



**City of Pflugerville**

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

October 29, 2020

Villagomez Engineering Company  
Jose Villagomez  
24165 IH-10, Suite 217-708  
San Antonio, Texas TX 78257  
jvillagomez@villagomezengineering.com

Permit Number PP2008-01  
Project Name: Villarreal Development Project

Dear Villagomez Engineering Company,

Staff has completed its review of plans for Villarreal Development Project. 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.

**Fire Dept. Review**

The following comments have been provided by Michael Slaughter. Should you have any questions or require additional information regarding any of these comments, please contact Michael Slaughter by telephone at (512) 989-4531 or by email at [mslaughter@pflugervillefire.org](mailto:mslaughter@pflugervillefire.org).

September 14, 2020

Kazi M

City of Pflugerville Planning

512-990-6300

kazim@pflugervilletx.gov

Villarreal Dev. Prelim Plan

Becker Farms

### **Prelim Plan**

Thank you for the opportunity to review and comment on the plans submitted for the above referenced project. The following comments are provided for the plans submitted to our office.

**These plans are Approved with Comments. Please review the following comments.**

- i. I was not able to verify street width, hydrant locations or fire flow. This will be required for the next Construction Plan or Site Plan submittal.

### **Disclaimers**

Permit applicants and the applicants' agents and employees shall carry out the proposed activity in compliance with this code and other laws or regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications. Permits which purport to sanction a violation of this code or any applicable law or regulation shall be void and approvals of plans and specification in the issuance of such permits shall likewise be void. This is in accordance with Section 105 of the 2015 International Fire Code with amendments as approved by the City of Pflugerville.

These plans have been reviewed for compliance with the 2015 International Fire Code with amendments as approved by the City of Pflugerville. Compliance with these codes and amendments is the responsibility of the permit applicants, applicants' agent and employees. Any changes in the field that differ from the plans submitted shall be resubmitted for approval and shall be in accordance with previously listed codes.

Contact Tim Wallace at (512) 989-4530 with questions or comments.

## Planning Dept. Review

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

Villarreal Development Project (PP2008-01)

Planning R3

### Denied.

General:

- i. **R3 - Please schedule a meeting with City Staff prior to the next submittal.**
- ii. Comment Cleared.
- iii. The Parks and Recreation Department will need to review the proposed parkland dedication once it has been calculated.
  - a. **R3 - You will also need to include the Parkland Development Fee (I believe it will be \$23,312) per UDC Subchapter 14.4. Is your intent to dedicate the 0.93 acres on your land or pay the fee in lieu? The City recommends the fee in lieu per UDC Subchapter 14.5.2.**

Coversheet:

- i. Comment Cleared.
- ii. Comment Cleared.
- iii. Please include the parkland calculation per Unified Development Code Subchapter 14.3 and 14.4.
  - a. **R3 – Comment Remains, please see previous comment.**
- iv. Comment Acknowledged.
- v. Comment Cleared.
- vi. Comment Cleared.
  - a. Note 12: please update this note to include an HOA or reference an organization (if applicable) that will maintain any private parkland/open space.
    1. **R3 – Please note, this will need to be created through separate instrument recorded prior to the plat. The recordation number for the guiding document will need to be added to the plat.**

Preliminary Plan:

- i. Comment Acknowledged.
- ii. Please include a list identifying the land use/product type for each lot, this will ensure that the minimum widths and depths are in compliance with the Single-Family Mixed-Use (SF-MU) Zoning District per UDC Subchapter 4.2.4.A (i.e. SF-Detached = 40' width x 125' depth, SF- Attached/Non-residential = 25' width x 100' depth, and Condos do not have minimums because the entire area is viewed as a "lot").
  - a. **R3 – Based on the comment response, you do not need to depict the lot lines at this time. They will be shown with the site plan. If you intend to plat each individual lot then you would show them here. If you do intend to plat them individually, they will need to meet the requirements above.**
- iii. Comment Cleared.
- iv. Comment Cleared.
- v. Please identify the location of the neighborhood mailbox units (UDC Supplemental Schedule, Appendix B; Section 3.2).
  - a. **R3 – It is unclear if this will be required due to the development style. Further discussion is required.**
- vi. Comment Cleared.
- vii. Comment Cleared.

viii. Comment Cleared.

Existing Conditions:

- i. Please identify the existing trees with diameter, species, and condition (UDC Supplemental Schedule, Appendix B; Section 3.2).
  - a. **R3 – Comment Remains. Please include the tree described in the response in a small table and include the above. This is just a brief statement as you have included the details in the Tree Survey.**

Tree Survey Sheet:

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

Preliminary Illumination Plan Sheet:

- i. Comment Cleared.
- ii. Comment Cleared.

### Engineering Dept. Review

The following comments have been provided by Jenna Goolsby. Should you have any questions or require additional information regarding any of these comments, please contact Jenna Goolsby by telephone at (512) 990-6312 or by email at jennag@pflugervilletx.gov.

#### Villarreal Development

#### **PP2008-01 Preliminary Plan Review- Round Three October 28, 2020 Engineering**

#### General Comments

1. Please be aware that during the review process with subsequent submittals, new or updated comments may be given.
2. The preliminary plan must be approved prior to any final plat, construction plan, or site plan approval for the property. (UDC 3.2.2)
3. Wastewater analysis and water model must be approved prior to preliminary plan approval. For wastewater analysis, verify proposed pipes and existing downstream pipes do not exceed 50% PDWF and 75% PWWF. For water model, very fire flows can be met while not exceeding 10 fps velocity in any pipes with minimum static pressure of 20 psi.

2nd Review: Comment remains open for water model review.

**3rd Review: Comment remains open for water model review.**

#### Sheet 1: Cover Sheet

4. Comment Cleared.
5. Comment Cleared.
6. 2 Benchmarks are required per the EDM.

2nd Review: Comment remains open.

**3rd Review: Comment Cleared**

7. Comment Cleared.
8. Comment Cleared.
9. Comment Cleared.

Sheet C-2.01 Preliminary Plan

10. Comment Cleared.
11. Minimum of two benchmarks are needed.  
2nd Review: Comment remains open.  
**3rd Review:** Comment Cleared
12. Comment Cleared.
13. Comment Cleared.
14. Comment Cleared.
15. Comment Cleared.
16. Comment Cleared.
17. Please identify if detention pond lots are intended to be publically or privately owned and maintained.  
2nd Review: Please provide a draft for a private maintenance covenant to the City for review.  
**3rd Review: Ponds will need to be privately maintained in accordance with the engineering design manual. The pond maintenance agreement is something that just needs to be provided and approved prior to construction or site plan approval for those ponds (will not hold up the prelim plan approval. Comment Cleared.**
18. Is lot 11 Block C intended to take access from Becker Farm Road while all of the others are intended to take access from the proposed roads?  
2nd Review: Please ensure ingress/egress location meets City of Pflugerville driveway spacing requirements in the UDC.  
**3rd Review: Per the UDC the no spacing requirement under 35 mph is for single family and residential use only, for other uses such as commercial the spacing requirement is 175 ft, please also look at 10.2.1.E for spacing requirements.**
19. Comment Cleared.

Sheet C-3.01: Exist. Cond. & Proposed Grading

20. Comment Cleared.

Sheet C-3.02: Existing Overall Drainage Map

21. Comment Cleared.
22. Comment Cleared.
23. Please label all analysis points on existing and proposed drainage area maps (analysis points should be the same from existing to proposed). Comment also applicable to sheet C-3.02.  
2nd Review: Analysis points for DA 2 and 3 have two leaders, there should only be one per analysis point, please clarify.  
**3rd Review:** Comment Cleared

Sheet C-3.02 (repeat number): Proposed Overall Drainage Area Map

24. Per the attached drainage report, the maximum length of the overland sheet flow is limited to 100ft and the 2-yr P value is 4.03 inches. The report shows overland flow paths greater than 100ft and P2 as either 3.4 or 4.0 inches. Please update to meet requirements in City of Austin Drainage Criteria Manual and City of Pflugerville EDM and refine detention design accordingly.  
2nd Review: Tc time for DA 2c overland flow is incorrectly calculated, with the inputs provided it would be ~8.81 minutes.  
**3rd Review:** Comment Cleared
25. Comment Cleared.
26. Comment Cleared.
27. A table summarizing Tc calculations needs to be provided on this sheet as per the Preliminary Plan: Required Content Checklist.  
2nd Review: Comment remains open with Comment #24.  
**3rd Review:** Comment Cleared.
28. Comment Cleared.

29. How does the storm sewer system connects to existing storm water facilities?

2nd Review: Are there natural channels these ponds connect to? You are not allowed to concentrate flow as it leaves your site. If there is no channel, then the flow must be returned to a sheet flow condition.

**3rd Review: Comment Cleared, FYI returning flow to a sheet flow condition from a detention pond and cause no adverse impact to downstream properties is a difficult design. If there is a drainage system to tie into that would be preferred or the design will need to ensure no concentrated discharge or downstream impacts.**

30. Comment Cleared.

Sheet C-4.01: Water & Wastewater Utility Plan

31. Comment Cleared.

32. Comment Cleared.

33. Comment Cleared.

34. Comment Cleared.

35. Comment Cleared.

36. Comment Cleared.

37. Comment Cleared.

38. Comment Cleared.

**38a. 3rd Review: How will lot 5 Block B be served with wastewater?**

**38b. 3rd Review: Utilities should be extended through to adjacent lots for future development, including the lots to the South.**

**38c. 3rd Review: Water line has a straight segment under Jovani Drive paving area as the line approaches Becker Farms. Please place a couple more bends in the line and place the line 5' inside the ROW of Jovani road such that it stays out of the road paving area and follows the City's standard location.**

**38d. 3rd Review: Label proposed easements as 'proposed' and label it as either 'to be dedicated by plat' or 'to be dedicated by separate instrument'.**

Provide a letter summarizing any additional changes that were made with the resubmittal. Please note new or additional comments may be generated upon re-submittal of site plan. If there are any new sheets, removed sheets or combined sheets on the next submittal, please make a note of this in the response letter.

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 [EmilyD@pflugervilletx.gov](mailto:EmilyD@pflugervilletx.gov).

Thank you,

Emily Draughon