



City of Pflugerville

Legislation Text

File #: 2020-8147, **Version:** 1

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)

The property is generally located north of the Wells Branch Parkway and Killingsworth Lane intersection. The property is zoned Single Family Residential (SF-R) and Single Family Mixed-Use (SF-MU). 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. 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 Pfennig Lane, a 70 foot ROW width, and the creation of Purple Martin Drive (60 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 Leeanne Way, and Lisso Travis Street. Utility service will be provided by the City of Pflugerville. Parkland dedication has been proposed to take place with future phases. Tree mitigation will be required prior to any tree being removed.

The final plat meets the minimum State and Local requirements, Staff recommends approval of the final plat.

Emily Draughon, Planner II