

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/6/2016	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2016-4924	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1604-01	<b>Phone:</b>	512-990-6300

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**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 . (FP1604-01)

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**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 3 final plat was approved by the Planning and Zoning Commission on September 21, 2015, and has not be recorded yet. The proposed amendment provides an adjustment to the lot lines and right of way to recenter the streets with the installed street pavement.

The plat retains the 83 single family lots, two open space lots, two public parkland lots, two private alleys, and six public streets. 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 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.

With Phase 3, Peach Vista Dr. and Navarre Terrace are 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. also provides an additional point of access into the

**STAFF REPORT**

Greenridge subdivision to the west, increasing connectivity in the area. Four additional local roads 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:**

No changes to the parkland are included in the final plat amendment. Two small public parkland lots are included in Block B, and consistent with what was approved by the Parks and Recreation Commission at their October 12, 2006 meeting.

**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 3 Final Plat.

**ATTACHMENTS:**

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

**STAFF REPORT**

**LOCATION MAP:**

