

STAFF REPORT

Planning and Zoning:	11/3/2025	Staff Contact:	Jeremy Frazzell, Principal Planner
Agenda Item:	2025-0849	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2023-000250	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lisso Tract Phase 5, consisting of approximately 24.927-acres situated in the Alexander Walters Survey No. 67 in Pflugerville, Texas, generally located east of Crumpton Drive and west of Lorant Lane, to be known as Lisso Tract Phase 5 Final Plat (FP2023-000250).

LOCATION:

The subject property is located generally east of Crumpton Drive and west of Lorant Lane.

ZONING: The property is zoned Single Family-Residential (SF-R) district.

ANALYSIS:

The final plat was originally approved on October 7, 2024 by the Planning and Zoning Commission (agenda item 2024-0998). Following approval, the applicant identified a need to amend two lots to accommodate a wastewater extension not originally planned with the original plat. The minor adjustment shifts a lot line between Lot 23, Block U, a single-family lot, and Lot 22, Block U, an open space lot to accommodate the wastewater line proposed within Lot 22, Block U. The lot count remains the same and no other changes are proposed with this final plat; the lot line adjustment is the reason for needing the plat to be re-approved.

The final plat continues to establish 132 single-family residential lots, one lot that will be owned and maintained by the homeowner's association, and 4.424 acres of right-of-way. The final plat establishes the continuation of six local streets (50' wide right of way) within the Lisso subdivision including Betsy Street, Lorant Lane, Welsh Mills, Vanderslice Way, Howth Way, and Crumpton Drive.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Utility extensions needed to serve the property will be constructed and accepted prior to the recordation of the final plat, or fiscal security provided.

STAFF RECOMMENDATION:

The final plat continues to meet all state and local requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Lisso Tract Phase 5 Final Plat

STAFF REPORT

LOCATION MAP:

