



City of Pflugerville

Legislation Text

File #: 2020-8241, **Version:** 1

Discuss and consider action providing recommendation regarding Lisso Tract.

This item has been included on the agenda to allow for discussion and action on the item.

In accordance with the Parkland Dedication Chapter of the Unified Development Code, new residential projects are required to provide a pro-rata share of parkland or fee-in-lieu of land based upon the impact that new residents will have on the City's Park System. One of the Parks and Recreation Commission's responsibilities is to make recommendations to the Planning & Zoning Commission and the City Council regarding acceptance of the land or fee-in-lieu for these projects.

The Lisso Tract is a proposed 169.16 acre residential single family (SF) and single family mixed use (SF-MU) zoned project located at the NE corner of the intersection of Immanuel Road and Wells Branch Parkway.

The developer is proposing the following:

- A. Dedication of parkland located on the NE corner of the development site.
- B. Parkland Dedication Calculation:
 - Phase 2: 8.98 acres
 - Phase 4: 7.96 acres
 - Total: 16.94 acres
- C. Park Development Calculation:
 - Fee: \$297,600.00
- D. The developer is also pursuing a development agreement regarding the maintenance of the dedicated parkland.

Staff is recommending acceptance of this proposal for the following reasons:

The proposal meets the requirements of the Unified Development Code.

The proposed dedication will create a substantial greenspace in a previously unserved area.

The proposed dedication may serve as an entry point to the adjacent North East Metropolitan Park.

Deadline for Action

Action must be taken at this commission meeting.

Fiscal Impact

N/A

Staff Recommendation

Staff is recommending acceptance of the proposal and a recommendation to the Planning & Zoning Commission and City Council for the same.