

STAFF REPORT

Planning and Zoning:	5/2/2022	Staff Contact:	Robyn Miga, Planning Manager
Agenda Item:	2022-0433	E-mail:	robynm@pflugervilletx.gov
Case No.	FP2106-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Lisso Phase 3, a 38.117 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, City of Pflugerville, Texas to be known as Lisso Phase 3 Final Plat (FP2106-03).

LOCATION:

The proposed subdivision consists of approximately 38.117 acres, generally located north of Wells Branch Parkway, and east of Immanuel Road.

ZONING:

The lot is zoned Single-Family Residential (SF-R).

ANALYSIS:

The final plat establishes 115 residential lots, 2 HOA lots, one parkland lot, and 2 open space/drainage lots.

TRANSPORTATION:

The subdivision establishes multiple public streets to serve the development, including Purple Martin Drive, a 60' right-of-way, as well as seven (7) residential streets, which are each a 50' right-of-way width.

UTILITIES:

Water and wastewater utility services will be provided by the City of Pflugerville.

PARKS:

Phase 3 of the Lisso Subdivision requires 2.28 acres of parkland dedication, and the proposed subdivision is dedicating 10.803 acres.

TREES:

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

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval.

ATTACHMENTS:

- Final Plat

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LOCATION MAP:

