

STAFF REPORT

Planning and Zoning:	9/16/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7777	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1907-02	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 14R, Block 1 of the Replat of Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Replat No. 2 (201700189), to create Lots 14-D, 14-E, and 14-F. (FP1907-02)

LOCATION:

The proposed subdivision consists of 41.9908-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.

ZONING:

The subdivision 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. The developer has proposed to Replat the current Lot 14 in order to establish a separate lot (Lot 14-E) for the "At Home" tenant space for tax purposes. The division will not create a non-conforming situation for the structures given the 0-ft setback allowance in the CL5 district.

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 14 Replat No. 4 (separate attachment)

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LOCATION MAP:

