

**STAFF REPORT**

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| <b>Planning and Zoning:</b> | 8/6/2018  | <b>Staff Contact:</b> | Jeremy Frazzell, Asst. Planning Director |
| <b>Agenda Item:</b>         | 2018-6960 | <b>E-mail:</b>        | jeremyf@pflugervilletx.gov               |
| <b>Case No.</b>             | FP1805-01 | <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 Replat No. 2 Plat in order to create two lots. (FP1805-01)

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**LOCATION:**

The proposed subdivision consists of 39.827-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. The proposed Replat is generally northwest of the Hilltop Commercial Drive and Town Center Drive intersection.

**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 the Cinemark theatre. The developer of the shopping center has proposed to Replat the current Lot 14 into two lots for purposes of selling off 3.098 acres. In August 2017, a similar Replat was approved to establish a 2.0-acre lot and prior to that, in June 2017, a Replat was approved to establish a 1.8 acre lot directly at the corner.

**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 and signs were 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 (separate attachment)

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**LOCATION MAP:**

