

STAFF REPORT

Planning and Zoning:	09/21/2020	Staff Contact:	Emily Fesette, Planner II
Agenda Item:	2020-8116	E-mail:	emilyf@pflugervilletx.gov
Case No.	PP1912-02	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Lisso Tract; a 169.164-acre tract of land out of the Alexander Walters Survey No. 67, in Pflugerville, Texas. (PP1912-02)

LOCATION:

The property is located generally at the northeast corner of the Wells Branch Parkway and Immanuel Road intersection.

ZONING:

Out of the 169.164 acres, 151.385 acres are zoned Single Family Residential (SF-R) and 17.779 acres are zoned Single Family Mixed Use (SF-MU).

ANALYSIS:

The preliminary plan proposes to establish 619 lots in five (5) phases. The total number of proposed detached single family (SF-R) lots is 500, with 54 lots greater than or equal to 9000 sq. ft., 173 lots greater than or equal to 7500 sq. ft., no lot in the subdivision will be less than 6250 sf. ft. per the UDC. The total number of proposed Single Family Mixed Use (SF-MU) lots is 100. There is a proposed 19 lots that will not be residential, these lots are for designated for roadways, parkland and open space, and an HOA Amenity Center. The proposed improvements to Immanuel Drive will occur with Phase 1. The preliminary plan depicts the entire tract, which contains two out-parcels to be developed for commercial uses in the future by a different developer.

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 (ROW) dedication is included for the improvements of Immanuel Road, the amount of ROW dedicated is variable. Per the approved agreement, no improvements will be made to Immanuel Road, instead the cash contribution will go towards the future City project to improve the road. There is also 70 feet of ROW dedication included for the extension of Purple Martin Drive and the extension of Pfennig Lane. There is also 50 feet of ROW dedication for Crumpton Drive, Clancy Way, Carvin Way, Grand Leanne Way, Holloway Drive, Bithal Street, Betsy Street, Vanderslice Way, Lorant Lane, Alana Falls Avenue, Ollie Briar Street, Howth Way, Welsh Mill Drive, Winding Talley Street, Jonas Cove, Bradham Way, Flowers View and the final eastern extent of Purple Martin Drive. The future extension of Betsy south through the adjacent commercial parcel has been depicted through the future lots that will be a part of a separate project. A 5.5% annual growth factor was utilized for the required Traffic Impact Analysis (TIA) to project the impact of the development at the estimated end of construction, the year

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2022. The developer will be responsible for installing a traffic signal at the future intersection of E. Pfennig Lane and Wells Branch Parkway.

UTILITIES:

Water and Wastewater service will be provided by the City of Pflugerville.

PARKS:

The total area of park required is 11.88 acres based on 600 single family homes. The total area of proposed parkland is 30.78 acres. The Park dedication proposal will be reviewed by the Parks Commission in February.

TREES:

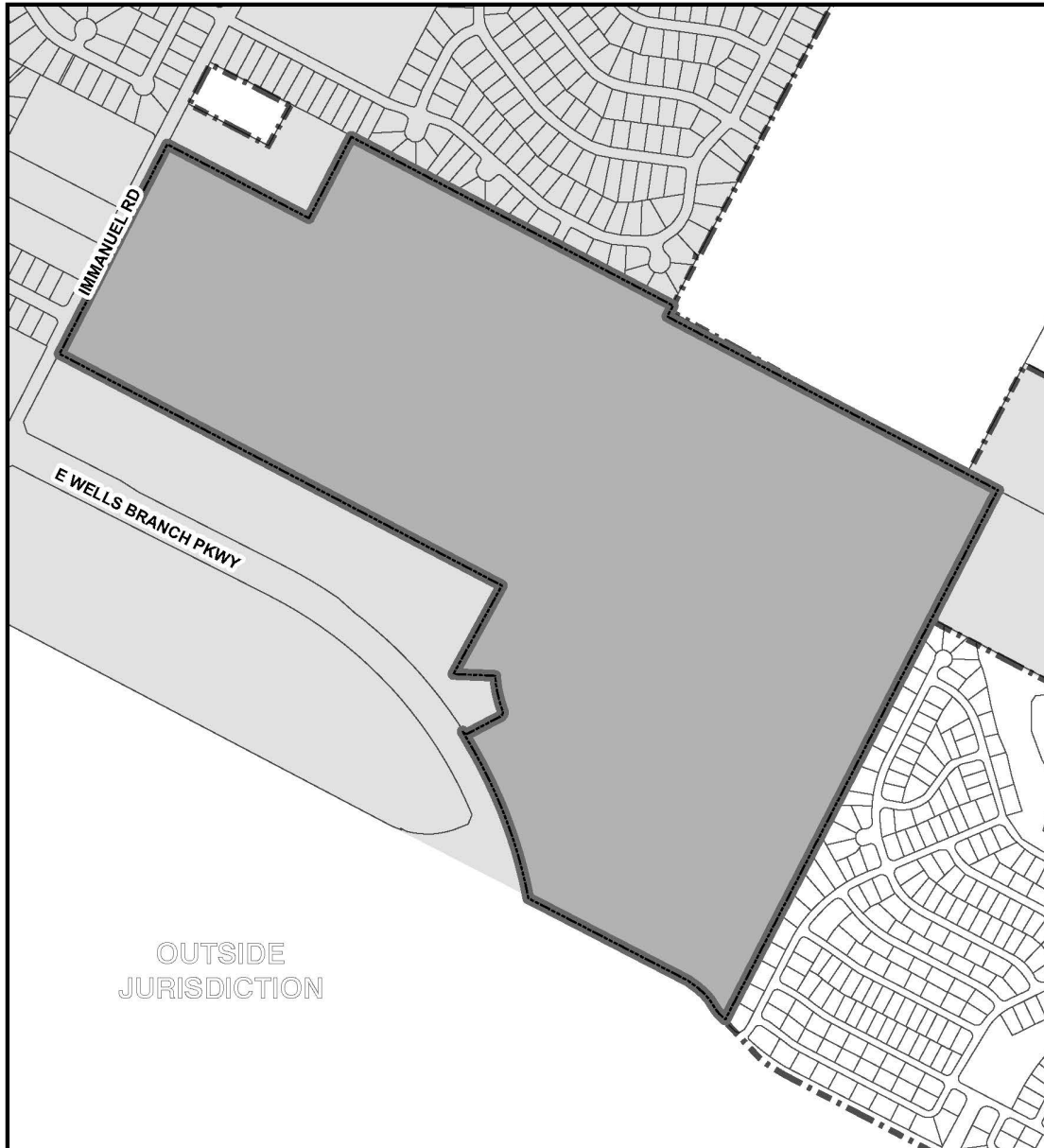
Tree mitigation will be required prior to any tree being removed. The calculated number of inches to be removed is 618, which will require \$92,700 or for the inches to be replaced on-site.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum State and Local requirements, Staff recommends approval of the preliminary plan.

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LOCATION MAP:



<p>Lisso Tract</p> <hr/> <p>Case Number: PP1912-02</p> <hr/> <p>12/9/19</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: center;"> </p>	<p style="text-align: center;"> </p> <p style="font-size: small; text-align: center;"> 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. </p> <p style="text-align: center;"> </p>	<p style="text-align: center;">Locator Map</p>
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