



City of Pflugerville

201-B East Pecan St.
P O Box 589
Pflugerville, TX 78691
Phone (512) 990-6300 Fax (512) 990-4374

November 01, 2019

KB3 LLC
Hal Kuempel
PO Box 266
Pflugerville TX 78660
halkuempel@sbcglobal.net

Permit Number FP1906-05
Project Name: Kuempel Commercial Subdivision

Dear KB3 LLC,

Staff has completed its review of plans for Kuempel Commercial Subdivision. Please revise the project plans to address the comments noted below. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs.

Planning Dept. Review

The following comments have been provided by Emily Fesette. Should you have any questions or require additional information regarding any of these comments, please contact Emily Fesette by telephone at (512) 990-6306 or by email at EmilyF@pflugervilletx.gov.

Kuempel Commercial Subdivision Final Plat (FP1906-05)

Planning Comments Round 2

Denied.

General:

- i. Comment Cleared.
- ii. Comment Cleared.
- iii. Comment Cleared.
- iv. Comment Cleared.

Sheet 1:

- i. Comment Cleared.
- ii. Comment Cleared.
- iii. Comment Cleared.
- iv. Comment Cleared.
- v. Comment Cleared.
- vi. **R2 - please indicate how each lot will be served by public utilities. The documents provided describe connections to Lot 1 however Lot 2 is not clear (per Subchapter 15.16.8 of the UDC). Once we see how each lot will be served by public utilities, this plat may be approved administratively as a minor plat per UDC subchapter 15.7. Please note the extension of private lines to Lot 2 does not meet this requirement.**

Sheet 2:

- i. Comment Cleared.
- ii. Comment Cleared.
- iii. Comment Cleared.
- iv. Comment Cleared.
- v. Comment Cleared.
- vi. **Comment Cleared: be advised, without a separate instrument dictating who is responsible for maintenance of the easement and improvements within the easement, this may create issues in the future.**
- vii. Comment Cleared.

911 Addressing

The following comments have been provided by Kristin Gummelt. Should you have any questions or require additional information regarding any of these comments, please contact Kristin Gummelt by telephone at (512) 990-6349 or by email at Kristing@pflugervilletx.gov.

- i. **Correct " Heatherwilde Blvd" to read N Heatherwilde Blvd (UDC, Appendix B, Section 4)**

Engineering Dept. Review

The following comments have been provided by George Fowler. Should you have any questions or require additional information regarding any of these comments, please contact George Fowler by telephone at (512) 990-6300 or by email at Dev-Rev@pflugervilletx.gov.

Kuempel Commercial Subdivision— FP1906-05

Engineering Review- Round 2

George Fowler

10/31/2019

General

- i. Please provide a summary letter describing how each lot is to be served with water and wastewater service. If any public utility line extension is needed to service either lot, a preliminary plan would be required and that public infrastructure would either need to be constructed and formally accepted by the City or fiscal security in the amount of 110% of the total construction cost must be submitted prior to recordation of any plat.

2nd Round: Comment Cleared.

- i. Subsequent submittals may generate additional comments.
- ii. Provide an Engineers signed/sealed trip generation letter showing assumed uses for these lots and number of daily trips that would be generated based on the ITE manual. If greater than 2,000 trips, a TIA would be required.

2nd Round: Signed and sealed letter has been provided. Trips are under 2,000.

Sheet 1- Final Plat Sheet

- i. Please dedicate drainage easement to encompass the portion of 100 year floodplain that exists on this property. FYI: Based on City GIS images, it appears less floodplain may be on the property than is currently shown. Please verify floodplain boundary shown is correct and accurate based on most recent FEMA flood maps.

2nd Round: Please add callout for proposed drainage easement dedicated to City.

Are the access easements shown to be dedicated by plat? If so, please label these as hereby dedicated. If not, please leave a space for the recordation number.

- i. **2nd Round: Comment Cleared**
- ii. The current location of the access easement connection onto Heatherwilde is not the preferred location for a median break on Heatherwilde as discussed with the owner on 6/18/19. Other alternatives will need to be further explored before City consideration of approval for this location. Please coordinate a meeting with involved property owners across from Cane River Road and the City to facilitate this conversation. It's recommended to resolve this comment and determine final median break location to see if access easement location is affected on this plat prior to recording this plat.

2nd Round: Please provide acceptance letter from the City that the City will accept driveway location.

- i. Please add all line types to the legend.

2nd Round: Comment Cleared

- i. Please show the location of the two benchmarks on the plat.

2nd Round: Comment Cleared

- i. Show proposed sidewalk location along Heatherwilde with the line work depicted in the legend.

2nd Round: Comment Cleared

- i. For the floodplain shown, please make reference to the applicable FEMA map number and effective date.

2nd Round: Comment Cleared

Sheet 2- Note Sheet

- i. Add the second sentence to note 2 as reflected on page 36 of the unified development code supplemental schedule, found here: <https://www.pflugervilletx.gov/home/showdocument?id=644>.

2nd Round: Comment Cleared

- i. Update note number 9 about impact fees to match the wording in note number 14 of page 36 of the supplemental schedule.

2nd Round: Comment Cleared

- i. Provide the signed and sealed engineer's floodplain certification as found on page 28 of the unified development code supplemental schedule.

2nd Round: Comment Cleared

Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 990-6306, or by e-mail at EmilyF@pflugervilletx.gov.

Thank you,

Emily Fesette