



PLANNING

To: Planning & Zoning Commission

From: Doug Braches, Planner

Through: David Hoover, Director of Development Services

Re: Planning & Zoning Commission Meeting – October 3, 2023

Item No. 5h

Agenda Item:

Consider and act upon a Final Plat for Wandering Creek, Phase 1, Block A, Lots 1-18, Block B, Lots 1-13, Block C, Lots 1-13, Block D, Lots 1 & 22-27, Block E, Lots 1-44, Block F, Lots 1-11, Block G, Lots 1-12, and Block I, Lot 1, on 49.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-90 (PD-90) Brookhollow North. (DEVAPP-23-0156)

Description of Agenda Item:

The purpose of the Final Plat is to build a phased residential subdivision with 110 single-family lots (38 Type B-2 & 72 Type C) and 8 open space lots. The plat conforms to the Planned Development-90 (PD-90) development standards.

	Type B-2 Lots	Type C Lots
Min. Lot Area (sq. ft)	10,000	9,000
Max. Building coverage (%)	50	50
Min. Lot Width (ft.)	75	70
Min. Lot Depth (ft.)	125	125
Min. Front Yard (ft.)	20	20
Min. Side Yard (ft.)	7	7

Attached Documents:

1. Location Map
2. Final Plat

Town Staff Recommendation:

Town staff recommends approval of the Final Plat, subject to:

1. Town staff approval of all additions and/or alterations to the easements and dedications on the Final Plat.