

Planning and Zoning:	9/21/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-4090	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1505-05	Phone:	512-990-6300

SUBJECT: Approving the Penley Park, Phase 3 final plat; a 15.647-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, and First Amendment, which established the configuration of the subdivision including street layout, block lengths, lot sizes, setbacks, open space, and public parkland.

Analysis:

The Penley Park preliminary plan was originally approved in 2007, reinstated with phasing adjustments in 2013, and recently revised to adjust the lot configuration of Block B (approved June 1, 2015). The proposed final plat is for Phase 3, and will include 83 single family lots, two open space lots, two public parkland lots, two private alleys, and six public streets. The single family lots within Phase 3 consist of 32 "standard" lots (70'x115'), 28 "garden home" lots (40'x90'), and 23 "townhouse" lots (20'x90'). The lot sizes and configuration are consistent with the most recently approved preliminary plan.

Transportation:

Primary access to the overall development 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 dedicates 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 to the east.

With Phase 3, Peach Vista Dr. and Navarre Terrace will be extended southward and stub into the unplatted tracts to the south. Both streets will be required to be extended with future development on the southern tracts. The extension of Peach Vista Dr. will also provide an additional point of access into the Greenridge subdivision to the west, increasing connectivity in the area. Four additional local roads will provide access from Peach Vista Dr. to the residential lots within the Phase 3 final plat. Two private alleys are within Blocks B and C and will provide access to the residential lots. The HOA will own and maintain the alleys while all streets within this phase are dedicated to the public and will be maintained by the City.

Water and Sewer:

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

Parks:

Two small public parkland lots are included in Block B, nestled within the townhomes section of the development. Lot 1 is the larger of the two lots (0.328 acres) and is located along Tinton Falls Lane and Penley Reserve Pass, across the street from standard lots in Block A. Lot 22, is a smaller lot (0.082 acres) located along Coconut Grove St., between two townhomes and across the street from a garden home lot. The two parkland lots are generally consistent with what was approved by the Parks and Recreation Commission at their October 12, 2006 meeting, and as approved with the most recent preliminary plan. The parkland will be conveyed to the City through a separate process following recordation of the final plat. With Phase 1, a license agreement was approved between the developer and the City to allow the HOA to install landscaping and associated improvements, as well as maintain the parkland areas. An amendment to include these lots is expected prior to conveyance.

STAFF RECOMMENDATION:

The proposed final plat is consistent with the Penley Park Development Agreement as amended, and Preliminary Plan. The final plat meets the minimum local and state requirements, and Staff recommends approval of the Penley Park, Phase 3 final plat.

ATTACHMENTS:

- Location Map
- Penley Park, Phase 3 Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

