

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/06/2021	<b>Staff Contact:</b>	Emily Draughon, Planner II
<b>Agenda Item:</b>	2021-1265	<b>E-mail:</b>	emilyd@pflugervilletx.gov
<b>Case No.</b>	FP2008-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)

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**LOCATION:**

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

**ZONING:**

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

**ANALYSIS:**

The final plat proposes to establish 76 residential lots and 4 HOA/open space/drainage lots and 1 parkland 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 second phase of the proposed Lisso Tract Preliminary Plan and is a section of the overall proposed residential development. This phase and phase one combine to create the eastern portion of the subdivision.

**TRANSPORTATION:**

Right of way dedication is included for the extension of the following streets with 50-foot ROW widths: Purple Martin Drive, Holloway Drive, Bithal Street, Bradham Way, Clancy Way, Jonas Cove and Ollie Briar Street. The Planning and Zoning Commission approved a Subdivision Variance for the total number of lots for phases one and two maintain access off E Pfennig Lane without the completion of the full extent of Purple Martin Dr. at this time.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville.

**PARKS:**

Parkland dedication has been included for phase 1 and phase 2. The total parkland required to be dedicated is 5.9 acres: 4.4 for phase 1 and 1.5 for phase 2. The total parkland dedicated is 19.825 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.

LOCATION MAP:

