

The 3<sup>rd</sup> topic that was needing to be discussed Laura did not believe Tammy would like the wording of her attesting to something, would want to know what she is attesting to. Carla clarifies that she is just attesting that it is approved by the court, and signed by the members.

For discussion #4 that needed to be discussed instead of agency members the judge said it should say employees.

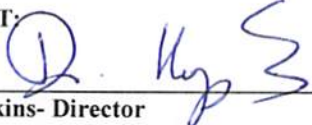
Decided to keep the one-time severance to also keep the 5 acres rule for platting and not change to 10 acres . It was also discussed that RV parks are going to be under consideration for permitting.

6. **Discussion, consideration and action regarding illegal subdivision of property –Di Hopkins:**  
When Upper trinity has divided some land they created shared easement, with two parties having a 50% interest in a 40ft ROW, if either party ever want to develop in the future they would be unable to as it is necessary to have a 60 ft. ROW to have a road. Everyone will take a closer look at it and see what can be done.
7. **Discussion, consideration and action regarding subdivision meetings to be moved to the last Thursday of the month and to the Darrell Hall Education Center, also change the bylaws to match- Di Hopkins:**  
Yes everyone is okay will that change.  
Motion: Jarrett Tucker  
2<sup>nd</sup>: Judge Cunningham  
Pass 10-0
8. **Discussion, consideration and action regarding new Subdivision related topics in the County;**  
Laura stated that every time there are amendments made to the subdivision handbook she does file it.
9. **Set next Subdivision Committee Regular Meeting date.**  
October 26, 2023 Darrell Hall Building  
Motion: Di Hopkins  
2<sup>nd</sup>: Maureen Henderson  
Passes: 10-0
10. **Adjourn**  
11:01  
Motion: Jarrett Tucker  
2<sup>nd</sup>: Maureen Henderson  
Passes: 10-0

**The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on September 28, 2023 at 9:00 a.m.**

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ATTEST:

  
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Di Hopkins- Director  
Fannin County Development Services

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 09/28/2023 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, September 28, 2023 the Fannin County Subdivision Committee held a public meeting after public notice was posted on with the following board members being present:

Board members present:

<b>Commissioner A.J. Self</b>	<b>Jarrett Tucker</b>
<b>Matt Simpson</b>	<b>Laura Robinson</b>
<b>Judge Cunningham</b>	<b>Maureen Henderson</b>
<b>Richard Glaser</b>	<b>Di Hopkins</b>

Guests & others present: Carla Easton, and Donna Lee

**1. Call to Order / Establish Quorum;**

**9:00 a.m.**

**2. Introductions;**

Carla Easton was present to discuss some topics she needed some clarification on for the subdivision regulations.

**3. Public Forum;**

N/A

**4. Approve Meeting Minutes from: 08/28/2023**

Motion: Maureen Henderson

2<sup>nd</sup>: Judge Cunningham

Passes: 10-0

**5. Discussion consideration and action regarding subdivision regulations- AJ Self:**

Carla Easton discussed some of the changes that were made at the last meeting, and asked if anyone had anything that needed to be modified. The one-time severance was discussed, the Judge suggested we keep it but just make corrections so that it cannot be abused. Plat fees were being discussed and a good price that Fannin County can adopt. Developers should pay for engineers, but they should not pay them directly, the County should collect and pay the engineer that way loyalty lays with the County and so the engineer has the Counties best interest at heart.

The definition of what a Flood Study Review was discussed to better clarify what it means, and it is to make sure that the change of drainage patterns from a new development will not affect people downstream.

Di Hopkins suggested adding a review fee to cover developers if they keep have to have the plat reviewed multiple times. \$100 for the first hr. then \$50 after that.

Proposed fee Changes:

Preliminary Plat fee: \$500+\$50 per lot

Final Plat fee: \$250/\$50 per lot

Replat Fee: \$250/\$50 per lot

Short Plat/Minor Plat fee: \$250+\$50/Ac up to 5, 5\$/Ac over 5

Amending Plat: \$75

Additional Reviews: \$250

Variance Request: \$250

Engineering Review: Cost

Drainage Plan Review: Cost

Construction Inspection: \$1000/2%

Re-inspection: \$100/admin fee

Short Plats will require drainage studies. an Amending Plat means, correcting a mistake on a plat that has already been filed, a change that will not affect or change the whole plat. This will go through Development Services to be approved by commissioner's court.

A replat is used to divide or join lots that have been previously plated. A construction fee should be in the preliminary plat.