



PLANNING

To: Planning and Zoning Commission

Item No. 6

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Site Plan for Park Place, Block C, Lot 1X

Meeting: August 18, 2026

Agenda Item:

Consider and act upon a request for a Site Plan for an Amenity Center on Park Place, Block C, Lot 1X, on 1.3± acres, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0038)

Future Land Use Plan:

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

Zoning:

The property is zoned Single Family-12.5 with a Specific Use Permit for Private Streets (S-16).

Conformance:

The Site Plan conforms to the development standards of the Single Family-12.5 District.

Description of Agenda Item:

The Site Plan consists of a 5,250 square foot amenity center and associated parking.

Landscaping, Open Space, and Screening:

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

Companion Item:

As a companion item, a Replat (DEVAPP-26-0040) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Site Plan
3. Open Space Plan

Town Staff Recommendation:

Town Staff recommends approval of the Site Plan.