



PLANNING

To: Planning and Zoning Commission

Item No. 5

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Replat of Park Place, Block C, Lot 1X

Meeting: August 18, 2026

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Replat of Park Place, Block C, Lot 1X, on 1.3± acres, for the development of an Amenity Center, located on the southeast corner of Aster Drive and Park Place. (DEVAPP-26-0040)

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 Replat conforms to the development standards of the Single Family-12.5 District.

Description of Agenda Item:

The purpose of the Replat is to add a fire, access, and utility easement for a proposed drive to serve an amenity center.

Companion Item:

As a companion item, a Site Plan (DEVAPP-26-0038) is on this Planning and Zoning Commission agenda.

Attachments:

1. Location Map
2. Replat

Town Staff Recommendation:

Town Staff recommends approval of the Replat.