

STAFF REPORT

Planning and Zoning:	9/17/2018	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2018-7058	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1806-04	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 12, Block 3 of the Stone Hill Town Center, Block 3 Amending Plat in order to divide Lot 12 into two lots. (FP1806-04)

LOCATION:

The proposed subdivision consists of 13.16-acres of land located generally west of SH 130 and south of SH 45 in the Stone Hill Town Center shopping center. Lot 12 contains the Target store located along the west side of Limestone Commercial Drive and along the north side of Town Center Drive.

ZONING:

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

ANALYSIS:

The applicant has proposed to divide the current Lot 12 into two lots for purposes of selling off 1.0953 acres for a future development. The new lot will consist of an area in the existing Target parking lot and will have frontage onto Limestone Commercial Drive.

TRANSPORTATION:

No changes to the road network are proposed or required.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville. An extension of a water line will be required to serve proposed Lot 12-B. The final plat will be recorded once the line has been constructed and accepted, or fiscal has been provided for the utility line extension.

NOTIFICATION:

Notification was provided as required 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)

STAFF REPORT

LOCATION MAP:

