

FANNIN COUNTY SUBDIVISION COMMITTEE

06/29/2023 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, June 29, 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:

A.J. Self	Edwina Lane
Jarrett Tucker	Laura Robinson
Maureen Henderson	Christie Usser
Di Hopkins	

Guests & others present: Maureen Handerson.

- 1. Call to Order / Establish Quorum;** called to order at 9:02 A.M. 7 members present 2 absent, Quorum met.
- 2. Introductions;** Carla Easton from EST.
- 3. Public Forum; None**
- 4. Approve Meeting Minutes from 05/25/2023**
Motion: Edwina Lane. 2nd: Maureen Henderson. Passed: 7-0
- 5. Discussion consideration and action regarding subdivision regulations- AJ Self:**
Carla discussed the changes and updates to the Subdivision regulations, such as clarifications of procedures for the platting process. Recommendations were made for increasing and restructuring development fees and adding some additional items to the Fee schedule.
Impact fees have very specific laws that have to be followed, there are planning grants through TDA to help with funding to allow us to implement impact fees
- 6. Discussion, consideration and action regarding changing road lot frontage from 30ft. to 60ft. -A.J. Self:**
The State fire code will tell you when you need two points of entry, depending on how many houses are there. Fannin County Subdivision regulations do not require but recommend multiple points of Ingress egress. 60ft.road frontage will enable a road to be added to a property at a later date. Carla suggested putting in a sliding scale in regulations for road frontage dependent on lot size. It was voted on to follow the Zoning regulations on lots sizes and road frontage, and to change the minimum Road frontage from 30ft to 60ft
Motion: Maureen Henderson. 2nd: Edwina Lane. Passed: 7-0
- 7. Discussion, consideration and action regarding adding well requirements to subdivision regulations- Di Hopkins:**
Per the Subdivision regulations water wells and septic's are allowed on a 2 acre minimum, but the permitting, flowage requirements and spacing are governed by the Red River Ground conservation and TCEQ.
- 8. Discussion, consideration and action regarding new Subdivision related topics in the County;**
Plats discussed, Fannin Ranch, Bois d'Arc Shores & Belle Vie. Discussions concerning: the 100 & 500 year floodplains. Plat Verbiage especially now roads are no longer to be adopted, MUD's, PID's and septic requirements, Fannin County encourages hookup to sewage, TCEQ permits and inspects sewage treatment plants. If anyone plans on building 3 story high buildings they will need to buy a ladder fire truck.
- 9. Set next Subdivision Committee Regular Meeting date.**
July 27th 2023 2nd floor courtroom
- 10. Adjourn**
11:15 Motion: Di Hopkins 2nd:Jarrett Tucker

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on June 29, 2023 at 9:02 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services