City of Pflugerville



Legislation Details (With Text)

File #:	2020-8147	Version: 1	Name:	Lisso Phase 1 Final Plat
Туре:	Agenda Item		Status:	Consent Agenda
File created:	1/13/2020		In control:	Planning and Zoning Commission
On agenda:	9/21/2020		Final action:	
Title:	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)			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Lisso Tract Phase 1 FP Staff Report, 2. Lisso Tract Phase 1 Final Plat			
Date	Ver. Action B	у	Act	ion Result
4/6/2020	1 Planning	g and Zoning Co	mmission	

2/3/2020 1 Planning and Zoning Commission

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 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