

July 28, 2015

**Site Plan:** Hollyhock, Phase 1B, Block J, Lot 1 (SP15-0056)  
**Owner(s):** NASH Eland, LLC

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**DESCRIPTION:**

An amenity center on one lot on 2.1± acres on the southwest corner of Hollyhock Road and Tumblegrass Road. Zoned Planned Development-233-Single Family-8.5/Single Family-7/Patio Home. Neighborhood #51. SP

**REMARKS:**

**Access:** Access is provided from all four surrounding streets.  
**Cross access:** Cross access is not required amenity center is surrounded by streets.  
**Parking:** Parking is adequate. The applicant has worked with staff to design angled parking off of the street to the south and east rather than having a parking lot internal to the site to minimize the use of concrete.  
**Open space:** Open space is adequate.  
**Tree Preservation:** There are no trees on this site.  
**Landscape Plan:** A landscape plan has been submitted for staff review.  
**Screening:** Screening is not required.  
**Façade Plan:** A façade plan has been submitted for staff review. The façade plan includes non-masonry materials. The applicant has submitted a request to amend the Planned Development standards to allow this material (Case No. Z15-0001). Approval of the façade plan is subject to City Council adoption of an ordinance allowing the building materials.  
**Additional Information:** The Planned Development standards require three elements within an Amenity Center lot. It includes a list of six possible items with a seventh option of other amenities as approved by the Planning & Zoning Commission. The elements provided on this site include a pool, splash pad, playground, community room/fitness center and restroom structures, seat walls, and internal walkways with textured concrete and an integral color. Only the seat walls and enhanced walkways are specified in the list of approved elements. Approval of this site plan will allow the other elements to qualify as required amenities to fulfill the Ordinance requirement.

**RECOMMENDATION:**

Recommended for approval subject to:

1. Staff approval of the landscape plan;
2. Staff approval of the façade plan, subject to City Council adoption of an ordinance to amend Planned Development-233 (Case No. Z15-0001); and
3. Additions and/or alterations resulting from Engineering Services' review of the construction plans.