

Planning and Zoning:	6/6/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-4923	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1604-01	Phone:	512-990-6300

SUBJECT: Approving the Penley Park, Phase 2 Amended final plat; a 12.292-acre tract of land out of the Peter Conrad Survey No. 71 in Pflugerville, Texas. (FP1604-01)

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 subsequent amendment. The agreement was established prior to annexation and intended to ensure the anticipated development could remain as conceptually planned. Within the first amendment of the development agreement, a provision identified the subdivision will be developed in accordance with the approved preliminary plan, which includes the lot dimensions for the different lot types.

Analysis:

A revision to the Penley Park preliminary plan is being considered concurrently with the proposed amended final plat to allow a reduction in the standard lot depth from 115 feet to 113 feet. If approved, the Phase 2 and Phase 3 final plats will be adjusted to cure an inadvertent surveying error between the southern boundary of Phase 1 and the northern boundary of Phase 2, caught during time of construction. The Phase 2 final plat was approved by the Planning and Zoning Commission on July 20, 2015 and once improvements were accepted, the plat was recorded. The proposed amendment will reduce the lot depth of Lots 1-10, Block F from 115' to 113'. The remaining lots within the final plat retain the original 115' required minimum lot depth.

The proposed final plat amendment retains the 43 "standard" single-family lots, and four public streets originally approved. The lot sizes and configuration are consistent with the most recently approved preliminary plan.

Transportation:

No changes to access are proposed with the final plat amendment. 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. Peach Vista Dr. was extended to the east with Phase 1 to provide a connection with the Shallow Creek subdivision.

STAFF REPORT

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.

STAFF RECOMMENDATION:

The proposed final plat is consistent with the Penley Park Development Agreement as amended, and the most recent revised Preliminary Plan. The final plat meets the minimum local and state requirements, and Staff recommends approval of the Penley Park, Phase 2 Amended Final Plat.

ATTACHMENTS:

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

STAFF REPORT

LOCATION MAP:

