

STAFF REPORT

Planning and Zoning:	9/20/2021	Staff Contact:	Jeremy Frazzell, P&DSAsst. Dir.
Agenda Item:	2020-8420	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP2005-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Stone Hill Town Center Lot 5, 6, and 7 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create multiple lots on approximately 13.6860 acres, to be known as the Stone Hill Town Center Lot 5, 6, and 7 Replat No. 1. (FP2005-01).

LOCATION:

The proposed subdivision consists of 13.68-acres of land located generally west of SH 130 and south of SH 45 in the Stone Hill Town Center shopping center. Lots 5, 6, and 7 are located along the east side of Limestone Commercial Drive and Town Center Drive.

ZONING:

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

ANALYSIS:

Lots 5, 6, and 7 contain the pad site restaurants and retail uses in the southeast portion of the shopping center. The developer has proposed to Replat the property to create 10 separate lots for the existing pad sites for tax purposes. The division will not create a non-conforming situation for any of the current users.

TRANSPORTATION:

No changes to the road network are proposed or required. Additional right of way dedication along Town Center Drive has been provided.

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:

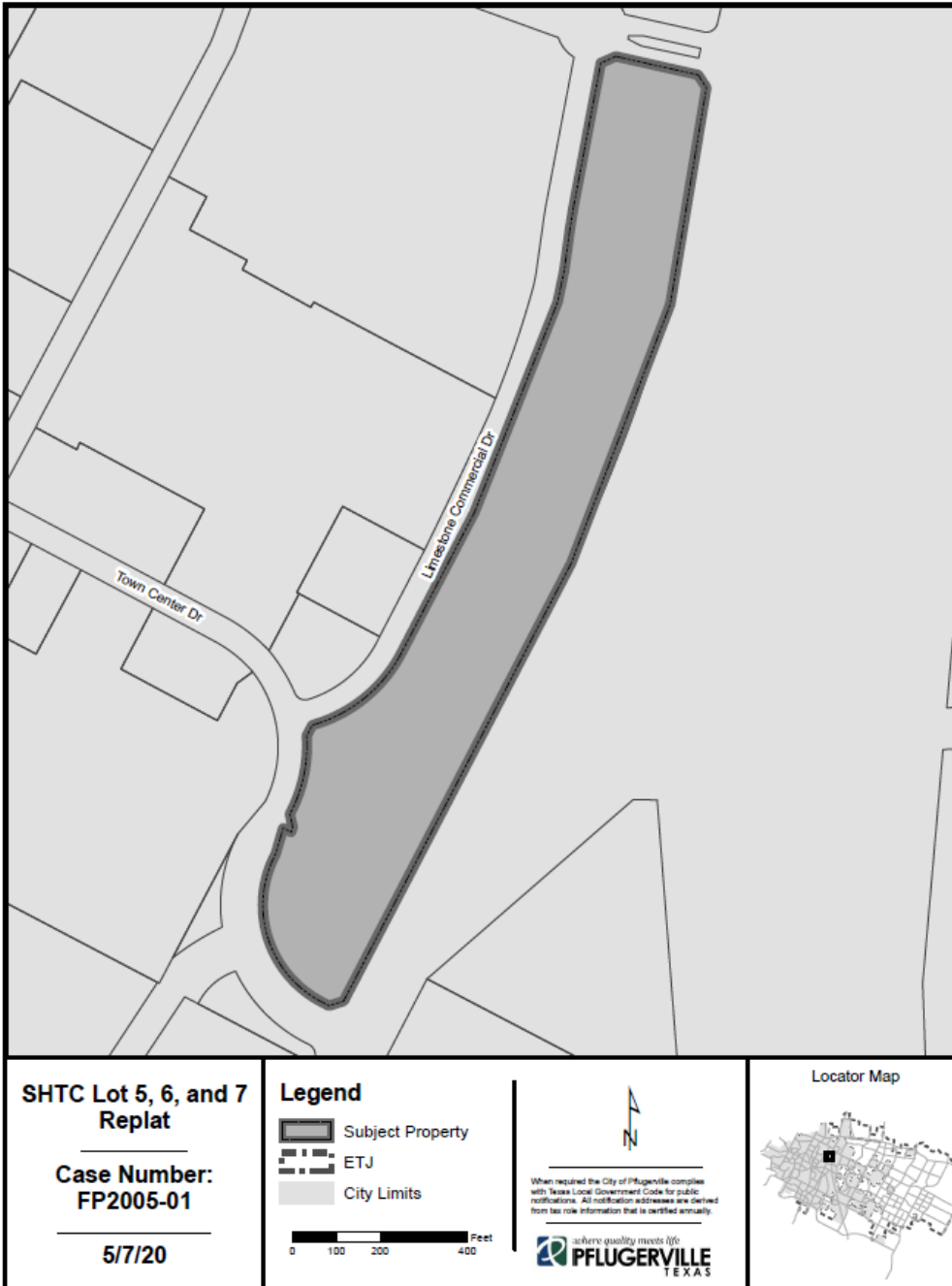
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map
- Stone Hill Town Center Lot 5, 6, and 7 Replat No. 1. (separate attachment)

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LOCATION MAP:



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