



## 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

Professional Strucivil Engineers, Inc.  
Mirza Baig  
12710 Research Blvd  
Austin TX 78759  
psce@psceinc.com

Permit Number FP1908-01  
Project Name: Prasla Subdivision

Dear Professional Strucivil Engineers, Inc.,

Staff has completed its review of plans for Prasla 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.

### **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.

#### **Prasla– FP1908-01**

#### **Engineering Review- Round 2**

**George Fowler**

**October 31, 2019**

General:

- i. FYI: Fiscal in the amount of 110% the cost of public improvements must be provided in order for the plat to be recorded prior to construction and acceptance of that infrastructure.
- ii. Preliminary Plan must be approved prior to final plat approval. (UDC 3.1.3).

**2nd Round:** Comment open and valid until preliminary plan has been approved by City.

- i. TIA fees must be provided prior to plat approval in accordance with TIA once approved. (Requirement specified in TIA).

Sheet 1

- i. Joint access easement for the shared driveway between these lots should be reflected on the plat with space for document recordation number. This document number will need to be filled in on the plat prior to plat approval. (UDC 10.2.2.B.4).

**2nd Round:** Call out added. Comment open and valid till document number provided.

- i. Public wastewater line needs to be extended from the existing point of connection at the east of lot 2A to the western property boundary of lot 1A. Public wastewater easement for the line will need to be minimum 15' or twice the depth of the line whichever is larger. Please show this easement location and indicate if it's to be dedicated by this plat or by separate instrument. If by separate instrument, and you need a copy of the city's standard wastewater easement template, you may email a request to [jennag@pflugervilletx.gov](mailto:jennag@pflugervilletx.gov). (PP Content checklist, page 8).

**2nd Round:** Call out added. Comment open and valid till document number provided.

- i. Fill in the missing drainage easement document number or clarify if this is intended to be dedicated by plat. If by separate instrument, and you need a copy of the city's standard drainage easement template, you may email a request to [jennag@pflugervilletx.gov](mailto:jennag@pflugervilletx.gov). (FP content checklist, page 7).

**2nd Round:** A new drainage easement in Lot 1 has been added. What's this purpose? The drainage call for the easement in Lot 2 has been removed. Please reinstate. Comment open and valid till both document numbers provided.

- i. Please include the words 'Final Plat' under the title 'Prasla subdivision' on both sheets (final plat content checklist page 6).

**2nd Round:** Comment Cleared

- i. Provide a legal description of the plat area (FP content checklist page 6).

**2nd Round:** Comment Cleared

- i. Include a row in the Land Usage table for the total acreage of the platted area (FP content checklist page 6).

**2nd Round:** Land use table only includes Lot #1 and Lot #2. No ROW was included. The acres for lot 2 in the exhibit does not match what is in the table.

## Sheet 2

- i. Please revise notes to follow the city's standard notes as found in the Pflugerville UDC Supplemental schedule, page 36: <https://www.pflugervilletx.gov/home/showdocument?id=644>

(Ex. Note 1 should state that this plat lies within the City of Pflugerville ETJ. Note 2 should state that Water will be provided by Manville and wastewater will be provided by the City of Pflugerville and that no lot in this subdivision shall be occupied until connected to water and wastewater facilities). If the notes currently listed are Travis County notes, please label as such.

**2nd Round:** note 2 does not include ...shall be occupied until connected to water facilities.

## Planning Dept. Review

The following comments have been provided by Jeremy Frazzell. Should you have any questions or require additional information regarding any of these comments, please contact Jeremy Frazzell by telephone at (512) 990-6304 or by email at [jeremyf@pflugervilletx.gov](mailto:jeremyf@pflugervilletx.gov).

Sheet 1: Per Appendix B and the UDC 2.15.2, the TIA is required to be approved by all jurisdictions prior to the preliminary plan being considered by P&Z. Once approved, please update Sheet 1 with reference to the approved TIA date and provide an electronic copy.

General: Per HB 3167, the plan/plat will be placed on the next Planning and Zoning Commission for statutory denial. Response submittals will be received in accordance with the approved review schedule.

General: Per Appendix B and the UDC 2.15.2, the resubmittal shall include a comment response, a full size copy for all reviewers with comments, one 11"x17" copy, paper copy of all requested documents, and an electronic version of all submittal information.

General: Per UDC Subchapter 15.12, the final plat will not be able to be sent for Commissioner's Court consideration until the utility lines required to serve all lots are constructed and accepted, or fiscal is posted.

Sheet 1: Acreages listed throughout the plat differ from the provided survey. Clarify the actual acreage of the property and provide the total land acreage, acreage for right of way dedication, and acreage for each individual lot. Update all references/tables/brief legal descriptions.

Sheet 1: Per Appendix B and the UDC 2.15.2, a brief legal description of the property is needed. The provided description may create additional confusion with the clerk at time of recording. Retain full description if required by Travis County Transportation and Natural Resources.

Sheet 1: Per Appendix B and the UDC 2.15.2, provide a label for the provided drainage easement along the eastern extent of Lot 2.

Sheet 1: Per Appendix B and the UDC 2.15.2, the drainage easement provided on Lot 1 is recommended to be removed to create additional flexibility with the site development of the property. If required to be retained per Travis County, then establish through separate instrument and add the recorded document number in label.

Sheet 1: Per Appendix B and the UDC 2.15.2, all owner's are required to sign the consent of owner application. Since the last submittal, an additional owner is listed on Sheet 1, however they did not sign the application. Provide with the next submittal.

Sheet 1: Per Appendix B and the UDC 2.15.2, the joint use and utility easement document number references are required to be filled in prior to review by the Planning and Zoning Commission. Update with the next submittal.

Sheet 2: Provide reference to the development agreement "Comprehensive Development and Consent Agreement for Lakeside WCID No. 3" to provide clarification why site development will be required to be reviewed by the City.

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) 990-6304, or by e-mail at [jeremyf@pflugervilletx.gov](mailto:jeremyf@pflugervilletx.gov).

Thank you,



Jeremy Frazzell