



PLANNING

To: Planning and Zoning Commission

Item No. 4

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Preliminary Plat of Estates at Brookhollow

Meeting: August 4, 2026

Agenda Item:

Consider and act upon a request for a Preliminary Plat of Estates at Brookhollow on 140± acres, located 1,600± south of First Street and 980± feet east of Lakewood Drive, zoned Planned Development-90. (DEVAPP-24-0096)

History:

This item was tabled on July 7, 2026, to allow the applicant to consider the creation of an independent Homeowners' Association for this development.

Future Land Use Plan:

The Future Land Use Plan designates this area as Low Density Residential and Medium Density Residential.

Zoning:

The property is zoned Planned Development-90 (Single-Family).

Conformance:

The Preliminary Plat conforms to the development standards of Planned Development-90.

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

- **Density:**

- Planned Development Boundary – **1.4 UPA** (Max. of 3.0 UPA)
 - 734 (Lot Count in PD-90) / 508 (Net Acreage in PD-90)

- Neighborhood – **2.8 UPA** (Max. of 5.0 UPA)
 - $318 \text{ (Lot Count in Subdivision)} / 114.1 \text{ (Net Acreage in Subdivision)}$
- **Lot Types:**
 - Total Area (PD-90)
 - Type B-1 (12,000 SF) – **65** (Max. of 926)
 - Approval of this plat would bring the total within PD-90 to 65.
 - Type C (9,000 SF) – **197** (Max. of 345)
 - Approval of this plat would bring the total within PD-90 to 304.
 - Type D (7,000 SF) – **56** (Max. of 211)
 - Approval of this plat would bring the total within PD-90 to 56.
 - Per Tract
 - Tract A
 - Type A Lots – **15** (No Max. or Min.)
 - Tract B
 - Type B-1 Lots – **15** (No Max. or Min.)
 - Type C Lots – **114** (No. Max. or Min.)
 - Tract B-1
 - Type B-1 Lots – **35** (No. Max. or Min.)
 - Type C Lots – **83** (Max. of 83)
 - Type D Lots – **56** (Max. of 56)
- **Size of Yards:**
 - Type B-1 Lots
 - Minimum Front Yard – **25'** (Min. of 25')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
 - Type C Lots
 - Minimum Front Yard – **20'** (Min. of 20')
 - Minimum Side Yard – **7'** (Min. of 7')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')

- Type D Lots
 - Minimum Front Yard – **20'** (Min. of 5')
 - Minimum Side Yard – **7'** (Min. of 5')
 - Minimum Side Yard (Adj. to Street) – **15'** (Min. of 15')
 - Minimum Rear Yard – **20'** (Min. of 20')
- **Size of Lots:**
 - Type B-1 Lots
 - Minimum Lot Size – **12,000 SF** (Min. of 12,000 SF)
 - Minimum Lot Width – **80'** (Min. of 80')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type C Lots
 - Minimum Lot Size – **9,000 SF** (Min. of 9,000 SF)
 - Minimum Lot Width – **70'** (Min. of 70')
 - Minimum Lot Depth – **125'** (Min. of 125')
 - Type D Lots
 - Minimum Lot Size – **7,000 SF** (Min. of 7,000 SF)
 - Minimum Lot Width – **55'** (Min. of 55')
 - Minimum Lot Depth – **125'** (Min. of 125')

Description of Agenda Item:

The purpose of the Preliminary Plat is to construct a subdivision consisting of 318 single-family homes and 14 open space lots.

Access:

Access is provided from Wildcat Way and Richland Boulevard.

Landscaping, Open Space, and Screening:

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

Hike and Bike Trail:

Two ten-foot hike and bike trails are being provided along Richland Boulevard and Wildcat Way that connect the trails for the existing subdivision to the north, Wandering Creek, to the ones being constructed with the Prosper ISD administration facility.

Major Creek:

The proposed subdivision is located adjacent to a major creek, Rutherford Branch, and complies with all creek frontage requirements listed in the Unified Development Code.

Companion Item:

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

Attached Documents:

1. Location Map
2. Preliminary Plat
3. Lot Summary

Town Staff Recommendation:

Town Staff recommends approval of the Preliminary Plat subject to approval of the street names and approval of a Parks Agreement.