



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, February 8, 2024

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin 78750
steve@jamisoneng.com

Permit Number 2023-P-1607-CP
Job Address: 14418 Old Manor-Taylor Rd, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Okra Tract Concept Plan (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on May 17, 2024, 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 Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
- ii. Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.
- iii. **The current P&Z Chairperson is Felix Paiz.**
- iv. **The current Mayor is Dr. Christopher Harvey.**
- v. **The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.**
- vi. **The location of sites for parks and other public uses should be shown on the concept plan.**
- vii. **The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ.**

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Okra Tract Concept Plan
2023-P-1607-CP
Page 2

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,

A handwritten signature in black ink, appearing to read 'Tyler Shows', followed by a long horizontal flourish.

Tyler Shows
Staff Engineer
GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

March 12, 2024

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U1

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

- i. Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN, SEE SHEETS 2-5.

- ii. Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.
AS DISCUSSED BY EMAIL ON 3/12/24, AN OVERALL LAND USE SUMMARY TABLE, INCLUDING ACREAGES, WAS INCLUDED ON PAGE 1 OF THE CONCEPT PLAN.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, April 8, 2024

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin 78750
steve@jamisoneng.com

Permit Number 2023-P-1607-CP
Job Address: 14418 Old Manor-Taylor Rd, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Okra Tract Concept Plan submitted by Jamison Civil Engineering LLC and received on May 17, 2024, 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 Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.~~
- ii. ~~Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.~~
- iii. ~~The current P&Z Chairperson is Felix Paiz.~~
- iv. ~~The current Mayor is Dr. Christopher Harvey.~~
- v. **The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.**
- vi. ~~The location of sites for parks and other public uses should be shown on the concept plan.~~
- vii. ~~The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ.~~

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 (737) 247-7557, 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 style with a large initial 'P' and 'G'.

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

April 15, 2024

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

iii. The current P&Z Chairperson is Felix Paiz.

THE P&Z CHAIRPERSON HAS BEEN UPDATED.

iv. The current Mayor is Dr. Christopher Harvey.

THE MAYOR HAS BEEN UPDATED.

v. The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan.

THIS INFORMATION HAS BEEN ADDED TO THE FIRST SHEET.

vi. The location of sites for parks and other public uses should be shown on the concept plan.

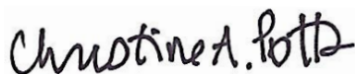
ALL PARKLAND HAS BEEN CALLED OUT AS APPROVED WITH THE DEVELOPMENT AGREEMENT.

vii. The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ

THE CITY LIMITS LINE IS SHOWN ON THE CONCEPT PLAN.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



04/18/24



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 13, 2024

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin 78750
steve@jamisoneng.com

Permit Number 2023-P-1607-CP
Job Address: 14418 Old Manor-Taylor Rd, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Okra Tract Concept Plan submitted by Jamison Civil Engineering LLC and received on May 17, 2024, 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

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Thank you,

A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

May 17, 2024

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U3

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

v. The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.

THE TRAFFIC COUNT INFORMATION FOR THE NON-RESIDENTIAL (RETAIL/COMMERCIAL) HAS BEEN ADDED ABOVE THE LUE CALCULATIONS.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,

**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**