

STAFF REPORT

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| Planning and Zoning: | 8/3/2020 | Staff Contact: | Jeremy Frazzell, Asst. Planning Director |
| Agenda Item: | 2020-8487 | E-mail: | jeremyf@pflugervilletx.gov |
| Case No. | FP2006-01 | Phone: | 512-990-6300 |

SUBJECT: Conduct a public hearing and approving an application to Replat Lot 14-D, Block 1 Stone Hill Town Center consisting of 20.3586 acres out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Travis County, TX. (FP2006-01)

LOCATION:

The proposed subdivision consists of 20.3586 -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 including the Cinemark theater. The developer has proposed to Replat the current Lot 14-D in order to establish two lots and enable transfer of the sliver lot, Lot 14-G, to a separate property owner.

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
- Replat Lot 14-D Stone Hill Town Center (separate attachment)

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LOCATION MAP:

