



PLANNING

To: Planning and Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Final Plat of Brookhollow Townhomes
Meeting: September 1, 2026

Item No. 3c

Agenda Item:

Consider and act upon a request for a Final Plat of Brookhollow Townhomes, on 20.1± acres, located 500± feet north of University Drive and 2,585± feet west of Custer Road. (DEVAPP-25-0076)

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-114 (Mixed-Use) with a Specific Use Permit for Private Streets (S-52).

Conformance:

The Final Plat conforms to the development standards of Planned Development-114.

*** Bolded items in this section represent what is reflected on the Final Plat while the items in parenthesis show the requirements outlined in the Planned Development. ***

- **Density:**
 - Overall Density – **9.7 UPA** (Max. of 10.0 UPA)
 - Lot Count – **194 Units** (Max. of 250 Units)

- **Size of Yards:**

- Minimum Front Yard – **0-5'** (Min. of 0')
- Minimum Side Yard (Unit to Unit) – **0'** (Min. of 0')
- Minimum Side Yard (Structure to Structure) – **10'** (Min. of 10')
- Minimum Rear Yard – **20'** (Min. of 0')

- **Size of Lots:**

- Minimum Lot Size – **1,400 SF** (Min. of 800 SF)
- Minimum Lot Width – **20'** (Min. of 20')
- Minimum Lot Depth – **40'** (Min. of 40')

- **Open Space:**

- Minimum Percentage – **22.7%** (20%)

Description of Agenda Item:

The purpose of the Final Plat is to construct 194 townhomes and nine common area lots.

A Preliminary Plat (DEVAPP-24-0137) was approved by the Planning and Zoning Commission on April 1, 2025. The Preliminary Plat consisted of 194 townhomes and common area lots. This Final Plat is consistent with the total number of townhomes shown on the approved Preliminary Plat.

Access:

Access is provided from future Rutherford Creek Drive.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements.

Companion Item:

There is no companion item on this Planning and Zoning Commission agenda.

Attached Documents:

1. Location Map
2. Final Plat
3. Open Space Plan
4. Pond Amenities Exhibit
5. Approved Preliminary Plat (DEVAPP-24-0137)

Town Staff Recommendation:

Town Staff recommends approval of the Final Plat subject to:

1. Recordation of the Homeowners' Association documents prior to the recordation of the plat.
2. Final acceptance of Mirabella Way, that will provide access to University Drive, prior to recording the final plat.