

STAFF REPORT

Planning and Zoning:	9/20/2021	Staff Contact:	Jeremy Frazzell, P&DS Asst. Dir.
Agenda Item:	2021-0969	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2106-04	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Stone Hill Town Center Lot 1 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create two lots on approximately 3.0054 acres, to be known as the Stone Hill Town Center Lot 1 Replat No. 1. (FP2106-04).

LOCATION:

The proposed subdivision consists of 3.0054-acres of land located generally west of SH 130 and south of SH 45 in the Stone Hill Town Center shopping center. Lot 1 is located along the east side of Limestone Commercial Drive along the northeast side of the subdivision.

ZONING:

The subdivision is zoned Urban Center Level 5 (CL5) which allows for a mix of land uses.

ANALYSIS:

Lot 1 contains the restaurant currently under construction and the already constructed tenant finish out building just east of the Best Buy building. The developer has proposed to Replat the current Lot 1 in order to establish two separate lots for the tenant spaces. The division will not create a non-conforming situation for the structures.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville. No utility extensions are required.

NOTIFICATION:

Notification was published in the newspaper in accordance with state law.

STAFF RECOMMENDATION:

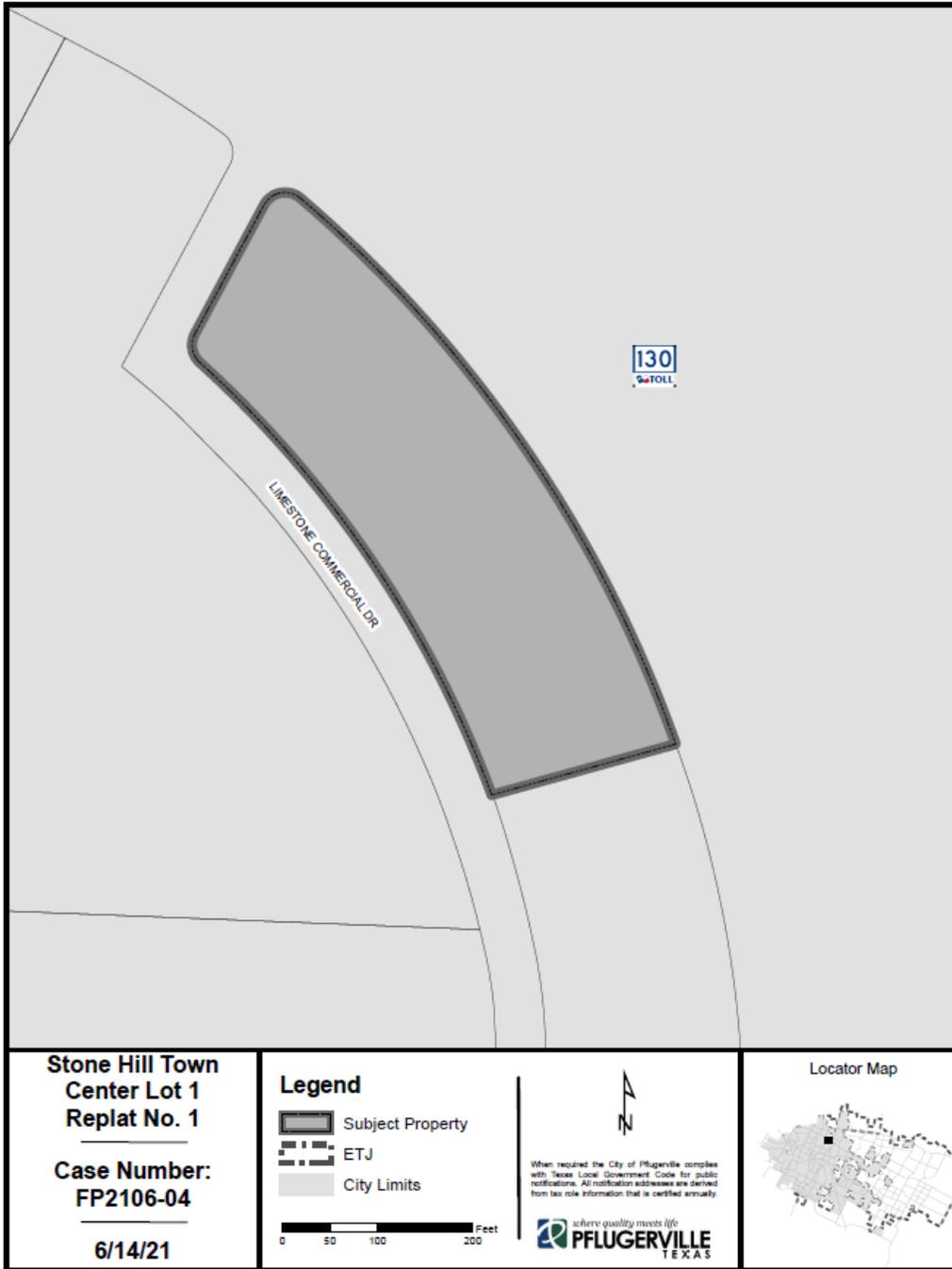
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Stone Hill Town Center Lot 1 Replat No. 1 (separate attachment)

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LOCATION MAP:



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