



Texas Engineering Firm #4242

Date: Friday, September 17, 2021

Joseph Longaro
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
ewong@LJA.com

Permit Number 2021-P-1355-CP
Job Address: 13100 N FM RD 973, Manor, TX. 78653

Dear Joseph Longaro,

The first submittal of the Butler Manor Concept Plan (*Concept Plan*) submitted by LJA Engineering and received on November 17, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The required City signature blocks should be added to the first page of the Concept Plan.
2. LUEs for multifamily are calculated at 0.5 LUEs/unit. The calculation should be updated.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.
4. The proposed phases, approximate phase boundaries anticipated timing of proposed phases of the development and uses should be shown on the Concept Plan.
5. A proposed phasing plan for the development should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

9/17/2021 9:53:22 AM
Butler Manor Concept Plan
2021-P-1355-CP
Page 2



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA

October 20, 2021

Pauline Gray, P.E. Senior Engineer
Jay Engineering
1500 County Road 269
Leander, TX 78641

Scott Dunlop, Director
City of Manor
Development Services Department
105 E. Eggleston Street
Manor, Texas 78653

RE: Butler Manor Concept Plan
Update #1
City Permit #2021-P-1355-CP
LJA Project #A512-1001

Dear Pauline:

Please find below our responses to your review comments dated September 17, 2021 regarding the above-referenced Concept Plan application submitted under City of Manor's alternative review procedure.

ENGINEER REVIEW

1. The required City signature blocks should be added to the first page of the Concept Plan.

***LJA Response:** We have added the City's signature blocks to the first page of the Concept Plan, as requested.*

2. LUEs for multifamily are calculated at 0.5 LUEs/unit. The calculation should be updated.

***LJA Response:** We have revised and updated the LUE calculation for the multifamily use, as requested.*

3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.

***LJA Response:** We have shown and annotated on the Concept Plan the existing significant drainage features, structures, and 100-year floodplains within and adjacent to the subject property, as requested.*

4. The proposed phases, approximate phase boundaries, anticipated timing of proposed phases of the development and uses should be shown on the Concept Plan.

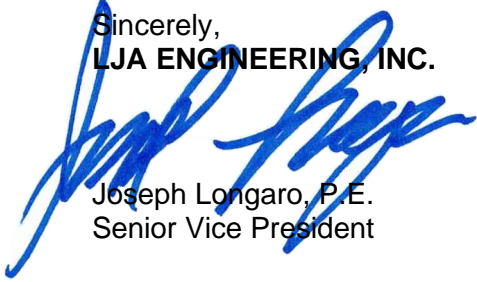
***LJA Response:** We have added to the Concept Plan the proposed phase boundaries, uses, and anticipated timing of the development, as requested.*

5. A proposed phasing plan for the development should be provided on the Concept Plan.

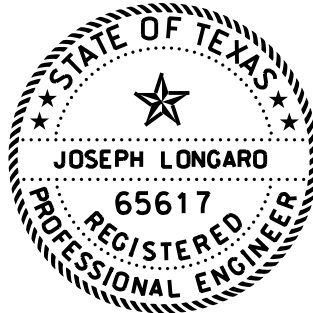
LJA Response: We have added to the Concept Plan a table describing the proposed phasing plan for the development, as requested.

Please contact me at 512.439.4700 or at JLongaro@LJA.com if you have any questions or need any additional information.

Sincerely,
LJA ENGINEERING, INC.



Joseph Longaro, P.E.
Senior Vice President



JL/DS/ew

cc: Matt Harriss, Butler Family Partnership, Ltd.
John Lewis, John Lewis Company
Bill Brown, Sneed, Vine & Perry, P.C.



Texas Engineering Firm #4242

Date: Thursday, November 11, 2021

Joseph Longaro
LJA Engineering
7500 Rialto Blvd #2-100
Austin TX 78735
ewong@LJA.com

Permit Number 2021-P-1355-CP
Job Address: 13100 N FM RD 973, Manor 78653

Dear Joseph Longaro,

The subsequent submittal of the Butler Manor Concept Plan submitted by LJA Engineering and received on November 17, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

- ~~1. The required City signature blocks should be added to the first page of the Concept Plan.~~
- ~~2. LUEs for multifamily are calculated at 0.5 LUEs/unit. The calculation should be updated.~~
- ~~3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 21(c)(11) the Concept Plan should include significant drainage features and structures.~~
- ~~4. The proposed phases, approximate phase boundaries anticipated timing of proposed phases of the development and uses should be shown on the Concept Plan.~~
- ~~5. A proposed phasing plan for the development should be provided on the Concept Plan.~~
- 6. The proposed land uses do not match the zoning for the property. Multi-family is shown on the Concept Plan, but the property is all zoned C-2 Medium Commercial which does not allow for Multi-family.**
- 7. Per CH. 10, Exhibit A, Art. II, Sec. 21(c)(7) of the City of Manor Code of Ordinances: Proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan should be shown on the Concept Plan.**

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. 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) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive, flowing style.

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA

November 15, 2021

Pauline Gray, P.E. Senior Engineer
Jay Engineering
1500 County Road 269
Leander, TX 78641

Scott Dunlop, Director
City of Manor
Development Services Department
105 E. Eggleston Street
Manor, Texas 78653

RE: Butler Manor Concept Plan
Update #2
City Permit #2021-P-1355-CP
LJA Project #A512-1001

Dear Pauline:

Please find below our responses to your review comments dated November 11, 2021 regarding the above-referenced Concept Plan application submitted under City of Manor's alternative review procedure.

ENGINEER REVIEW

6. The proposed land uses do not match the zoning for the property. Multi-family is shown on the Concept Plan, but the property is all zoned C-2 Medium Commercial which does not allow for Multi-family.

LJA Response: We have revised the Multi-family parcel to Retail to conform to the existing zoning.

7. Per CH. 10, Exhibit A, Art. II, Sec. 21(c)(7) of the City of Manor Code of Ordinances: Proposed major categories of land use by average showing compatibility of land use with, or proposed variance from, the Master Plan should be shown in the Concept Plan.

LJA Response: We have revised the proposed Multi-family land use to Retail to conform to the existing zoning, as such there is no variance from the Master Plan.

Let me know if you have any questions or need any additional information.

Sincerely,
LJA ENGINEERING, INC.


Joseph Longaro, P.E.
Senior Vice President

cc: Matt Harriss, Butler Family Partnership, Ltd.
John Lewis, John Lewis Company
Bill Brown, Sneed, Vine & Perry, P.C.

