



PLANNING

To: Planning & Zoning Commission
From: Dakari Hill, Senior Planner
Through: David Hoover, AICP, Director of Development Services
Cc: Suzanne Porter, AICP, Planning Manager
Re: Preliminary Plat of Mythri Brookhollow Townhomes
Meeting: April 1, 2025

Item No. 3g

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Mythri Brookhollow Townhomes, on 20.2± acres, located 500± feet north of University Drive and 2,585± feet west of Custer Road. (DEVAPP-24-0137)

Future Land Use Plan:

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

Zoning:

The property is zoned Planned Development-114 (Mixed-Use).

Conformance:

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

- Maximum Gross Density:
 - 9.6 Units Per Acre (Max. of 10 Units Per Acre)
- 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:
 - 21.7 Percent (Min. of 20 Percent)

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct 194 townhomes. Planned Development-114 allows for a maximum of 250 townhomes within Tract 3. The remainder of Tract 3, south of the townhome development, will be developed as commercial later.

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. Per Planned Development-114, a minimum of 20 percent open space must be provided within the townhome development. An amenitized detention pond, other amenity areas, and trails will be located within the open space areas.

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Open Space Plan
4. Landscape Plan

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat.