

STAFF REPORT

Planning and Zoning:	6/6/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-4922	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1605-02	Phone:	512-990-6300

SUBJECT: Approving the Penley Park Revised Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1605-02)

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:

The Penley Park Preliminary Plan was originally approved in 2007 and through inactivity, expired. In 2013, a revised preliminary plan was approved, which added phasing and technical adjustments to the subdivision to reflect preliminary engineering adjustments. In 2015, a revision was approved which reconfigured the layout of the townhomes and parkland slightly in Phase 3.

The proposed revision is requested to reduce the minimum lot depth for the standard lots from 115 feet to 113 feet in order to correct an inadvertent surveying error caught during construction. The error occurred between the Phase 1 southern boundary and the Phase 2 northern boundary, which caused a shift of lot lines south of Phase 1. The proposed change is intended to reduce the depth of Lots 1-10, Block F in Phase 2 from 115' to 113', allowing the remaining discrepancies to shift back to be consistent with the constructed improvements. The approved preliminary plan is the guiding document for the development, and required to be amended as proposed to address the issue on the final plats. The Phase 2 and Phase 3 final plats are being amended concurrently with the proposed preliminary plan revision.

Transportation:

No adjustments are proposed to the transportation network with the revised preliminary plan. Primary access to the subdivision is from Links Lane, a privately maintained community road easement with access from Gattis School Road. The portion of Links Lane between Gattis School Road and Dark Tree

STAFF REPORT

Lane is a 50-foot right of way width, which was approved through the development agreement. Links Lane, a connection to Dark Tree Lane in the Greenridge subdivision, and an eastward extension of Peach Vista Dr into the Shallow Creek subdivision to the east were constructed with the first phase of the development. Phase 3 includes an additional connection to Boone Valley Drive, in the Greenridge subdivision and provides two stubs into unplatted tracts to the south.

Water and Sewer:

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

Parks:

No adjustments are proposed to the parkland with the revised preliminary plan. A total of five parkland lots are included in the development with the majority provided in the northern portion of the subdivision. The Parks and Recreation Commission considered parkland dedication with the Conceptual Plan at their October 12, 2006 meeting and recommended to accept a minimum of 4.34 acres as reflected in the Conceptual Plan. The amount of parkland required for 162 lots is 3.24 acres and 4.66 acres is included in the development.

STAFF RECOMMENDATION:

All phases of the Penley Park development have been final platted and the last phase is currently under construction. The proposed revision is necessary to allow the affected final plats to be revised in order to cure the unintentional surveying error. Staff recommends approval of the Revised Preliminary Plan for the Penley Park Subdivision.

ATTACHMENTS:

- Location Map
- Penley Park Revised Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

