

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

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

**June 11, 2015**

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

Terri Crabtree called the meeting to order at 8:58 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)

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**The lot sizes, lot frontage, setbacks and right of way widths are consistent with existing developments in the DCFWSD10, and the District is in support of the development as presented.**

There was much discussion with the Developer representative, Tracy LaPiene. Jim Terry made a motion to table the variance requests until they know more about FM1385 & its ability to handle the additional traffic. Luis 2<sup>nd</sup> the motion.

The motion was passed 2 – 0 (one abstention).

NOTE: For these variances to be re-considered by the committee, they want to see the traffic study and be able to speak with a TxDot Engineer regarding this development.

- II. The meeting was adjourned at 9:25 am.