

**May 12, 2021**

<b><u>Committee Members Present</u></b>	<b><u>Title</u></b>	<b><u>Department</u></b>
Stephen Belknap, PE, CFM	Asst. Dir. Development Services	Development Services / Engineering
Gary W. Cook, CFM	Senior Development Coordinator	Development Services / Planning
Clinton Shepard	Fire Marshall	Fire Marshall / Emergency Services
Leslie R. Freeman, R.S.	Environmental Coordinator	Health Department / Environmental
<b><u>Staff Members Present</u></b>	<b><u>Title</u></b>	<b><u>Department</u></b>
Commissioner Ryan Williams	Commissioner	Precinct 1
Jared Harwell	Development Services Manager	Development Services
Terri Crabtree, CFM	Senior Development Coordinator	Development Services / Planning
Judy Hall	Administrative Specialist III	Development Services

**I. Call to Order:** Meeting was called to order at 9:00 am.

**II. Consider, discuss, approve and/or take any appropriate action on preliminary and proposed plats and/or plans:**

- None

**III. Consider, discuss, approve and/or take any appropriate action on final plats, replats and other plats:**

- **The Meadows Pods, A, B, C** (1,587 Residential Lots, 2 Commercial Lots; 1 Multi-Family Lot, 1 Elementary School Lot and 39 HOA Lots)      Commissioner Precinct 4

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

- **The Meadows Pods, A, B, C** (7 Variance Requests)      Commissioner Precinct 4

Request to approve the preliminary plat and pre-development agreement for The Meadows, which includes developer funded improvements to Old Stoney Road and the following variance requests: 1) Submit preliminary engineering plans in lieu of a full set of engineering plans; 2) Reduce the minimum lot size from 1-acre to a minimum of 5,600 square feet or greater for at least 70% of all lots and 4,400 square feet or greater for no more than 30% of all lots; 3) In lieu of a minimum lot width of 60 feet the minimum lot width shall be 40 feet in width; 4) In lieu of 60' of right-of-way the minimum right-of-way shall be 55 feet for local residential streets and 65 feet for collector streets; 5) In lieu of a maximum block length of 1,000 feet the maximum block length shall be 1,200 feet for Street RR, Street DDD, Street III, and Street SSS as shown on the Preliminary Plat; 6) In lieu of utilities being constructed outside the right-of-way, utilities may be constructed longitudinally within the right-of-way; 7) In lieu of a minimum 30 foot front setback the setback shall be a minimum of 20 feet.

After some discussion, Stephen Belknap made motion to approve both the Preliminary Plat and the Pre-Development Agreement with the requested variances. Terri Crabtree 2<sup>nd</sup> the motion. Motion to approve plat passed unanimously (4-0).

**Denton County  
Development Support Committee  
Regular Meeting Minutes  
May 12, 2021**

- V. Consider, discuss, approve and/or take any appropriate action on proposed infrastructure development plans, surveys and engineering plans:**
- VI. Adjournment – 9:09 am**