



PLANNING

To: Planning & Zoning Commission

Item No. 3d

From: Dakari Hill, Senior Planner

Through: David Soto, Planning Manager

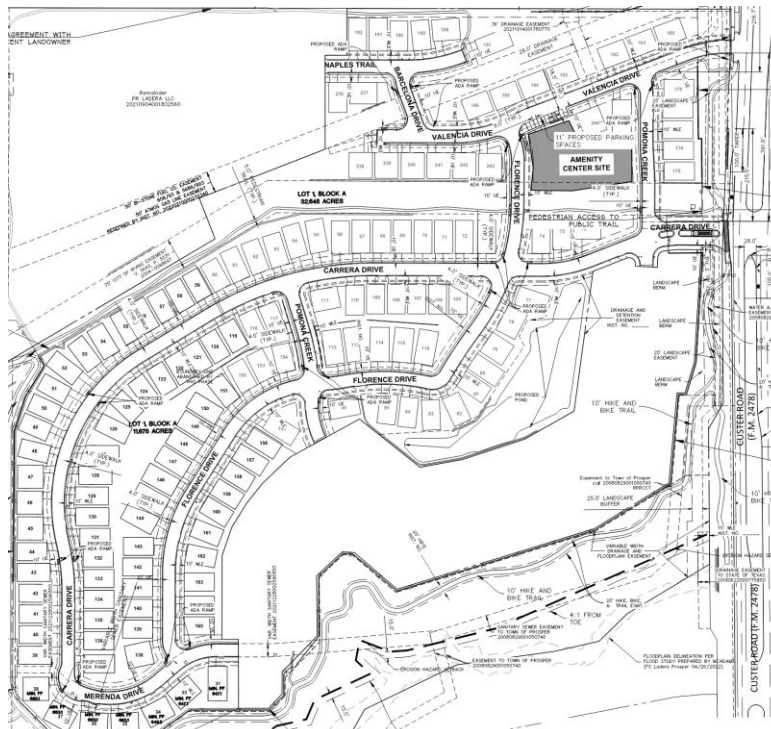
Re: Planning & Zoning Commission Meeting – June 06, 2023

Agenda Item:

Consider and act upon a request for a Site Plan for a Residential Development, on 44.0± acres, located south of East First Street and west of North Custer Road. The property is zoned Planned Development-107 (PD-107) Brookhollow Ladera. (DEVAPP-23-0006)

Description of Agenda Item:

The Site Plan shows a 71-home addition to an age-restricted residential development as shown below:



Access will be provided from North Custer Road. The Site Plan (DEVAPP-23-0006) conforms to the Planned Development-107 (PD-107) development standards.

As a companion item, the Replat (DEVAPP-23-0005) is also on the Planning & Zoning Commission agenda for June 06, 2023.

Attached Documents:

1. Location Map
2. Site Plan

Town Staff Recommendation:

Town staff recommends approval of the Site Plan, subject to:

1. Town staff approval of civil engineering, irrigation plan, and address plan.
2. Town staff approval of all fire hydrants, fire department connections (FDC) and fire lanes, including widths, radii, and location.