



# City of Pflugerville

## Legislation Text

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**File #:** 2017-6013, **Version:** 1

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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. (FP1706-02)

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 and Town Center Drive. The proposed Replat is generally northwest of the Hilltop Commercial Drive and Town Center Drive intersection. The lot is zoned Urban Center Level 5 (CL5) which allows for a mix of land uses. The developer of the shopping center has proposed to Replat the current Lot 14 into two lots for purposes of selling off 2.0 acres. In June 2017, a similar Replat was approved to establish a 1.8 acre lot directly at the corner. The plat approved in June has not been recorded to date. The proposed Replat will create a lot just north of the 1.8 acre lot approved in June. No changes to the road network are proposed or required, and required water and wastewater service to serve the lots is currently provided.

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

Jeremy Frazzell  
Assistant Planning Director