

Planning and Zoning:	7/20/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4090	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1505-03	Phone:	512-990-6300

SUBJECT: Approving the Penley Park, Phase 2 final plat; a 12.292-acre tract of land out of the Peter Conrad Survey No. 71 in Pflugerville, Texas

Location:

The proposed subdivision is located south of Gattis School Rd, east of Cheyenne Valley Dr, within the northern boundary of the city limits.

Zoning:

The property is zoned Single Family Suburban (SF-S) and subject to the Penley Park Development Agreement which established the street layout and block lengths, lot sizes, setbacks, open space and public parkland.

Analysis:

Originally approved in 2007, the Penley Park preliminary plan was reapproved in 2013, and included three phases for the single-family residential development. The proposed final plat is for Phase 2, which consists of 43 “standard” single-family lots, with a minimum lot size of (70’x115’).

Transportation:

Primary access to the subdivision is from Gattis School Road through a 50-ft community road easement called Links Lane in Phase 1, and a portion of which is Peach Vista Drive in Phase 2. As acknowledged through the development agreement, the owner is dedicating the right, title and interest in the community road easement for use as a private or public street for the benefit of the subdivision lot owners. Peach Vista Dr. was extended to the east with Phase 1 to provide a connection with the Shallow Creek subdivision. With Phase 3, Peach Vista Dr will extend southward and stub into the unplatted tract to the south and provide an additional point of access into the Greenridge subdivision to the west. Three local roads will provide access from Peach Vista Dr. to the residential lots within the Phase 2 final plat.

Water and Sewer:

Water will be provided by Manville Water Supply while wastewater service will be provided by Windermere Utility Company.

Parks:

No public parkland is included or required with this phase of the development. As approved by the Parks and Recreation Commission at their October 12, 2006 meeting, depicted within the development agreement, and approved with the preliminary plan, three public parkland lots were included with Phase 1, and additional parkland will be included with Phase 3.

STAFF REPORT

STAFF RECOMMENDATION:

The proposed final plat is consistent with the Penley Park Development Agreement, and Preliminary Plan. The final plat meets the minimum local and state requirements, and Staff recommends approval of the Penley Park, Phase 2 final plat.

ATTACHMENTS:

- Location Map
- Penley Park, Phase 2 Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

