



City of Pflugerville

Legislation Text

File #: 2021-1265, **Version:** 1

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)

The property is generally located northeast of the Wells Branch Parkway and Killingsworth Lane intersection. The property is zoned Single Family Residential (SF-R). 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. 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. Utility service will be provided by the City of Pflugerville. 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. Tree mitigation will be required prior to any tree being removed.

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

Emily Draughon, Planner II