



City of Pflugerville

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

July 24, 2020

Ironwood Properties
Robert Rice
3030 LBJ Freeway, Suite 1390
Dallas TX 75234
bob@ironwoodrp.com

Permit Number FP2007-04
Project Name: Lakeside Meadows Industrial Ph 2

Dear Ironwood Properties ,

Staff has completed its review of plans for Lakeside Meadows Industrial Ph 2. 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.

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.

Correct " Texas Toll Rd 130" to N SH 130 NB SVC RD

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: While listed, the current property owner needs to sign the owner's consent form in the application. Please complete and turn in with the next submittal.

General: The preliminary plan and TIA is required to be approved before the final plat can be approved in accordance with the sequence of permits required by UDC 3.2.2.

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>

General: Once all comments are cleared, a total of 3 final sets (18"x24") with signatures/seals/notaries will be required. At least one of the final sets will need to contain original signatures/seals. In order to record the plat, the public infrastructure necessary to serve the subdivision will need to be constructed/accepted or fiscal posted in the amount of 110% of the cost of the public infrastructure. In addition, the recordation fee payable to Travis County Clerk, original tax certificates identifying all taxes paid, and any pro-rata or similar fees will need to be provided in order to record the plat.

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: The preliminary plan should be updated to reflect the proposed changes to the lot configuration per this plat. Please ensure the engineer for the preliminary plan updates accordingly.

Sheet 2: Impact fees were recently updated. Please update the impact fee note with the most current ordinance of 1440-20-04-14.

Sheet 1: While a point of beginning is clearly identified, please also provide a tie to a corner of the original tract as required by the final plat content checklist established by Appendix B and the UDC 2.15.2.

Sheet 1: The final plat content checklist established by Appendix B and the UDC 2.15.2 requires a bold line type, which was provided, however if the line type can be solid for the property line boundary, it will help reduce confusion with the easement line type and be consistent with other plats in the city.

Sheet 1: Please remove the "preliminary" stamp from all sheets.

Sheet 1: Please label the floodplain located off-site to distinguish what that line type infers per the final plat content checklist established by Appendix B and the UDC 2.15.2.

Sheet 1: In order to confirm no right of way dedication is required to be depicted on the plat per the final plat content checklist established by Appendix B and the UDC 2.15.2, a survey line of the E. Pecan Street right of way in front of the lot is preferred.

Sheet 2: Add the following general notes per the final plat content checklist established by Appendix B and the UDC 2.15.2: Notes 11, 14 with an update to the ordinance number 1440-20-04-14, and 15 with the caveat "unless otherwise determined and agreed to by the City of Pflugerville".

Sheet 1: The preliminary plan identifies proposed joint use access easements over the eastern property line in order to limit driveways. Please work with the current owner to either update the preliminary if the easements are not going to be provided, or update this plat to include the access easements. It is preferred that the access easements be depicted on the plat, but established through separate instrument to allow for future flexibility and to allow further details to be worked out (pro-rata, any limitations, etc).

Sheet 1: Please depict the sidewalk along Pecan St as a dotted line and include the line type in the legend with the width identified [per the](#) final plat content checklist established by Appendix B and the UDC 2.15.2.

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.

Lakeside Meadows Industrial Phase 2 FP2007-04
Engineering Round 1
Kevin Liang, Jenna Goolsby
7/24/2020

Plat sheet – sheet 1:

1. The preliminary plan must be approved prior to final plat approval
2. The TIA must be approved with the preliminary plan approval and any TIA pro-rata associated with the phase for this lot, must be paid prior to plat approval.
3. FYI: Public infrastructure as identified on the preliminary plan must either be constructed and accepted or fiscal posted in the amount of 110% the cost of the public improvements prior to plat recordation.
4. The latest preliminary plan submittal identified this platted area to contain 2 lots. Please ensure consistency between the preliminary plan and final plat in regards to lot and block layout.
5. Please label the nearby floodplain line work and minimum FFE for this lot (BFE plus 2') as this lot is adjacent/in close proximity to the floodplain. FYI, the floodplain study and delineation should be approved with the prelim plan approval prior to this plat approval.
6. Please include all line types in legend.
7. Please show the location of the two permanent benchmarks
8. Please include date of preparation of the plat.
9. Please include sidewalk location with a specific line type and add to the legend
10. Delineate jurisdiction boundaries on the vicinity map.

Signature and Notation Sheet – sheet 2:

11. Under General Notes, in note 8 the word "operation" has a box symbol in it.
12. Not all final plat notes as identified on the final plat application checklist are present (Ex. Impact Fee note which reflects most recent ordinance ORD 1440-20-04-14, and many other notes as well).
13. Engineer's floodplain certification as found in the UDC Supplemental Schedule is not found.

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,



Jeremy Frazzell