

Planning and Zoning:	9/15/2014	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2014-3288	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1406-01	Phone:	512-990-6300

SUBJECT: Approving the Penley Park, Phase 1 final plat; an 18.4-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 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 1, which consists of 36 “standard” single-family lots, 1 detention lot, and 3 public parkland lots. As approved through the development agreement, the “standard” residential lots within Phase 1 have 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, to be known as Links Lane. 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 street for the benefit of the subdivision lot owners. In the future when additional right of way is obtained, the street may be dedicated to the City. A road connection between Links Lane to Dark Tree Lane in the Greenridge subdivision is included with Phase 1, and will provide additional connectivity between the two subdivisions. Just south of the Dark Tree Lane and Links Lane intersection, Links Lane curves southeastward and at that point becomes a public street. Peach Vista Dr, a new collector level road intersects with Links Lane and provides a connection to the Shallow Creek subdivision to the east. Eventually 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. Four local roads will provide access from Peach Vista Dr. to the residential lots.

Water and Sewer:

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

STAFF REPORT

Parks:

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 are proposed with Phase 1. Private improvements and maintenance of the lots is anticipated by the Penley Park HOA through a separate license agreement with the City.

STAFF RECOMMENDATION:

The public improvements have been built and accepted. 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 1 final plat.

ATTACHMENTS:

- Location Map
- Penley Park Final Plat (separate attachment)

FINAL REPORT

LOCATION MAP:

