. as changes were made in January of 2026. Committee did not see a problem with him being grandfathered in.
Recommendation to move forward with approval for the property to be considered grandfathered:
Motion A.J. Self, 2nd: Christie Ussery pass 6-0
6. **Discussion, consideration & action regarding: Short plats, apportionment, number of lots for a traffic study upgrade water lines or Bond before plat is approved.**
The language was not changed in commissioners court it was tabled when it was brought up about a month ago. Would like for it to say dedicated and not deeded. Easements give very specific rights to certain properties. It was suggested be 30 lots that will trigger a traffic study for a short plat.
Motion to approve 30 lots for a traffic study: Motion A.J Self, 2nd: Doug Kopf, Pass: 6-0
7. **Discussion, consideration & action regarding: Short plat J Kellen estates, utilities.**
It was previously decided per state regulations that short plats or the same as final plats and utilities either have to be paid for and in place or bonded before a short plat is approved. The question was at what point should a short plat be made to perform a traffic study
8. **Discussion, consideration & action regarding: Final plat for The Ranch of Bois d'Arc.**
The developer is choosing to bond for the remainder of the Utilities, road and drainage that are not completed, the road names have been changed to private road numbers per the newly passed regulations for the final plat.
Recommendation to move forward with approval: Motion Christie Ussery, 2nd: Doug Kop, Pass: 6-0

9. **Discussion, consideration and action regarding: New subdivision related topics in the County:**
Jenny Garner brought to the attention that a PID for Cypress point going to Commissioners Court on Tuesday March 31, 2026 has odd verbiage that she believes needs to be looked into more by the County. There is a provision in the PID that makes it non-recordable. It states if the County records it, it terminates it immediately and if they record it, it terminates it five days after. So we should look into this more.
10. **Set next Subdivision Committee Regular Meeting date. Proposed April 30th, 2026**
Motion to approve the next date: Maureen Henderson, 2nd: Jenny Garner, Pass: 6-0
11. **Adjourn**
9:49 a.m.

The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on March 26th, 2026 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services