



TOWN COUNCIL COMMUNICATION

DATE November 15, 2022

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss, consider, and act regarding a Final Plat for the proposed Deer Hollow subdivision, consisting of approximately 81.397 acres generally located east of Seals Rd., west and south of Dove Creek Rd., and north of Jeter Rd. ***The Planning and Zoning Commission recommended approval with by a vote of 5 to 0 at its July 6, 2022, meeting.***

SUMMARY:

I. APPLICANT INFORMATION

Applicant and Developer: Mike Mollo
Engineer: McAdams

II. LOCATION

Property: Approximately 81.397 acres generally located west and south of Dove Creek Rd., east of Seals Rd., and north of Jeter Rd.,
Zoning: Residential Estates 5 (RE-5)
Land Use Plan: Residential Estates 5 (RE-5)

Surrounding Zoning: North: RE-5, Residential Estates 5
Agricultural, AG
South: Agricultural, AG
East: RE-2, Residential Estates 2;
Agricultural, AG
West: RE-1, Residential Estates 1
Agricultural, AG

III. SUMMARY

Development Name: Deer Hollow
Proposed Use: Total of 14 Residential Lots
Minimum Lot Size: 5 acres
Roads: Extension of Hat Creek Road, plus one additional road – Ginger Court

The Town Council has the following options to consider regarding this application:

- Approve the final plat
- Disapprove the final plat

The Town's Engineering and Planning Consultants have previously reviewed the plat submission to ensure compliance with the Town's relevant ordinances and design standards.

P&Z Meeting Summary: Commissioner McDonald moved to recommend approval regarding a Preliminary Plat for the proposed Deer Hollow Subdivision with the following waivers, 1. Requirement of knuckles on dead end streets, 2. Length of cul-de-sac, 3. Requirement of overall tree survey and the following conditions, 1. A developer agreement that requires all primary residences be sprinkled regardless of size, 2. Drainage calculation error be addressed prior to Town Council. Commissioner Hoyt-Stenovitch seconded the motion. The Commission voted unanimously to recommend approval to the Council as motioned.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

The Town Council approved the zoning change for this subdivision in May of this year. Following that approval, the developer's team worked to complete and submit required documents. As of the time of posting this agenda packet, it is anticipated that the developer will submit proof that the required documents have been filed with Denton County. If that proof is not provided prior to the meeting, Council should not approve this item.

ATTACHMENTS:

Engineers Acceptance Letter
Final Plat
Construction Plans