



Notice of Public Meeting
Denton County Development Support Committee
Mary and Jim Horn Government Center
Public Works Conference Room
1505 East McKinney Street, Ste. 176
Denton, TX 76209
August 11, 2016
9:00 A.M.



The following items may come before the Development Support Committee for discussion and/or possible action:

- I. Call to order.**
- II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**
 - Arrow Brooke Phase 2A – Preliminary Plat (115 Residential Lots / 5 Open Spaces) 25.534 Acres Precinct 1
- III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**
 - Artesia North Phase 1B – Vacating Plat (Block 4, Lots 1R-21R) 3.355 Acres Precinct 1
 - Timberlake Trails – Replat (Lots 31R & 32R, Block A) 7.077 Acres Precinct 1
- IV. Consider, discuss, approve and/or take any appropriate action on variance requests:**

Big Sky Trails – Variance Requests

 1. In lieu of a minimum 1 acre lot as specified in the Subdivision Rules and Regulations (§IV.5.a, and §VI.7), we request a minimum lot size of 5,500 square feet (page 18).
 2. In lieu of a minimum lot width of 60-feet as specified in the Subdivision Rules and Regulations (§VI.7), we request a minimum lot width of 50-feet measured at the front building line (page 18-19).
 3. In lieu of a minimum ROW of 60-feet as specified in the Subdivision Rules and Regulations (§VIII.III.C.8) Road Policy, and Engineering Plans Checklist), we request a minimum ROW of 50-feet for local residential streets (page 34).
 4. In lieu of a maximum block length of 1,000 feet as specified in the Subdivision Rules and Regulations (§VIII.III.C.17), we request a maximum block length of 1,200 feet (page 35).

5. In lieu of requiring utilities (water, sewer & storm) to be constructed outside of the ROW as specified in the Subdivision Rules and Regulations, Engineering Plans Checklist, Number 8 (also §VIII.II.J), we request a variance to allow utility construction and easements to be located longitudinally within the ROW (page 32).
6. In lieu of a minimum 30-foot setback line for each lot as specified in the Subdivision Rules and Regulations (§VI.7), we are requesting a front building set back line of 20-feet, interior side yard setback of 5-feet, and corner side yard setback of 10-feet (page 18).

V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:

- None

VI. Adjournment.