

STAFF REPORT

Planning and Zoning:	09/21/2020	Staff Contact:	Emily Draughon, Planner II
Agenda Item:	2020-8147	E-mail:	emilyd@pflugervilletx.gov
Case No.	FP2001-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lisso Tract Phase 1, a 52.511-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2001-01)

LOCATION:

The property is generally located north of the Wells Branch Parkway and Killingsworth Lane intersection.

ZONING:

The property is zoned Single Family Residential (SF-R) and Single Family Mixed-Use (SF-MU).

ANALYSIS:

The final plat proposes to establish 224 residential lots and 7 HOA/open space/drainage lots, including one Amenity Center HOA Lot. The remaining acreage will be dedicated right of way, which will be developed with the required four (4) foot sidewalks and six (6) foot sidewalks and where applicable a ten (10) foot hike and bike trail. This is the first phase of the proposed Lisso Tract Preliminary Plan and is a section of the overall proposed residential development.

TRANSPORTATION:

On September 8, 2020, City Council approved an agreement with the applicant to pay a cash contribution of \$309,555 for the improvements prior to the recordation of the Phase 1 Final Plat. Right of way dedication is included for the extension of E Pfennig Lane, a 70 foot ROW width, and the creation of Purple Martin Drive (70 foot ROW width which is reduced to 50 feet after crossing Pfennig Lane), and the following streets with 50 foot ROW widths: Clancy Way, Hollow Rankin Avenue, Carvin Way, Winding Talley Street, Bithal Street, Grand Leanne Way, and Lisso Travis Street.

UTILITIES:

Utility service will be provided by the City of Pflugerville.

PARKS:

Parkland dedication has been proposed to take place with future phases.

TREES:

Tree mitigation will be required prior to any tree being removed.

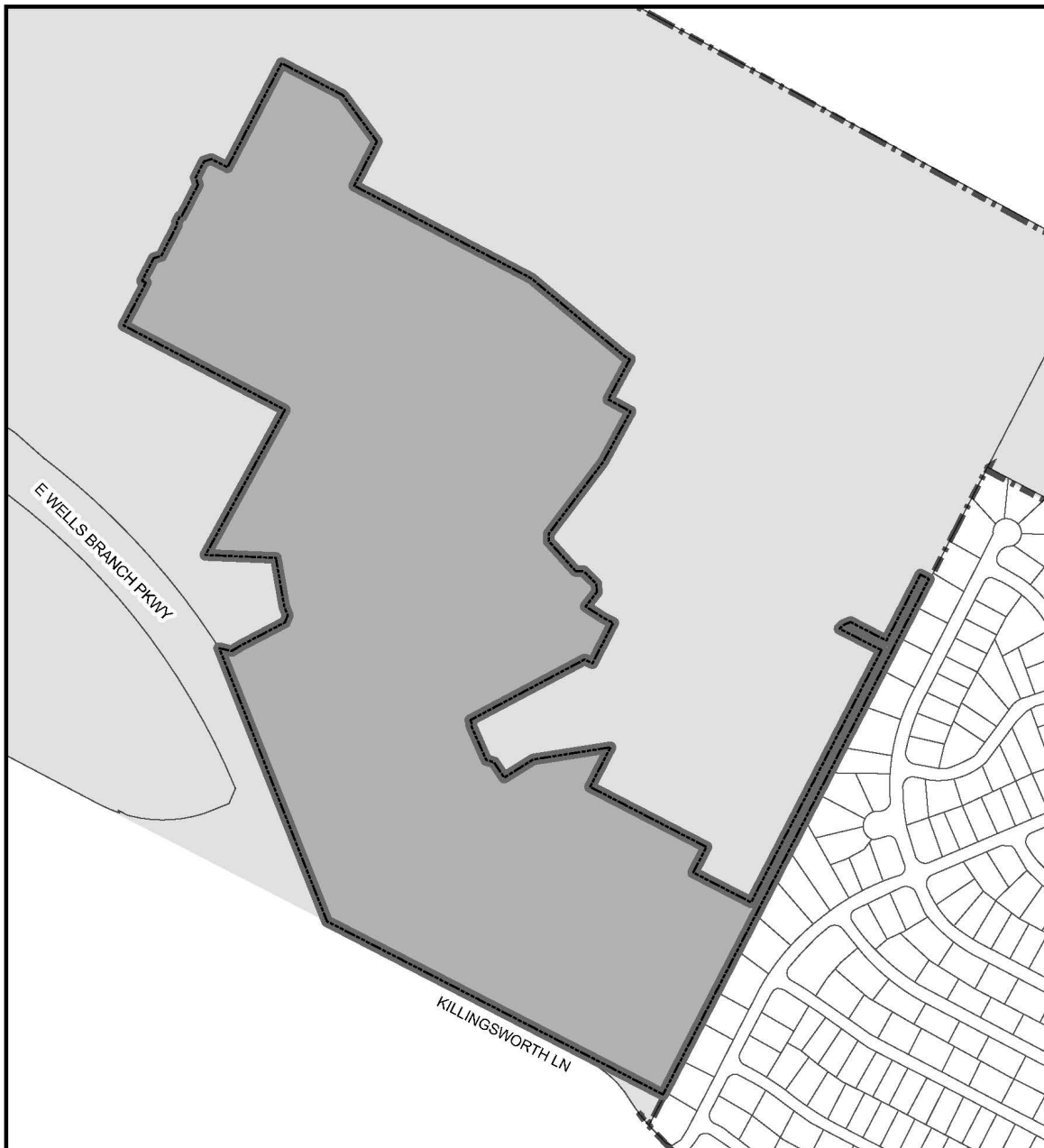
STAFF RECOMMENDATION:

The final plat requires revision and therefore subject to HB 3167, Staff recommends statutory disapproval of the final plat.

ATTACHMENTS:

- Location Map

LOCATION MAP:



Lisso Ph 1
Case Number:
FP2001-01
1/6/19

Legend

- Subject Property
- ETJ
- City Limits

0 125 250 500 Feet

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

