



City of Pflugerville

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

December 03, 2020

Randall Jones & Associates Engineering INC
Keith Collins
1212 E Braker Ln
Austin TX 78753
keithc@rj-eng.com

Permit Number PP1908-01
Project Name: Carmel East

Dear Randall Jones & Associates Engineering INC,

Staff has completed its review of plans for Carmel East. 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 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.

General: For property that is within the city limits planned for anything besides parkland, zoning will be required prior to the Preliminary Plan being considered by the Planning and Zoning Commission.

5th Review: Comment retained until the property is removed from the City Limits.

General:

- i. 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.
- ii. General: Per Appendix B and the UDC 2.15.2, the resubmittal shall include a comment response and an electronic version of all submittal information uploaded into My Government Online: <https://www.mygovernmentonline.org/> using the project case number assigned at time of application acceptance. For assistance in uploading the files, please refer to the guide available on the Planning Department website: <https://www.pflugervilletx.gov/city-government/development-services-center/planning-department>
- iii. General: 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.
- iv. The preliminary plan includes land located in the city and in the ETJ. If adjustments are proposed, this will have to occur prior to moving forward.

5th Review: Comment retained.

- i. Provide confirmation from the gas company that the proposed crossings have been approved.

5th Review: Comment retained until provided.

Parks and Recreation 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.

With the proposed changes to the layout and while not required, it is recommended to add trail head connections from Encina Drive, Pronghor Run and/or Segundo Drive to the trail being constructed in Carmel West Phase 3 to provide additional amenity to future residents of Carmel East.

Update: The comment response identified trail was being added from Pronghorn and Segundo, but that trail layer does not appear to have been added to the sheets. Please update with the response to depict the trail on all applicable sheets.

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.

**Carmel East
PP1908-01
Engineering Review- Round 5
Jenna Goolsby
November 30, 2020**

Preliminary Plan Comments:

General

1. Comment Cleared.
2. Comment Cleared.
3. Comment Cleared.
4. Comment Cleared.
5. Comment Cleared.

Sheet 1 – Cover Sheet

6. Comment Cleared.
7. Comment Cleared.
8. Note 1 states that this plan is entirely within the ETJ of the City of Pflugerville. It's this reviewers understanding that this is the intent, but that there's a small portion which has been previously annexed by the City which would need to be de-annexed. This needs to occur, or note 1 and the rest of the preliminary plan sheets needs to be updated to reflect accurate jurisdiction limit conditions. (PP Required content checklist, page 6).
- 2nd Round: Comment not cleared.
- 3rd Review: Comment not cleared. Please continue to coordinate with the planning director through this process.
- 4th Review: Comment response does not address this comment.
- 5th Review: Comment remains.**

Sheets 3-6 – Preliminary Plan Sheets

9. Comment Cleared.
10. Comment Cleared.
- Comment Cleared.
11. Comment Cleared.
12. Comment Cleared.

Sheets 7-10 – Existing Conditions and Proposed Grading Sheets

13. Comment Cleared.

Sheets 11-13 – Illumination Sheets

14. Comment Cleared.
15. Comment Cleared.

Sheets 14-16 – Water & Wastewater Plan

16. Comment Cleared.
17. Comment Cleared.
18. Comment Cleared.
19. Comment Cleared.
20. Comment Cleared.
21. Comment Cleared.
22. Comment Cleared.
23. Comment Cleared.
24. Comment Cleared.
25. Comment Cleared.

Sheet 24- Drainage Plan- Overall

26. Comment Cleared.

Sheets 28– Tree Survey Sheet

27. Comment Cleared.

TIA Comments:

28. Comment Cleared.
29. FYI: It's understood that the County may be requesting changes to this TIA. If this is the case, the City will

want to review these changes, particularly in regards to the City intersections and roads.

2nd Round: Please provide evidence of either County acceptance of the TIA or the changes requested by the County.

3rd Review: Comment not cleared.

4th Review: Comment response does not address and no proof provided that County has accepted TIA.

5th Review: Comment remains.

Water Model Comments:

30. Comment Cleared.

Wastewater Analysis Comments:

31. Comment Cleared.

32. Comment Cleared.

33. Comment Cleared.

Drainage and Water Quality Report:

34. 2nd Round: Comment cleared with the understanding that drainage and water quality requirements in this area are Travis County jurisdiction and require Travis County review approval.

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.

December 2, 2020

Kazi Mohaimin

Planning Department

City of Pflugerville

Enclave at Cele

Permit: PP1908-01

Preliminary Plan Approval with Comments

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 the Following Comments.

- A fire flow test, a vicinity map of the fire flow test and a water model were not provided with the Preliminary Plan. These items will be required when the construction plans are submitted.

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 Mike Slaughter at (512) 989-4531 with questions or comments.

December 2, 2020

Jeremy Frazzell

City of Pflugerville Planning

512-990-6304

jeremyf@pflugervilletx.gov

Carmel East Subdivision

Case # 1908-01

Preliminary 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 the following comments.

- i. *An engineered water model was not provided with this plan submittal. This information will be required when the construction plans are submitted for this project.*

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 Mike Slaughter at (512) 989-4531 with questions or comments.

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.

Thank you,



