



**City of New Fairview
Planning & Zoning Commission Meeting
999 Illinois Lane
Monday, November 27, 2023, at 6:30 pm**

1. **Call to Order and Determination of Quorum**
2. **Pledge to the Flags.**
 - A. **United States of America**
 - B. **Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.**
3. **Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city planning and zoning issues, projects, or policies to briefly address the Commission. Anyone wishing to speak should sign in with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens with the opportunity to speak, there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from discussing or acting on any item not listed on the posted agenda.
4. **Work Session:**
5. **New Business:** All matters listed in New Business will be discussed and considered separately.
 - A. **Receive and consider approval of the minutes for the September 11, 2023, meeting.**
 - B. **Consider recommending approval of a final plat for Lots 15-27, Block 2; Lots 15-28, Block 3; Lots 38-66, Block 4; Lots 1-27, Block 5 and Lots 1-30, Block 6, Paloma Ranch Estates Phase 3A, 70.624 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.**
 - C. **Consider recommending approval of a final plat for Lots 12-37, 67X, 68X, 69X, Block 4; Lots 1-18, Block 7; Lots 1-16, Block 8, Paloma Ranch Estates Phase 3B, 39.912 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.**
6. **Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
7. **Adjournment**

I, the undersigned authority, do hereby certify the above notice of the meeting of the Planning and Zoning Commission of New Fairview, is a true and correct copy of the said notice that I posted on the official posting at Fairview City Hall, FM 407, New Fairview, Texas, a place of convenience and readily accessible to the general public at all times, and on its website, said notice being posted this 21st day of November, 2023 at 5:00 PM at least 72 hours proceeding the meeting time.


Susan Greenwood, Assistant City Secretary



SEAL:

This facility is wheelchair accessible; parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at City Hall 817-638-5366 or fax 817-638-5369 or by email at citysecretary@newfairview.org for further information.



**City of New Fairview
Planning & Zoning Commission Special Meeting
999 Illinois Lane
Monday, September 11, 2023, at 6:00 pm**

**STATE OF TEXAS
COUNTY OF WISE
CITY OF NEW FAIRVIEW**

THE CITY COUNCIL CONVENED INTO A CITY COUNCIL MEETING THE SAME BEING OPEN TO THE PUBLIC, THE 24th DAY OF JULY IN THE NEW FAIRVIEW CITY HALL AND NOTICE OF SAID MEETING GIVING THE TIME PLACE AND SUBJECT THEREFORE HAVING BEEN POSTED AS PRESCRIBED BY ARTICLE 5 OF THE TEXAS GOVERNMENT CODE WITH THE FOLLOWING MEMBERS PRESENT:

PLANNING & ZONING COMMISSIONERS

**Commissioner Rebecca McPherson
Commissioner Denis Sansoucie
Commissioner Julie Burger**

ABSENT

Commissioner Lisa Cabrera

CITY STAFF

**John Cabrales Jr, City Administrator
Susan Greenwood, Court Administrator/Assistant City Secretary
Stephen Cook, City Planner
Ryley Paroulek, City Engineer**

1. Call to Order and Determination of Quorum (**Meeting called to order by Commissioner Rebecca McPherson at 6:05 PM, Roll Call with the above-mentioned names**)
2. Pledge to the Flags.
 - A. United States of America
 - B. Texas Flag Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.
3. **Public Comment:** The Planning and Zoning Commission invites persons with comments or observations related to city planning and zoning issues, projects, or policies to briefly address the Commission. Anyone wishing to speak should sign in with the City Secretary before the beginning of the Planning and Zoning Commission Meeting. In order to expedite the flow of business and to provide all citizens with the opportunity to speak, there is a three-minute limitation on any person addressing the Planning and Zoning Commission. State law prohibits the Planning and Zoning Commission from discussing or acting on any item not listed on the posted agenda.
4. **Work Session:**

5. **New Business:** All matters listed in New Business will be discussed and considered separately.

A. Receive and consider approval of the minutes for the July 24, 2023, meeting.

Motion: Commissioner Denis Sansoucie

Second: Commissioner Julie Burger

Vote: All in Favor

Result: Motion to approve the July 24, 2023, minutes.

B. Consider updating the New Fairview Capital Improvements Plan and Land Use Assumptions by the Capital Advisory Committee.

City Engineer, Ryley Paroulek, gave a presentation on updating the New Fairview CIP Plan and Land Use Assumptions by the Capital Advisory Committee. Paroulek explained this is a tool to help manage the growth of developments and a plan of the future growth over the next 10 years. He explained he came in August of 2021 and talked to the city about the CIP, and he also explained that Land Use Assumptions focuses on the future growth, the anticipated needs of future developments in the ten years, and that the Transportation Impact Fees help fix roads within the city.

Commissioner McPherson asked if Paroulek could show what part of US Highway 287 and Paroulek stated it was highlighted in red.

The City Planner Stephen Cook explained the reason why we go through the process is to understand the growth that s coming and create the Impact Fee to help pay for the roads based on a formula, which he explained that the city engineer has done the formula so that the City of New Fairview is legal in charging the Impact Fee.

The City Administrator John Cabrales Jr asked if there were any questions before we view the map. Paroulek displayed the CIP Map to show the location of needed road construction to handle the anticipated growth. Commissioner Burger asked what colors on the map show the roads that can be constructed. Paroulek stated the yellow and light blue ones on the CIP Map. Commissioner Sansoucie asked when the roads at Hilltop would be fixed. Cabrales explained that the city council approved a \$3.5 million dollar bond package to start road construction.

Motion: Commissioner Denis Sansoucie

Second: Commissioner Julie Burger

Vote: All in Favor

Result: Motion to approve accepting the Land Use Assumptions Map, the CIP Map, and to move forward to the next step of creating Impact Fees.

6. **Commissioner Announcements:** The Planning and Zoning Commission may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

City Administrator John Cabrales Jr. gave the Commissioners an update on the ribbon cutting on Saturday, October 14, 2023, for the New Park opening and our Truck or Treat event.

7. Adjournment

Motion: Commissioner Denis Sansoucie

Second: Commissioner Julie Burger

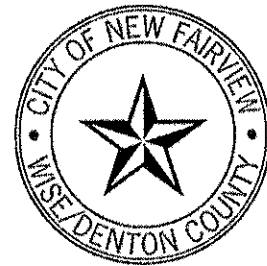
Vote: All in Favor

Result: Planning and Zoning adjourned the meeting at 7:10 pm.

MINUTES APPROVED ON THIS 27TH DAY OF NOVEMBER 2023.

Rebecca McPherson, Commissioner

Susan Greenwood, Assistant City Secretary



SEAL:

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AGENDA ITEM: 5A

Planning and Zoning Commission AGENDA MEMO

Prepared By: Stephen A. Cook, AICP Senior Planner

November 27, 2023

Approval of Final Plat for Paloma Ranch Estates Phase 3a

DESCRIPTION:

Consider recommending approval of a final plat for Lots 15-27, Block 2; Lots 15-28, Block 3; Lots 38-66, Block 4; Lots 1-27, Block 5 and Lots 1-30, Block 6, Paloma Ranch Estates Phase 3A, 70.624 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.

BACKGROUND INFORMATION:

Dove Hollow Development, LLC are owners of 70.624 acres located east of S. County Line Road. The Paloma Ranch Estates development was expanded by annexation and zoned Planned Development in August of 2022. The developer has submitted construction drawings for review and administrative approval to construct this phase of the subdivision. There are 113 single family residential lots in this phase of the subdivision. In order to begin construction, a final plat is required to be submitted and recommended for approval by the Planning and Zoning Commission and approved by the City Council.

The final plat conforms to the zoning and subdivision requirements of the City of New Fairview.

Staff recommends approval of the Final Plat.

FINANCIAL CONSIDERATION:

None

RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION:

I move to Recommend **Approval/Denial/Approve with Conditions**, of the request of the Final Plat for Lots 15-27, Block 2; Lots 15-28, Block 3; Lots 38-66, Block 4; Lots 1-27, Block 5 and Lots

1-30, Block 6, Paloma Ranch Estates Phase 3A, 70.624 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.

ATTACHMENT(S):

1. Paloma Ranch Estates Phase 3A Final Plat



Billing Statement

For Period 09/01/23 to 09/30/23

Statement Date: 09/26/23 - Revised

Payment Summary

Payment Received 08/04/23	-647.32
Payment Received 09/06/23	-647.32
Outstanding Credit As Of 9/26/23	-647.32
Current Premium	647.32
Total Payment Due 9/01/23	\$0.00

Approval: _____

"Planholder use only"

Summary of Activity this Period

Coverage	Previous No. Ins.	Adds	Terms	Current No. Ins.	Current Premiums	Premium Adjustments
Basic Term Life	5	0	0	5	\$83.50	\$0.00
Dental Ind	5	0	0	5	\$197.30	\$0.00
Sid	5	0	0	5	\$110.08	\$0.00
Vision	5	0	0	5	\$128.22	\$0.00
Voluntary Ad&D	4	0	0	4	\$30.15	\$0.00
Voluntary Term Life	4	0	0	4	\$9.05	\$0.00
TOTAL					\$647.32	\$0.00

Planholder Reference

JOHN CABRALES JR

CITY OF NEW FAIRVIEW

Group ID: 00 796196

Division ID: 0000

RHO: SP

RG0: 249

A/R: SXO

Questions?

Log on to

www.GuardianAnytime.com

Check or make changes to members' eligibility, view and pay bills and more.

Log on or register in two minutes at www.GuardianAnytime.com

Payment Coupon

Due Date: 09/01/23
Payment Due: \$0.00

Please do not write on payment coupon.
 If you have changes, please submit them via Guardian Anytime or submit on Change Report.
 No Payment Required
 Zero Balance

Group ID: 00 796196
 Division: 0000
 A/R: SXO

JOHN CABRALES JR
 CITY OF NEW FAIRVIEW
 999 ILLINOIS LN
 RHOME, TX 76078



Please detach and return with payment



■ The Guardian Life Insurance Company of America ("Guardian") Annual Election of Directors

Guardian® is a mutual company. As such, all participating policyholders are entitled and encouraged to vote in Guardian's Annual Election of Directors which is held on the second Wednesday of December of each year from 10:00 a.m. to 4:00 p.m. (ET). Every policyholder of the Company as defined in the Insurance Law of the State of New York ("NY Insurance Law") whose policy or contract is in force and has been in force for at least one year prior thereto is entitled to one vote only irrespective of the number of policies or contracts held at each such Annual Election either in person, by mail or by proxy, as provided by the NY Insurance Law.

NY Insurance Law provides that at least seven months prior to the date of any election of directors of a mutual company, its board of directors shall nominate candidates for every vacancy to be filled at such election. Independent nominations may be made by groups of policyholders, pursuant to Section 4210 of the NY Insurance Law, at least five months before any Annual Election.

Proxies may be obtained from the Office of the Corporate Secretary at the Company's principal office located at 10 Hudson Yards, New York, New York 10001 or through the Corporate Governance section of Guardian's website at www.GuardianLife.com/corporate-governance. If additional information is desired regarding Guardian's Annual Election, please contact the Corporate Secretary at the address listed above.

Guardian® is a registered trademark of The Guardian Life Insurance Company of America.

PRELIMINARY MAINTENANCE AGREEMENT

IN WITNESS WHEREOF, the instrument is executed this _____ day of _____, 20____.

Signature of Owner: _____

Signature of City: _____

Signature of Surveyor: _____

Signature of Surveyor: _____

OWNERS DEDICATION

THE UNDERSIGNED, _____, of the County of Dallas, State of Texas, do hereby dedicate to the City of Dallas, Texas, the following described property, to wit:

OWNER'S DEDICATION

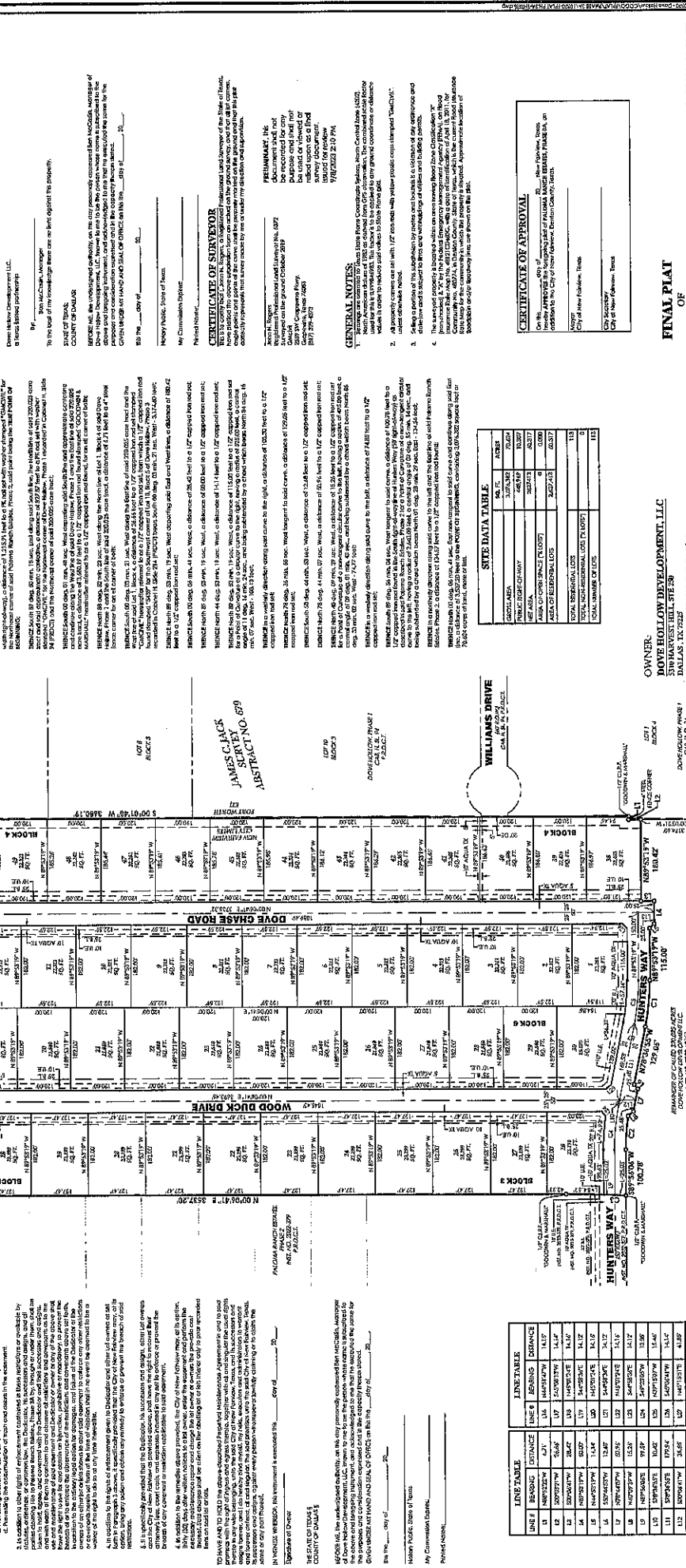
THE UNDERSIGNED, _____, of the County of Dallas, State of Texas, do hereby dedicate to the City of Dallas, Texas, the following described property, to wit:

OWNERS DEDICATION

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OWNERS DEDICATION

THE UNDERSIGNED, _____, of the County of Dallas, State of Texas, do hereby dedicate to the City of Dallas, Texas, the following described property, to wit:



OWNER:
DOVE HOLLOW DEVELOPMENT, L.L.C.
510 HARVEST HILL, STE 200
DALLAS, TEXAS 75206
CONTACT: MR. BEN MACASIN

PREPARED BY:
GM CIVIL
Engineering & Surveying
15415 West Loop, Suite 1000
Dallas, Texas 75243

CURVE TABLE

CURVE #	BEARING	ANGLE	CHORD BEARING	CHORD LENGTH
1	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
2	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
3	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
4	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
5	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
6	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
7	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
8	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
9	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
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15	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
16	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
17	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
18	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
19	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000
20	N 112° 30' 00" W	112.5000	S 77° 30' 00" E	100.0000

SITE DATA TABLE

SECTION	AREA	PERCENTAGE	ACRES
TOTAL RESIDENTIAL LOTS	110	100%	110.00
TOTAL COMMERCIAL LOTS	0	0%	0.00
TOTAL NON-RESIDENTIAL LOTS	110	100%	110.00

CERTIFICATE OF APPROVAL

ON THIS _____ DAY OF _____, 20____, I, _____, Surveyor for the City of Dallas, Texas, do hereby certify that the foregoing plat of PALOMA RANCH ESTATES, PHASE 3A, as shown on this plat, conforms to the requirements of the City of Dallas, Texas, and that the same has been approved by the City of Dallas, Texas, and that the same has been recorded in the Public Records of the County of Dallas, Texas, on this _____ day of _____, 20____.

CERTIFICATE OF SUBDIVISION

FOR THE CITY OF DALLAS, TEXAS, I, _____, Surveyor for the City of Dallas, Texas, do hereby certify that the foregoing plat of PALOMA RANCH ESTATES, PHASE 3A, as shown on this plat, conforms to the requirements of the City of Dallas, Texas, and that the same has been approved by the City of Dallas, Texas, and that the same has been recorded in the Public Records of the County of Dallas, Texas, on this _____ day of _____, 20____.

GENERAL NOTES

1. ALL PROPERTY CORNERS ARE SET WITH 1/2" IRON RODS WITH YELLOW PINK POLYURETHANE CAPS.
2. ALL PROPERTY CORNERS ARE SET WITH 1/2" IRON RODS WITH YELLOW PINK POLYURETHANE CAPS.
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10. ALL PROPERTY CORNERS ARE SET WITH 1/2" IRON RODS WITH YELLOW PINK POLYURETHANE CAPS.

PRELIMINARY

THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE CITY OF DALLAS, TEXAS, AND THE RECORDATION OF THE PLAT IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS.

FINAL PLAT

ON THIS _____ DAY OF _____, 20____, I, _____, Surveyor for the City of Dallas, Texas, do hereby certify that the foregoing plat of PALOMA RANCH ESTATES, PHASE 3A, as shown on this plat, conforms to the requirements of the City of Dallas, Texas, and that the same has been approved by the City of Dallas, Texas, and that the same has been recorded in the Public Records of the County of Dallas, Texas, on this _____ day of _____, 20____.

CASE NO. 23-85-FT
PALOMA RANCH ESTATES, PHASE 3A
70.624 ACRES
SITUATED IN THE
CITY OF DALLAS, TEXAS

OWNER: DOVE HOLLOW DEVELOPMENT, L.L.C.
510 HARVEST HILL, STE 200
DALLAS, TEXAS 75206
CONTACT: MR. BEN MACASIN

PREPARED BY: GM CIVIL
Engineering & Surveying
15415 West Loop, Suite 1000
Dallas, Texas 75243

PRELIMINARY. This document shall not be recorded for any purpose and shall not be viewed or relied upon as a deed or other instrument.

Plat No. 23-85-FT

OWNER'S DEDICATION

THE UNDERSIGNED, _____, of the County of Dallas, State of Texas, do hereby dedicate to the City of Dallas, Texas, the following described property, to wit:

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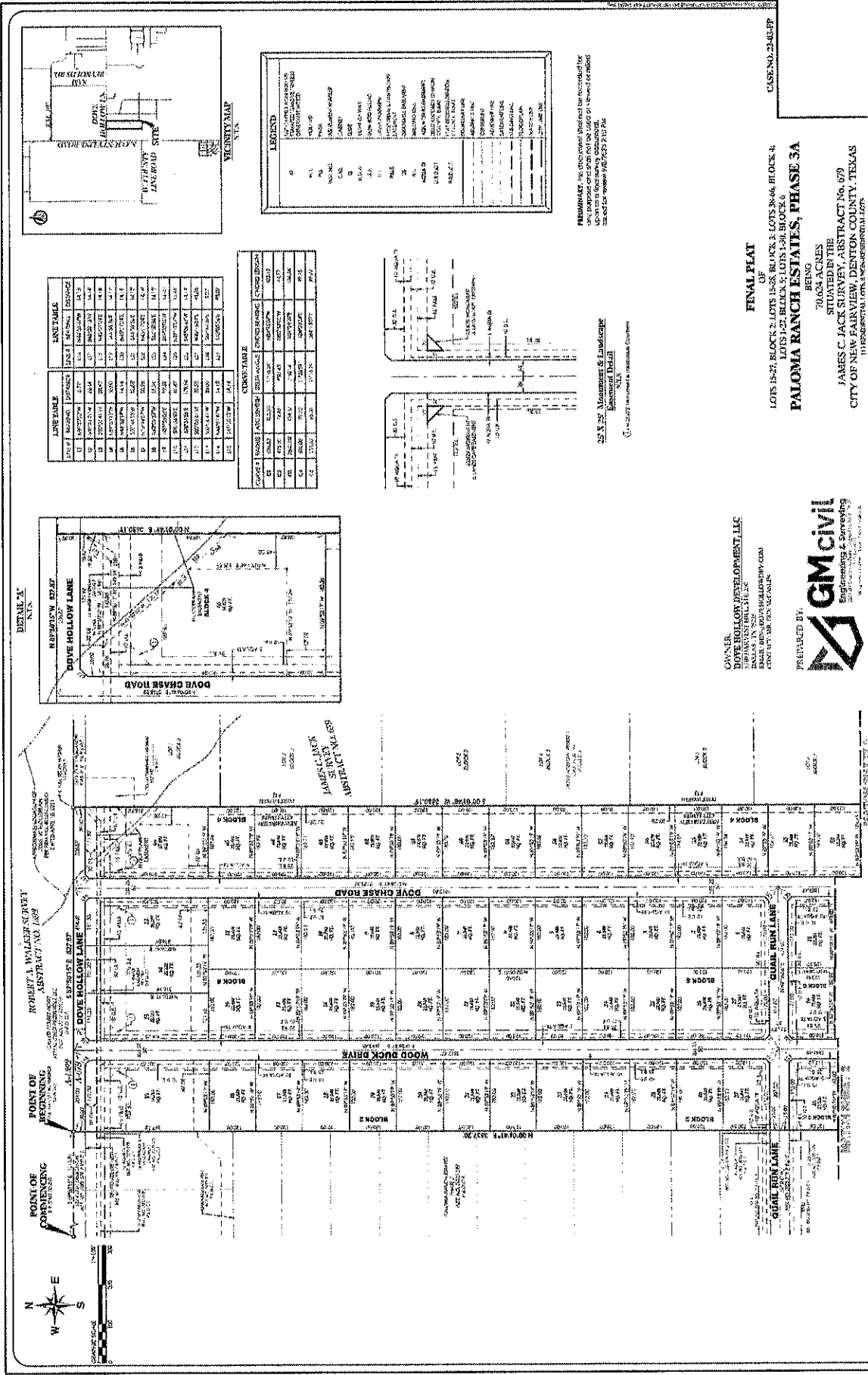
City of New Fairview Planning and Zoning Commission

Agenda Item

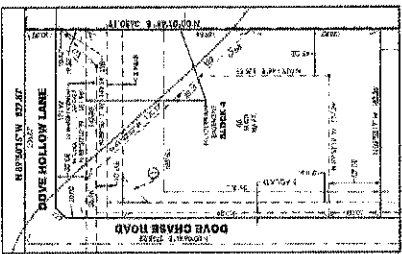
Paloma Ranch Estates Phase 3A

70.624 Acres

- 70.624 Acres – Previously approved for annexation, zoning and preliminary plat for single family residential in August 2022.
- Request is being made by the property owners, Dove Hollow Development, LLC
- 113 Single Family Residential Lots



DETAILED V.I.C.



LINE TABLE

LINE NO.	DESCRIPTION	LENGTH	AREA
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AREA TABLE

LINE NO.	DESCRIPTION	AREA
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PREPARED BY: **GM CIVIL**
 ENGINEERING & ARCHITECTURE
 11000 N. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.GMCIVIL.COM

OWNER:
DOVE HOLLOW DEVELOPMENT, LLC
 11000 N. CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TEXAS 75243
 PHONE: (214) 343-1111
 FAX: (214) 343-1112
 WWW.GMCIVIL.COM



FINAL PLAN
 OF
PALOMA RANCH ESTATES, PHASE 3A
 BEING
 70.604 ACRES
 SITUATED IN TRACT NO. 679
 CITY OF PALM BEACH, DAVENPORT COUNTY, TEXAS
 (HARRIS COUNTY LOTS 1 AND 2)

LOTS 15-17, BLOCK 2; LOTS 15-18, BLOCK 3; LOTS 30-44, BLOCK 4;
 LOTS 1-2, BLOCK 5; LOTS 1-50, BLOCK 6

CASE NO. 23-46-87

DATE: 08/11/2023



AGENDA ITEM: 5B

**Planning and Zoning Commission
AGENDA MEMO**

Prepared By: Stephen A. Cook, AICP Senior Planner

November 27, 2023

Approval of Final Plat for Paloma Ranch Estates Phase 3B

DESCRIPTION:

Consider recommending approval of a final plat for Lots 12-37, 67X, 68X, 69X, Block 4; Lots 1-18, Block 7; Lots 1-16, Block 8, Paloma Ranch Estates Phase 3B, 39.912 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.

BACKGROUND INFORMATION:

Dove Hollow Development, LLC are owners of 39.912 acres located east of S. County Line Road. The Paloma Ranch Estates development was expanded by annexation and zoned Planned Development in August of 2022. The developer has submitted construction drawings for review and administrative approval to construct this phase of the subdivision. There are 30 single family residential lots and 3, non-residential open space lots in this phase of the subdivision. One of the open space lots will contain a water well site. In order to begin construction, a final plat is required to be submitted and recommended for approval by the Planning and Zoning Commission and approved by the City Council.

The final plat conforms to the zoning and subdivision requirements of the City of New Fairview.

Staff recommends approval of the Final Plat.

FINANCIAL CONSIDERATION:

None

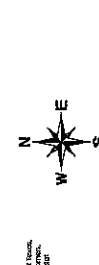
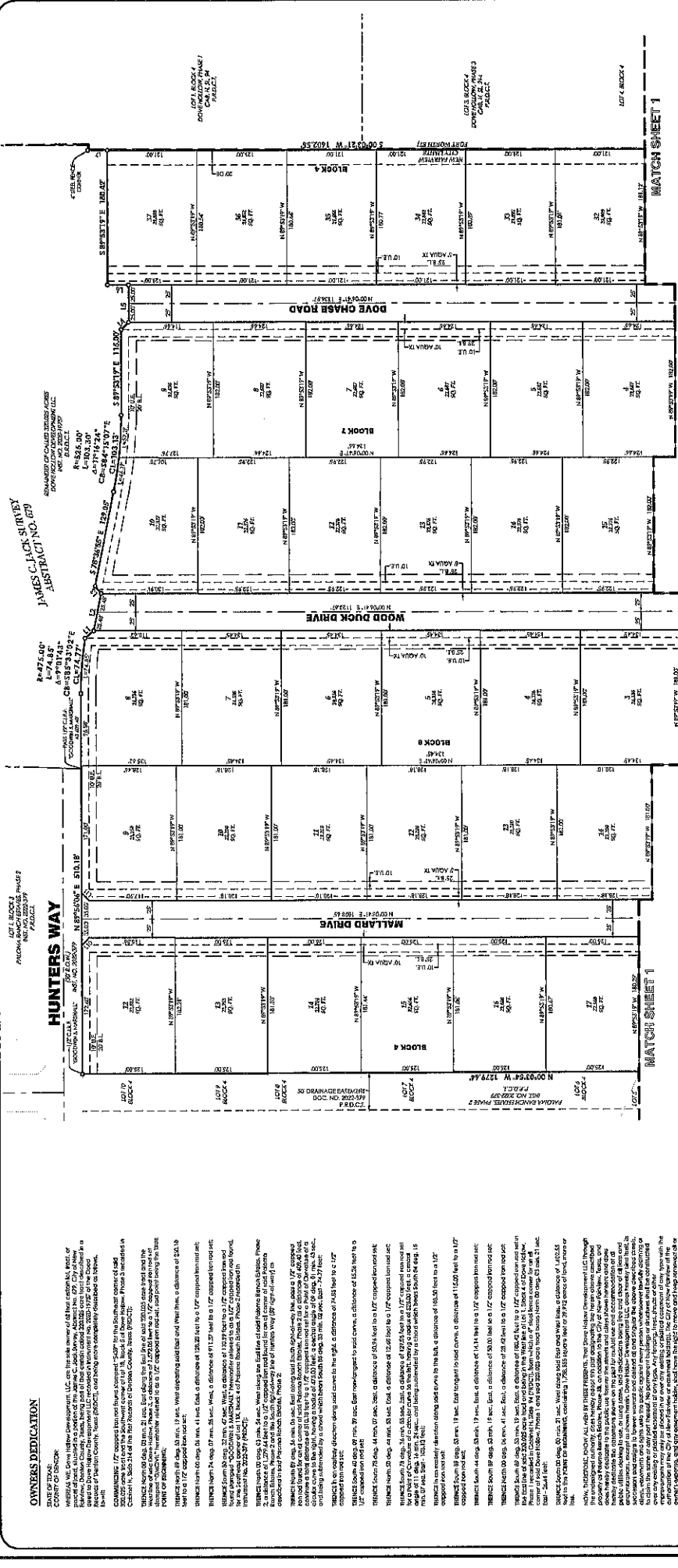
RECOMMENDED MOTIONS FOR PLANNING AND ZONING COMMISSION:

I move to Recommend **Approval/Denial/Approve with Conditions**, of the request of the Final Plat for Lots 12-37, 67X, 68X, 69X, Block 4; Lots 1-18, Block 7; Lots 1-16, Block 8, Paloma Ranch

Estates Phase 3B, 39.912 acres in James C. Jack Survey Abstract No. 679 generally located east of S. County Line Road and south of Dove Hollow Lane.

ATTACHMENT(S):

1. Paloma Ranch Estates Phase 3B Final Plat



SEE SHEET 1 FOR
LINE & CURVE TABLES

CASE No. 23-04-PP

CERTIFICATE OF SURVEY
I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Texas, have prepared the above map, plan, plat, or diagram for the purposes and purposes stated hereon and to be subject to the provisions of the Act to Regulate the Practice of the Profession of Land Surveyors, Chapter 81, Article 2072 of the Civil Statutes, as amended.

PERPETUAL MAINTENANCE AGREEMENT
This agreement is made this 15th day of October, 2023, between the undersigned, **DOVE HOLLOW DEVELOPMENT, L.L.C.**, the undersigned, **DALE E. HAYES**, and the undersigned, **THE CITY OF DALLAS**, for the purpose of establishing a perpetual maintenance agreement for the maintenance and repair of the streets, sidewalks, and utility lines within the development.

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HUNTERS WAY

DOVE CHASE ROAD

WOOD DUCK DRIVE

MALLARD DRIVE

MATCH SHEET 1

OWNER:
DOVE HOLLOW DEVELOPMENT, L.L.C.
330 HARVEST HILL, SUITE 300
DALLAS, TX 75225
BENSED@DOVEHOLLOW.COM
CONTACT: MR. BEN HAGELIN

OWNER:
DOVE HOLLOW DEVELOPMENT, L.L.C.
330 HARVEST HILL, SUITE 300
DALLAS, TX 75225
BENSED@DOVEHOLLOW.COM
CONTACT: MR. BEN HAGELIN

OWNER:
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CONTACT: MR. BEN HAGELIN

OWNERS DEDICATION
TO THE CITY OF DALLAS:
I, the undersigned, **DALE E. HAYES**, on behalf of **DOVE HOLLOW DEVELOPMENT, L.L.C.**, do hereby dedicate the streets, sidewalks, and utility lines within the development to the City of Dallas for public use and enjoyment.

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FINAL PLAT
OF
**LOTS 1-16, BLOCK 4; LOTS 1-16, BLOCK 7; LOTS 1-16, BLOCK 8
BEING
PALOMA RANCH ESTATES, PHASE 3B**
39.912 ACRES
SITUATED IN THE
JAMES C. JACK SURVEY, ABSTRACT No. 679
CITY OF NEW FAIRVIEW, DENTON COUNTY, TEXAS
Date: August 2023

PREPARED BY:
GMcivil
Engineering & Surveying
3255 Green Hills Corporate Blvd #250
McAllen, TX 78501
Tel: (361) 933-1100

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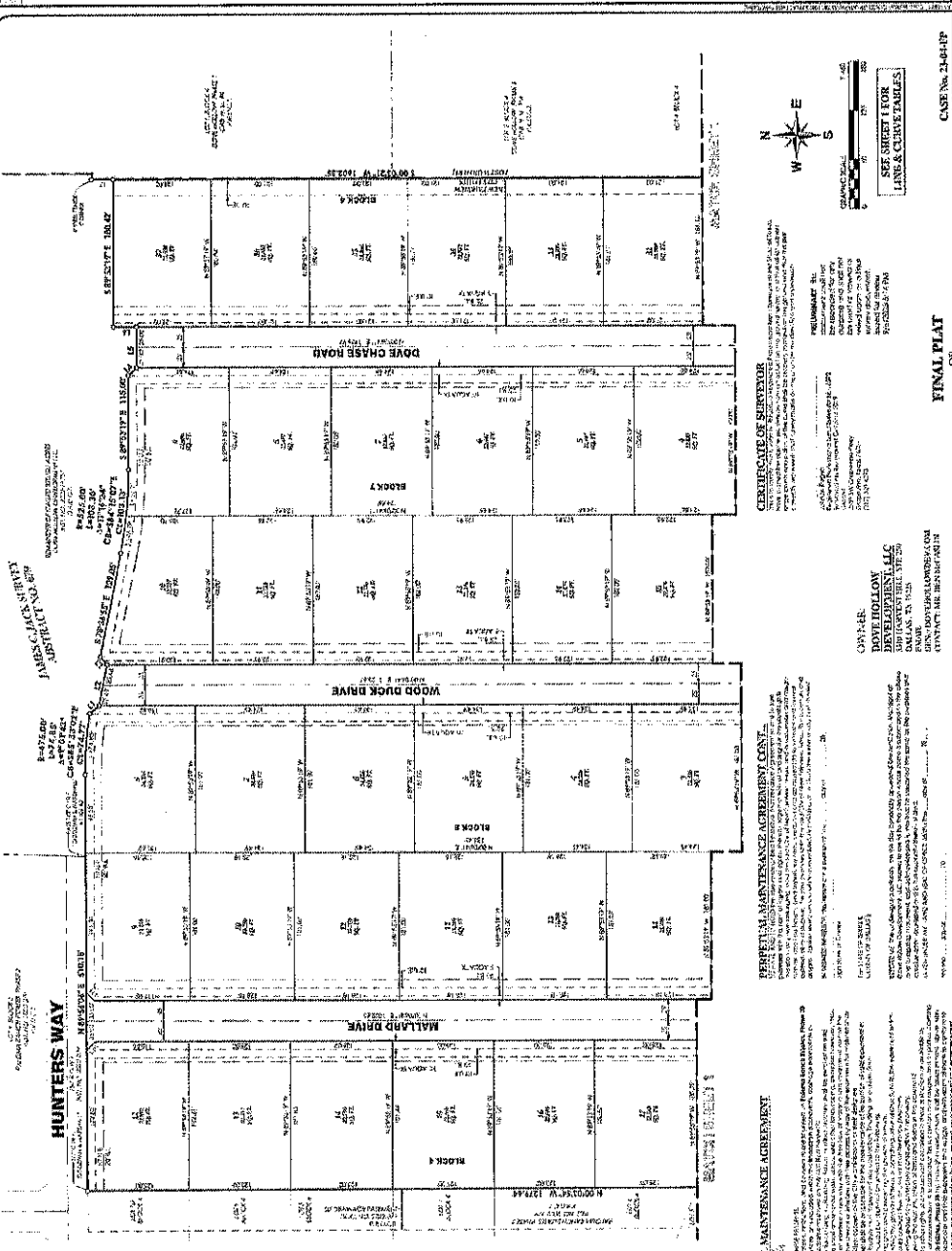
City of New Fairview Planning and Zoning Commission

Agenda Item

Paloma Ranch Estates Phase 3B

39.912 Acres

- 39.912 Acres – Previously approved for annexation, zoning and preliminary plat for single family residential in August 2022.
- Request is being made by the property owners, Dove Hollow Development, LLC
- 60 Single Family Residential Lots and 3 non-residential lots which will contain open space and a water well site.



OWNERS DEDICATION

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE CITY OF NEW FAIRMONT, TEXAS, THE TRACT OF LAND DESCRIBED AS:

LOT 1237, 672, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

CERTIFICATE OF SURVEY

THESE LOTS 1237, 672, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PERFECT MAINTENANCE AGREEMENT

THE UNDERSIGNED, HEREBY AGREE TO MAINTAIN AND REPAIR THE COMMON AREAS AND FACILITIES OF THE PROJECT, INCLUDING BUT NOT LIMITED TO THE ROADS, DRIVEWAYS, SIDEWALKS, UTILITY LINES, AND OTHER COMMON AREAS AND FACILITIES OF THE PROJECT.

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OWNER'S DEDICATION

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE CITY OF NEW FAIRMONT, TEXAS, THE TRACT OF LAND DESCRIBED AS:

FINAL PLAT

OF

LOTS 1237, 672, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER'S DEDICATION

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