

60 sized lots it would cost more on roads and utilities for the developer. Many remarks were made concerning narrow lots causing parking issues resulting in cramped street parking, this will be a major concern for access by emergency services, causing health and safety issues for the citizens of Fannin County, that it seems developers are trying to get around regulations to gain more profit at the cost of the safety of Fannin county citizens, the general consensus was that this is not appreciated by the County the County and should not be allowed, developers need to follow the regulations.

Motion to recommend to Commissioners Court to Deny: John Keen 2nd John Skotnik.

Motion passed unanimously.

8. Discussion, consideration & action regarding: Waiver of fees per lot Randolph Estates

The general consensus was that there should be no waiver of fees, they should remain as previously approved by Commissioners Court.

Motion to recommend to Commissioners Court to Deny: John Skotnik 2nd John Keen.

Motion passed unanimously.

9. Discussion, consideration and action regarding: New subdivision related topics in the County:

Chris Rhone broached the subject of drainage study fees for short plats for just a division of 1 lot into 2 lots being quoted to him at \$6000, being costly for a 2-lot division of property.

10. Set next Subdivision Committee Regular Meeting date. Proposed July 30th, 2026

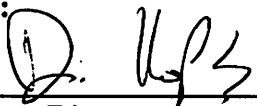
Motion to approve the next date: John Skotnik, 2nd: Christie Ussery, Motion passed unanimously.

11. Adjourn: 9:52 am

Motion to adjourn John Skotnik 2nd Di Hopkins Motion passed unanimously.

The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on June 25, 2026 at 9:00 a.m.

ATTEST:



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

FANNIN COUNTY SUBDIVISION COMMITTEE

06/25/2026 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, June 25, 2026 the Fannin County Subdivision Committee held a public meeting after public notice was posted on June 17, 2026 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

John Skotnik
Laura Robinson
Di Hopkins
A.J Self

Deana staton
Christie Ussery
John Keen

1. Call to Order / Establish Quorum;

Called to order at 9:00 a.m. Quorum Established.

2. Introductions;

Board members Skotnik: Criminal District Attorney. Laura Robbins: County Clerk's office. Di Hopkins: Fannin County Development services. AJ Self: PCT 1 Commissioner. Deana Staton: Main Street Title Co. Christie Ussery: Fannin CAD. John Keen: South West Fannin County SUD.

Guests: Andy Garner: Assistant District Attorney. Judge Cunningham: County Judge. John Bezher: Civil engineer. Hannah Cupps: Real-estate agent. Dale McQueen: Bois d'Arc MUD. Ross Altobeli: City of Bonham Director of Community Development. Troy Hudson: Emergency Management. Lyn Marsh: Emergency Management. Chris Rhone, Tracey Hudson & Wes Lawson: Community members.

3. Public Forum;

n/a

4. Approve Meeting Minutes from: May 7th, 2026

Motion to approve the minutes: John Skotnik 2nd: Deana Staton. Motion passed unanimously.

5. Discussion, consideration & action regarding: Request from Underwood Surveyor to provide letters for property owners that are exempt from platting, for their Board.

Discussion on Procedure, suggestion to require a signed and notarized affidavit for all property divisions that are exempt from platting, John Skotnik, suggested needing to add proof of ID and other verifications further review is needed by the DA office

Motion to table: John Skotnik 2nd Di Hopkins. Motion passed unanimously.

6. Discussion, consideration & action regarding: Preliminary plat For Bois d'Arc Valley Estates.

Motion to recommend to Commissioners Court for Approval: John Skotnik. 2nd Deana Staton. Motion passed unanimously.

7. Discussion, consideration & action regarding: Waiver of owned road frontage for lot size Randolph Estates.

Engineer John Bezner speaking for the developer said that this regulation was trying to control density, it was pointed out that 30 x 120 lots are 3600 sq ft, a 60 X 60 lot is also 3600 sq ft and would meet the regulations, therefore the regulations are not controlling density, the engineer stated that by having 60 x