

**STAFF REPORT**

<b>Planning and Zoning:</b>	6/5/2017	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2017-5906	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1704-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to Replat Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Amending Plat in order to create two lots.

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**LOCATION:**

The proposed subdivision consists of 43.6574-acres of land located generally west of SH 130 and south of SH 45 in the Stone Hill Town Center shopping center. Lot 14 is located along the west side of Limestone Commercial Drive and Hill Top Commercial Drive, and along the north side of Stone Hill Drive and Town Center Drive.

**ZONING:**

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

**ANALYSIS:**

Lot 14 contains the strip of commercial retail uses in the north and western portion of the shopping center including Best Buy, Office Depot, At Home, Petco, Dick's Sporting Goods, Five Below, as well as the Cinemark theatre. The developer of the shopping center has proposed to Replat Lot 14 into 2 lots for purposes of selling off 1.8 acres at the northwest intersection of Hilltop Commercial Drive and Town Center Drive for future development.

**TRANSPORTATION:**

No changes to the road network are proposed or required.

**UTILITIES:**

Water and wastewater service is provided by the City of Pflugerville.

**NOTIFICATION:**

Notification was required to be published in the newspaper and signs posted on the property for the Replat.

**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

- Location Map
- Stone Hill Town Center Lot 14 Replat No. 1 (separate attachment)

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**LOCATION MAP:**

