Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. Development Services will hold the Development Support Committee (DSC) meetings via videoconference.

*** For information on how to watch or participate remotely from a computer or smartphone, visit [https://dentoncounty.gov/remote6](https://dentoncounty.gov/remote6) ***

*** To listen to the meeting live from a telephone, call 1-346-248-7799, for meeting ID press 869 2274 6012#, for participant ID press #, and for meeting password press 361377***

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 final plats, replats and other plats:**

   - None

III. **Consider, discuss, approve and/or take any appropriate action on variance requests:**

   - Don Snellgrove – Variance Request  
     Commissioner Precinct 1  
     (R76700)  
     - Request to not have to bring private road up to County standards  
     - Request to subdivide property on a private road

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

   - None

V. **Adjournment**
Subdivision Rules & Regulations

Variance Request

Subdivision: Cherokee Meadows Phase II R# 16700 Fee Paid: $8200

Property Description / Survey Name:
Snellgrove Tract, 7,607 acres
Abstract BB&B & CRR Co. Survey Abstract 184 Denton County, Texas 76700 DACD
Tract Phase Lot
Block ETJ

Name of Property Owner:
Marion Lavelle Snellgrove

Mailing Address:
2018 Danley Court, Flower Mound, Texas

Phone Number(s):
940-367-4395
Alternate: Dan Snellgrove 940-367-2806

Name of Applicant or Corporate Officer:
Marion Lavelle Snellgrove - applicant

Mailing Address:
SAME AS ABOVE

Phone Number(s):

State exactly what is intended to be done with the property which would not conform to the Ordinance.

The property which consists of three undeveloped lots, not less than two acres each is intended for sale and residential usage. The private road (PR6601) is a gravel surface and currently does not meet County standards. These lots are accessible by the private road which connects to FM 2450 in an unincorporated area between Bolivar and Krum. A Variance Request is requested to allow the survey/plat to be acceptable enabling the sale of said properties. These three lots are part of an older property description once called Cherokee Meadows Phase II which was sold in the early 1980’s. Currently twelve families own residential properties that are accessible by PR6601 for purposes of ingress and egress to their properties and FM2450. The three lots described above are the last remaining undeveloped acreage left in the Phase II properties.

Updated 01/04/2019
Please state the reasons for requesting the Variance.

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ATTACH ANY OTHER DOCUMENTS WHICH MAY BE REQUIRED, OR WHICH YOU CONSIDER IMPORTANT TO YOUR REQUEST.

Applicant Signature: [Signature]
Date: 4-14-22
April 12, 2022

To: Denton Development Services

Subject: Sale of undeveloped lots for residential use

Dear Sirs:

This letter is respectfully submitted for your consideration, concerning our desire to make these properties available for sale as residential lots identified in the following description: Denton CAD #76700, 7.607 acres located in the BBB & CRR Survey, Abstract No. 184, Tract 38 and 40, Sanger Denton County. These lots are adjoining PR6601 that extends from FM2450 in an unincorporated area between Bolivar and Krum Texas.

The lots as described above, comprise a portion of properties previously sold and developed in the early 1980’s. These properties were once identified as Cherokee Meadows Phase II. Currently, there are twelve properties of residential description that are occupied by various families having access to the road identified as PR6601 adjacent to FM 2450. These families make daily use of the road for ingress and egress to access their properties.

We would ultimately request consideration for permission and approval by the Commissioner’s Court for a variance request for this plat submittal enabling the described properties to be sold for residential use. We have secured letters of service for both electric and water utilities available for these properties. We have intentions of dividing said properties into three lots, each having no less than two acres each, totaling 7.607 acres. We have secured the services of Old Orchard Surveying, LLC to provide professional services and the plat submittal information required.

We would greatly appreciate your consideration of this request and review of the attached documents. We look forward to your response.

Sincerely,

[Signature]

Dan Snellgrove, Phone: 940-367-2806