



Planning and Zoning Commission AGENDA MEMO

Prepared By: John Cabrales Jr, City Administrator

August 29, 2022

Public Hearing for the Zoning of 179.779 and 15.563 acres

DESCRIPTION:

Hold a public hearing and consider an Ordinance for the Zoning of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas, and rezoning of 15.563 acres currently zoned (PD) Planned Development generally located east of S. County Line Road and south of Dove Hollow Lane to (PD) Planned Development for single family residential on one half (1/2) acre lots.

BACKGROUND INFORMATION:

Paloma Ranch Estates is an existing development in the southeast corner of the City of New Fairview. The developer, Dove Hollow Development, LLC is requesting to zone 179.779 acres annexed by Council action into the City and additional 15.563 acres currently zoned (PD) Planned Development. The total area being asked for zoning is 195.342 acres. Newly annexed property is automatically zoned (A) Agricultural into the City and the 15.563 acres has been zoned for one acre lots. The P&Z and Council are asked to approve an ordinance which would allow the development of one half (1/2) acre lots.

The zoning ordinance controls the development of this property and has exhibits which are tied to the lot layout of the property. If approved, the lots will be required to conform to the standards of the ordinance. The minimum lot size for Phases 3 and 4 are 21,780 SF or one half (1/2) acre lots. The homes will be setback twenty-five (25') feet from the front boundary line of each lot. Lots which face onto S. County Line Road and Dove Hollow Lane will have a mixture of shared and single driveways to limit the number of drive approaches on these surrounding roads. Exhibit E1 of the proposed zoning ordinance details where the driveways will be located. All other lots in the subdivision will have driveways which will access internal streets. There will be street connections to the first two phases of Paloma Ranch Estates.

Ten (10') foot sidewalks will be installed along the perimeter of the development adjacent to the S. County Line Road. A six (6') foot sidewalk will be constructed along Dove Hollow Lane. This is in consideration that in discussing with the developer, to add a safety element to the

housing fronting on S. County Line Road, that hardwood trees at three (3") inch caliper will be planted at forty (40') foot on center between the homes and the sidewalk. Monument signage for the development will be placed on both the S. County Line Road and Dove Hollow Lane frontages to the development.

Staff recommends approval of the Ordinance.

FINANCIAL CONSIDERATION:

None

RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION

I move to **RECOMMEND Approval/Denial** of Ordinance 202207-02-239 for the Zoning of 179.779 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas, and rezoning of 15.563 acres currently zoned (PD) Planned Development generally located east of S. County Line Road and south of Dove Hollow Lane to (PD) Planned Development for single family residential on one half (1/2) acre lots.

ATTACHMENT(S):

1. Ordinance 202207-02-239



**Planning and Zoning Commission
AGENDA MEMO**

Prepared By: John Cabrales Jr, City Administrator

August 29, 2022

Paloma Ranch Phases 3 & 4 Preliminary Plat

DESCRIPTION:

Consider the approval of a preliminary plat of Paloma Ranch Estates Phases 3 & 4 containing 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.

BACKGROUND INFORMATION:

Paloma Ranch Estates is an existing development in the southeast corner of the City of New Fairview. The developer, Dove Hollow Development, LLC is requesting to preliminary plat 195.342 acres to develop 261 single family residential lots and 4 non-residential lots. The preliminary plat is the precursor to development. The lots in the configuration shown on the plat conform to the conditions of the Planned Development zoning ordinance. The plat conforms to the technical requirements of the New Fairview Zoning and Subdivision Ordinances.

Staff recommends approval of the Preliminary Plat.

FINANCIAL CONSIDERATION:

None

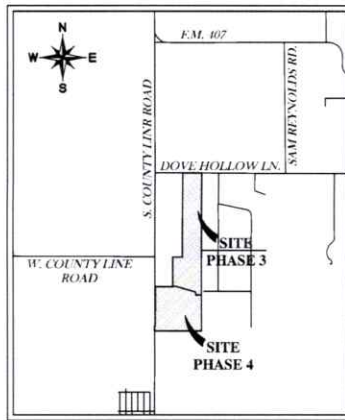
RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION:

I move to **Recommend Approval/Denial/Approval with conditions** of the request of the Preliminary Plat of a total of 195.342 acres in the James C. Jack Survey, Abstract No.679, Denton County, Texas generally located east of S. County Line Road and south of Dove Hollow Lane.

ATTACHMENT(S):

1. Paloma Ranch Phases 3 & 4 Preliminary Plat

THE CITY OF NEW FAIRVIEW PRELIMINARY PLAT FOR PALOMA RANCH ESTATES PHASES 3 & 4



VICINITY MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1.	COVER
2 & 3.	PRELIMINARY PLAT
7.	PRELIMINARY WATER LAYOUT
8.	PRELIMINARY DRAINAGE AREA MAP

NOTE: SEWER SEPTIC SYSTEMS ARE BEING USED FOR EACH LOT

OWNED BY:
DOVE HOLLOW DEVELOPMENT, LLC
2915 BIRCHWOOD DRIVE, SUITE 100
DALLAS, TX 75229
EMAIL: BENEVOLO@DOVEHOLLOW.COM
CONTACT: MR. BEN MCCALLUM

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 75061
(972) 266-4372
Toll-free in Texas - Toll-free # 1-800-778

LOCATED IN
**CITY OF NEW FAIRVIEW
DENTON COUNTY, TEXAS**



PRELIMINARY PLAT:

REVIEWED FOR PRELIMINARY APPROVAL:	
PLANNING & ZONING COMMISSION CHAIRMAN:	DATE _____
REVIEWED FOR PREPARATION OF FINAL PLAT:	
CITY ADMINISTRATOR, CITY OF NEW FAIRVIEW	DATE _____
ATTESTED: CITY SECRETARY	DATE _____

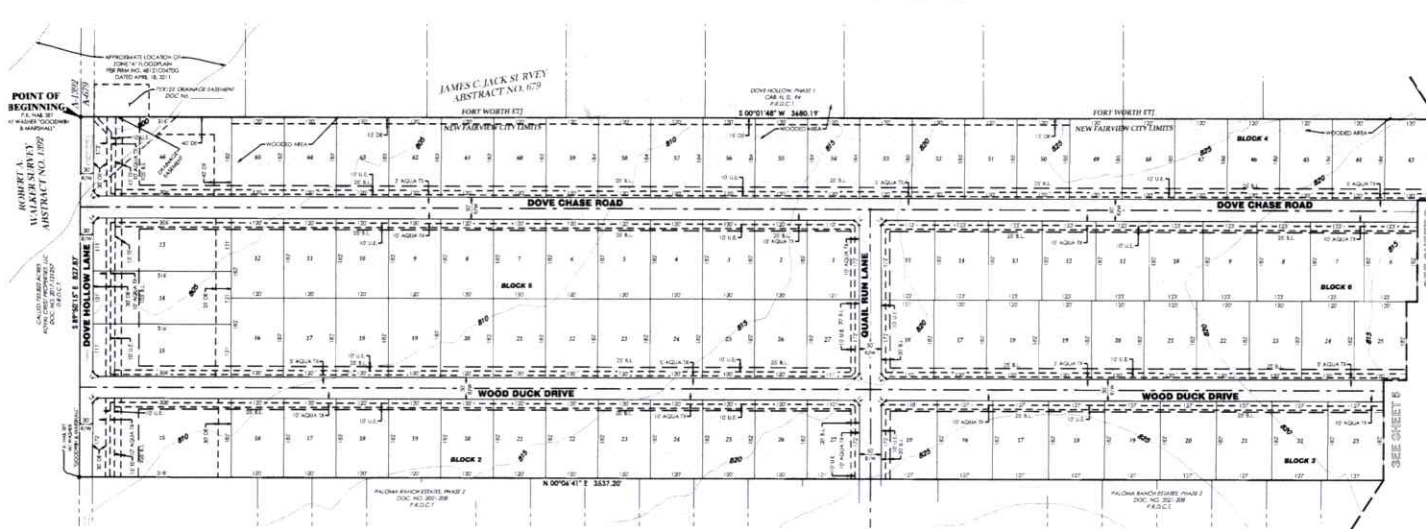
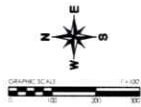
CASE #: 22-01-PP

JUNE, 2022

SHEET 1 OF 8

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LINE #	BEARING	DETAILED
11	S89°52'27.4\"	6.27
12	S89°52'27.4\"	31.45

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	240.00	43.81	209.78	S89°51'11.1\"	43.81
02	240.00	84.82	192.54	S89°51'07.5\"	84.82

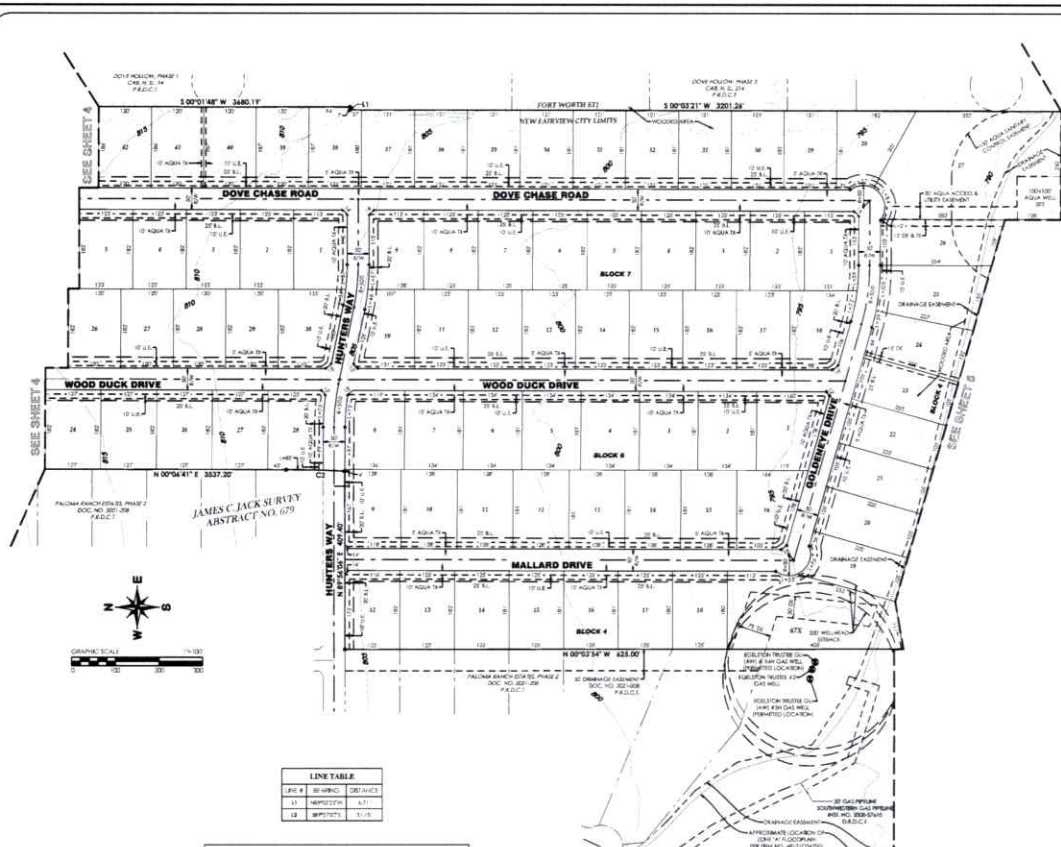
OWNER:
DOVE HOLLOW DEVELOPMENT, LLC
 595 BRENDSHIRE LANE, SUITE 125
 DALLAS, TX 75229
 EMAIL: BEN@DOVEHOLLOWDEV.COM
 CONTACT: MR. BEN MCCALLIN

PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 3008 Westbank Drive, Sugar Land, Texas 77498
 (281) 499-4459
 www.gm-c.com

PRELIMINARY PLAT
 OF
PALOMA RANCH ESTATES, PHASE 3 & 4
 BEING
 195.542 ACRES
 SITUATED IN THE
 JAMES C. JACK SURVEY, ABSTRACT No. 679
 CITY OF NEW FAIRVIEW, DENTON COUNTY, TEXAS
 361 RESIDENTIAL LOTS & NON-RESIDENTIAL LOTS
 Date: June 2022



CASE NO: Z3-01-PP



LINE TABLE	
11	PROPERTY L.I.
12	PROPERTY L.I.

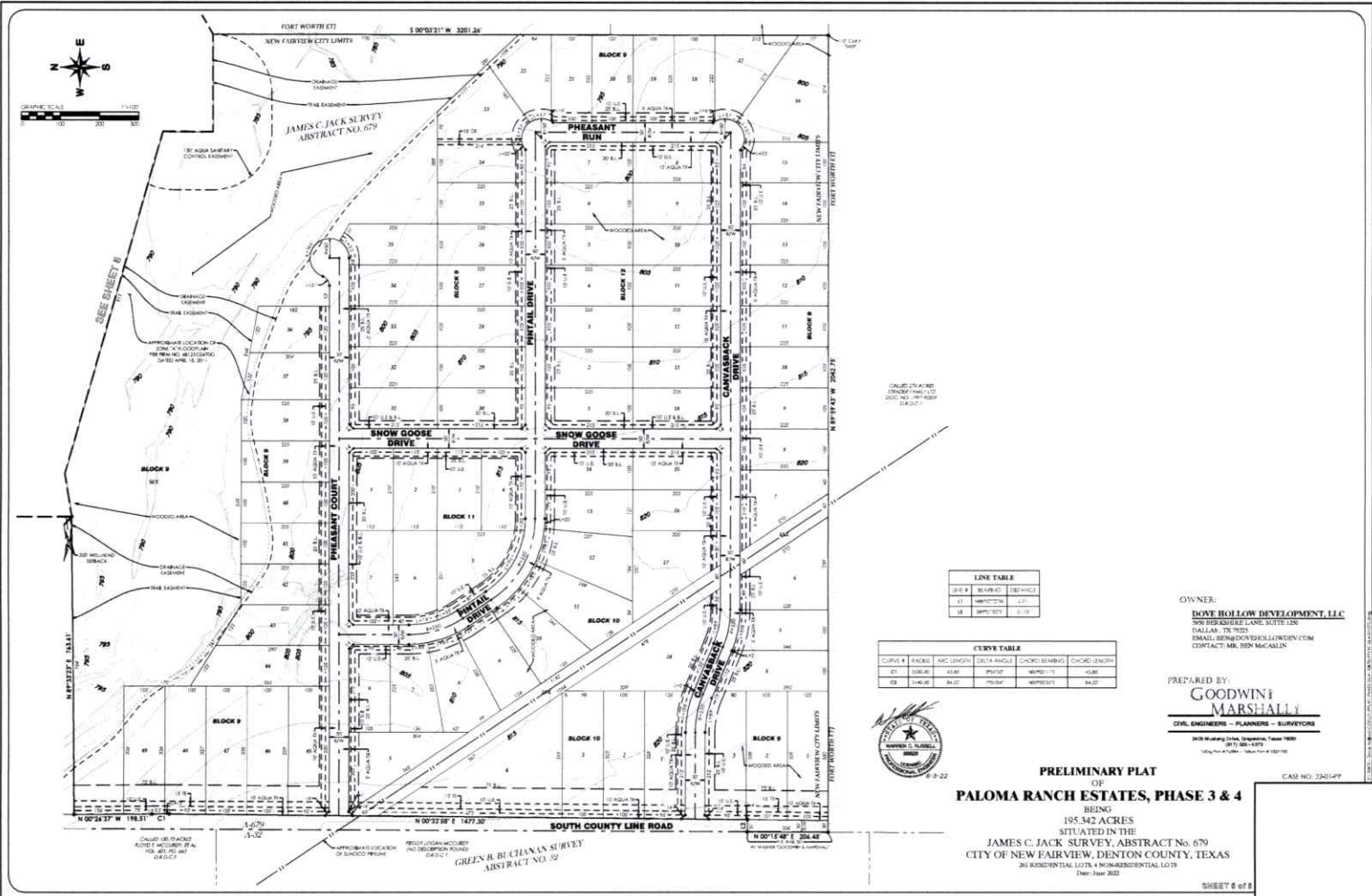
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	200.00	436.33	97.94°	N0°12'27" W	436.33
C2	200.00	436.33	97.94°	N0°12'27" W	436.33

OWNER
DOVE HOLLOW DEVELOPMENT, LLC
 1001 W. BROADWAY, SUITE 1500
 DALLAS, TX 75202
 EMAIL: BOND@DOVEHOLLOWDEV.COM
 CONTACT: MR. BEN MCGAULIN

PREPARED BY
GOODWIN MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2048 Woodway Drive, Suite 1000, Dallas, Texas 75201
 (214) 424-4873
 www.gm.com

PRELIMINARY PLAT
 OF
PALOMA RANCH ESTATES, PHASE 3 & 4
 BEING
 195.342 ACRES
 SITUATED IN THE
 JAMES C. JACK SURVEY, ABSTRACT No. 679
 CITY OF NEW FAIRVIEW, DENTON COUNTY, TEXAS
 36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
 Date: June 2022





LINE TABLE		
LINE #	BEARING	DISTANCE
11	S 89° 02' 31" W	1.71
12	S 89° 02' 31" W	1.19

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
01	43.86	43.86	90° 00' 00"	N 00° 00' 00" E	43.86
02	84.02	79.59	90° 00' 00"	N 00° 00' 00" E	84.02



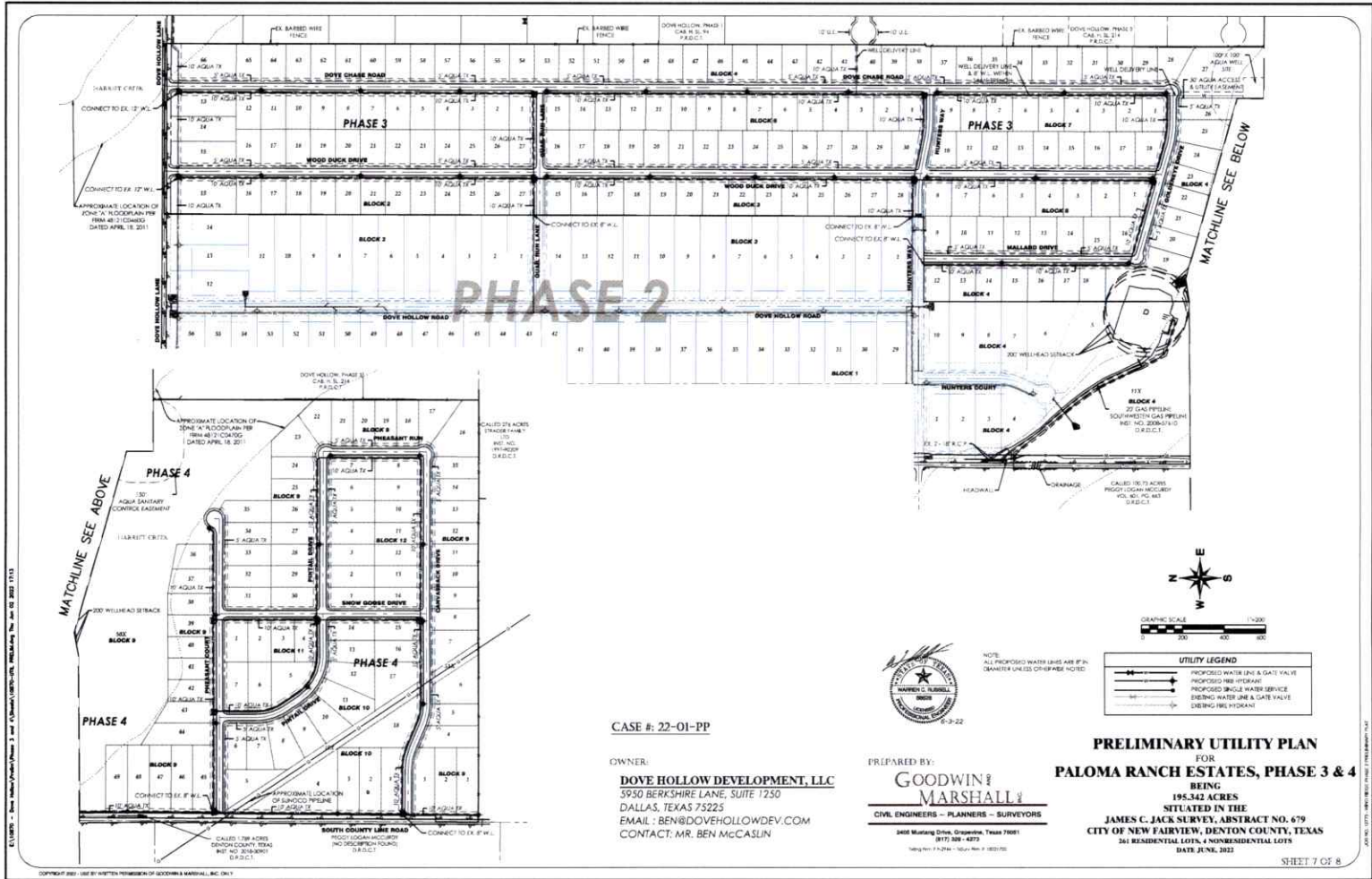
OWNER:
DOVE HOLLOW DEVELOPMENT, LLC
 506 BISHOP STREET, SUITE 200
 DALLAS, TX 75202
 EMAIL: BISHOP@DOVEHOLLOW.COM
 CONTACT: MR. BEN McCASLIN

PREPARED BY:
GOODWIN MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 1000 W. RINGGOLD STREET, SUITE 1000
 DALLAS, TEXAS 75201
 (214) 343-4377
 www.goodwin-marshall.com

PRELIMINARY PLAT
 OF
PALOMA RANCH ESTATES, PHASE 3 & 4
 BEING
 195.342 ACRES
 SITUATED IN THE
 JAMES C. JACK SURVEY, ABSTRACT No. 679
 CITY OF NEW FAIRVIEW, DENTON COUNTY, TEXAS
 26.6 ACRES OF LOTS 4 & 10 IN ADDITIONAL LOTS

CASE NO: 24014P

SHEET 6 of 8



CASE #: 22-01-PP

OWNER:
DOVE HOLLOW DEVELOPMENT, LLC
 3950 BERKSHIRE LANE, SUITE 1250
 DALLAS, TEXAS 75225
 EMAIL: ben@DOVEHOLLOWDEV.COM
 CONTACT: MR. BEN MCCASLIN



PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 3408 Mustang Drive, Coppell, Texas 75011
 (972) 308-4872
 www.goodwin-marshall.com

PRELIMINARY UTILITY PLAN
 FOR
PALOMA RANCH ESTATES, PHASE 3 & 4
 BEING
 195.342 ACRES
 SITUATED IN THE
JAMES C. JACK SURVEY, ABSTRACT NO. 679
 CITY OF NEW FAIRVIEW, DENTON COUNTY, TEXAS
 241 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
 DATE: JUNE, 2012

