

FANNIN COUNTY SUBDIVISION COMMITTEE

10/27/2021 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Wednesday, Oct 27, 2021, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Oct 21, 2021 at 3:25pm. with the following board members being present:

Board members present:

A.J. Self
Jarret Tucker
Cody Jones
Dean lackey

Guests & others present: Di Hopkins, Maureen Henderson,

1. **Call to Order / Establish Quorum;** Commissioner A.J. Self, Chair, called the meeting to order at 9:26 a.m. Quorum established.
2. **Introductions;** No introductions
3. **Public Forum;** No one spoke in public forum.
4. **Approve Meeting Minutes from 9/22/2021;**
Jarret Tucker made a motion to approve the 9/22/2021 minutes, Cody Jones Second, Motion passed 4-0.
5. **Discussion consideration and action regarding: Drainage studies and drainage plans-Cody Jones.**
The county Ordinance does not establish minimum standards for drainage plans; a drainage study in the past for Sky View was less than adequate. Could the county not require drainage except for road ways, changing the ordinance to read that the liability is on the developer? Cody Jones to research wording from other counties, Grayson Collin etc. Jarret Tucker Motion Cody Jones 2nd Passed 4-0
6. **Discussion, consideration and action regarding ingress & egress of subdivisions – Cody Jones**
The subdivision regulations state there must be multiple points of ingress and egress for all subdivisions; if only one is to be allowed then a waiver must be applied for before the preliminary plat is presented to Commissioners Court. Could the regulations be changed to: multiple points only necessary for subdivisions over a certain amount of lots, 25 or 50? Should approval be sought from the local fire dept. Lots # to be researched discussed further?
Tabled No Action
7. **Discussion, consideration and action regarding a replat of Hidden Meadow trails subdivision & shared septic systems – Cody Jones**
A replat of a lot on hidden meadow trails: two houses share a septic system. Each house must have its own septic system for the lot to be divided.
No action
8. **Discussion, consideration and action regarding the subdivision of Property ID# 129386 + 2 more lots from 21 acres on CR 4925 Leonard – AJ Self.**
Tabled

9. **Discussion, consideration and action regarding enforcement letter and protocol –AJ Self**
Tabled
10. **Discussion, consideration and action regarding an exemption from platting of less than an acre with county approval for division of property to go to a no build or resale – Cody Jones**
Discussion this would be a merge so no action through Commissioners Court would be needed.
No Action Taken
11. **Discussion, consideration and action regarding update of subdivision regulations –Cody Jones**
Discussion to start going through the Subdivision regulations to see if any updates or changes need to be made, possibly 1 section a month, then forward changes to Commissioners Court for approval. Di Hopkins to look at regulations for section suggestions. Commissioner Self made a motion Cody Jones second passed 4-0
12. **Discussion, consideration and action regarding new Subdivision related topics in the County;**
Discussion: Remington Ranch is a 7 lot short plat coming in on CR 4027 in Savoy.
13. **Set next subdivision committee regular meeting;** Nov 17th 2021, 9.00am, Cody Jones made motion Jarret Tucker 2nd motion passed 4-0
14. **Adjourn;**
Jarred Tucker made a motion to adjourn, Seconded by Matt Simpson. Motion passed 4-0.
Adjourned 9:34am

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on Oct 27, 2021 at 9:00 a.m.

ATTEST:



Di Hopkins - Director
Fannin County Development Services