

**Denton County  
Development Support Committee  
Regular Meeting Minutes**

**Mary and Jim Horn Government Center  
1505 East McKinney Street  
Suite 176  
Denton, TX 76209**

**July 23, 2015**

<b><u>Committee Members Present</u></b>	<b><u>Title</u></b>	<b><u>Department</u></b>
Leslie Freeman	Environmental Coordinator	Health Department/Environmental
Stephen Belknap, CFM	Engineer-in-Training	Public Works/Engineering
Gary Cook, CFM	Development Coordinator	Public Works/Planning
Jim Terry	Fire Marshal	Fire Marshal
<b><u>Committee Members Absent</u></b>	<b><u>Title</u></b>	<b><u>Department</u></b>
Terri Crabtree, CFM	Planning Manager	Public Works/Planning
<b><u>Staff Members Present</u></b>	<b><u>Title</u></b>	<b><u>Department</u></b>
Misty Choate	Admin	Public Works/Planning
Manny Trevizo	Project Coordinator	Road & Bridge East
Hardy Burke	Civil Attorney I	District Attorney

Gary Cook called the meeting to order at 9:01 am

- I. Consider, discuss, approve and/or take any appropriate action on preliminary, minor and/or final plats.
  - **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**  
(The minimum lot area to be reduced from 1 acre to 6,000 s.ft. - Precinct #1)
  - **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**  
(The minimum lot frontage to be reduced from 60 ft. to 50 ft. - Precinct #1)
  - **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**  
(The minimum setback line to be reduced from 30 ft. to a Front Setback of 20 ft., a Rear Setback of 20 ft. and a Side Setback of 5 ft. - Precinct #1)
  - **Arrow Brooke Phase 1 – Preliminary Plat – Variance Request**  
(The minimum road right of way width to be reduced from 60 ft. to 50 ft. - Precinct #1)

After some discussion Steve Belknap spoke of the variances and said that the prior variances approval addressed these request. Hardy Burke recommended we pull the variances. The variance requests were pulled from the agenda.

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- **Chestnut Ridge Addition - Preliminary Plat**

After some discussion Leslie Freeman indicated he wanted the detention pond labeled and a statement indicating water wells and septic were capped. Jim Terry made a motion that we table the project and Steven Belknap seconded the motion. Motion passed unanimously.

- **Red Bird Ridge Development - Variance Request (Add 20' radius landscaping area centered at the cul-de-sac on Ellen Donald Road.**

- **Red Bird Ridge Development - Variance Request (Add 14' wide landscaping strip centered along Jess Wallace Road.)**

After some discussion Jim Terry made a motion to table the plat until more information on the cul-de-sac radius was returned. Leslie requested more information on water and septic. Steve Belknap seconded the motion. Motion carried unanimously.

II. The meeting was adjourned at 9:51 am.