

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 05/7/2026 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, May 7<sup>th</sup>, 2026 the Fannin County Subdivision Committee held a public meeting after public notice was posted on April 26, 2026 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

**John Skotnik**  
**Laura Rocbbins**  
**Di Hopkins**  
**A.J Self**

**Doug Kopf**  
**Deana staton**  
**Christie Ussery**  
**John Keen\**  
**Maureen Henderson**

1. **Call to Order / Establish Quorum;**  
Called to order at 9:00 a.m. Quorum Established.
2. **Introductions;**  
n/a
3. **Public Forum;**  
n/a
4. **Approve Meeting Minutes from: March 26<sup>th</sup>, 2026**  
Motion to approve the minutes: John Skotnik 2<sup>nd</sup>: Doug Kopf. Pass: 9-0
5. **Discussion, consideration & action regarding; The sale of old abandoned city roads, now County owned, between property lines. Example PID# 86536 & 86531 on FM 100 Monks Town.**  
DA John Skotnik suggested we table the item to give the DA's office time to verify that the property is legally owned by the County before proceeding.  
Motion to table: John Skotnik 2<sup>nd</sup> Di Hopkins Pass: 9-0
6. **Discussion, consideration & action regarding: Short Plat Pope Estates recommendation to commissioners Court.**  
Commissioner Kopf double checked to make sure that we had the 30ft from the center of the road as a dedicated easement on both CR 2905 & CR 2935.  
Motion to recommend to Commissioners Court for Approval: John Keen. 2<sup>nd</sup> Commissioner Kopf. Pass 9-0
7. **Discussion, consideration & action regarding: Final Plat for Hidden Oaks recommendation to Commissioners Court.**  
Discussion on CR 2980 the road leading to the subdivision from FM 1396, and the current width being adequate for the subdivision. The traffic study did not suggest the road would need to be widened further.  
Motion to recommend to Commissioners Court for Approval: Commissioner Kopf. 2<sup>nd</sup> Deana Staton Pass 9-0
8. **Discussion, consideration and action regarding: New subdivision related topics in the County:**

Discussion on how to try to achieve 60-foot ROW for existing roads in the County outside of a development. If the extra ROW is only obtained during plating there could be bottle neck situations. Matt Logue, a Bois d'Arc lake developer, made comment on how difficult it would be for a developer to purchase property each side of the road if it was decided that all roads needed to be widened leading to subdivisions, that it might take the county to intervene to accomplish that. Otherwise, it would deter people from developing. The was discussion about making dedicating and deeding ROW, if the ROW was dedicated the Property owner would have less land to be taxed on, but it could not be counted as contiguous, or in the total lot size, which could cause other issues for property owners. Also, Commissioners may need to consider placement of new culverts on the new Subdivision along with the need to move ditches, trees and fences.

- 9. Set next Subdivision Committee Regular Meeting date. Proposed May 28<sup>th</sup>, 2026**  
Motion to approve the next date: John Skotnik , 2<sup>nd</sup>: **Christie Ussery**, Pass: 9-0

- 10. Adjourn**  
**Motion to adjourn John Skotnik 2<sup>nd</sup> Di Hopkins Pass 0-9**  
9:52 a.m.

**The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on March 26<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**