

STAFF REPORT

Planning and Zoning:	6/1/2015	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2015-3925	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1504-01	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

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:

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.

The proposed revision is a minor reconfiguration of Block B, which is in Phase 3 of the development, and adjusts the layout of the townhomes and parkland slightly. The reconfiguration will move the majority of the parkland (0.3273 acres) southward across the alley from Coconut Grove Street to Tinton Falls Lane, where it will provide a visual buffer between the standard single family lots and the townhomes. A portion of the parkland (0.0821 acres) will remain along Coconut Grove Street and will contain the mail kiosk and a buffer between two townhome structures. Two additional pedestrian access lots (Lots 5 and 16) have been clarified to establish the physical space between four other townhouse structures within the block. Through the reconfiguration, an additional townhome lot was able to be established without losing any parkland, resulting in a total of 23 townhouse lots (28'x90'). The amount of public parkland provided for the overall development exceeded the minimum requirement, and therefore additional parkland is not required for the one additional townhome lot.

Transportation:

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 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 recently constructed with the first

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phase of the development. Phase 3 will add an additional connection to Boone Valley Drive, in the Greenridge subdivision and provide 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:

A total of five parkland lots are included in the development with the majority provided in the northern portion of the subdivision. As previously mentioned, the parkland configuration within Block B is slightly modified with the proposed revision, however the area remains the same. 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:

Staff recommends approval of the Revised Preliminary Plan for the Penley Park Subdivision to address layout revisions to Block B.

ATTACHMENTS:

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

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LOCATION MAP:

