

**FINAL REPORT**

<b>Planning and Zoning:</b>	3/4/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-1640	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1108-01	<b>Phone:</b>	512-990-6300

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

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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 which established the street layout, block lengths, lot sizes, setbacks, open space and public parkland.

**Analysis:**

The preliminary plan was originally approved in 2007 and through inactivity, expired. The proposed revised preliminary plan reflects the original subdivision configuration, but adds phasing and technical adjustments to the subdivision to reflect preliminary engineering adjustments. The Preliminary Plan proposes 161 residential units on a mix of lot sizes, including 111 standard residential lots (70'x115'), 28 garden home lots (40'x90'), and 22 townhouse lots (28'x90').

**Transportation:**

Primary access to the subdivision is from Links Lane, a proposed collector-level road 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 will provide access to the first phase of development which will be continued southward through Peach Vista Drive and will stub into the unplatted tract to the south. Additional points of access for the first phase of development will be from the Greenridge subdivision including a connection to Dark Tree Lane and Boone Valley Drive. Phase 3 will provide an eastward extension of Peach Vista Dr into the Shadow Creek subdivision to the east.

**Water and Sewer:**

The property is within the Certificate of Convenience and Necessity of Manville and Windermere. Water will be provided by Manville Water Supply while wastewater service will be provided by Windermere Utility Company.

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**Parks:**

A total of five parkland lots are proposed in the development with the majority provided in the northern portion of the subdivision. Additional parkland is located south of Burnt Boot Lane within the proposed townhouse block. 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 park land lots have been slightly increased in size with the preliminary plan, however the layout is generally consistent with the Conceptual Plan.

**STAFF RECOMMENDATION:**

Staff recommends approval of the preliminary plan.

**ATTACHMENTS:**

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

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**LOCATION MAP:**

