



# Memo

To: David Cupit, PE, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: March 3, 2023

Re: Review Comments – Corley Farms Unit 3 Final Plat

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**The above referenced application is found to be Technically Incompliant for the following reasons listed below:**

**Planning Comments:**

- a. Per Subdivision Ordinance, Article 3, Section 2, 3.02.002 E.3., all residential developments shall have at least one connection to an existing external arterial or collector street. Unit 3 cannot be recorded until Unit 1 and Unit 2 have been recorded and improvements to Scenic Loop Road and Vallerie Lane have been completed.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 A, provide a location map and total acreage of the subdivision. Update Vallerie Lane as shown in the location map for the area that has been abandoned and will be platted.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 H, identify the names and property lines of adjoining subdivisions and the property lines and names of property owners in contiguous unsubdivided tracts, including deed of record information. See redline.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 I, identify the name and location of adjacent streets and easements. See redline.
- e. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 M, identify the addresses for all proposed lots.
  1. Address numbers are pending and will be sent as soon as possible.
  2. Previously “Resting Pasture” street name was denied. Propose a different street name from the list of approved names.

- f. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 Z, provide appropriate plat notes. Update note 7 to the following, “The total area of open space required for Corley Farms Subdivision is 65.44 acres. This subdivision plat contains 19.94 acres of open space of which 19.8 acres count as open space.”
  - 1. Verify numbers – if different, provide an updated open space system plan meeting the requirements of Subdivision Ordinance Section, Article 3, Section 3.03
- g. Prior to recordation, the WCID No. 3A shall provide to the City of Boerne and Kendall County an interlocal agreement with a service provider for fire fighting services as is referenced in Section 3.1(d) of the Development Agreement, Resolution No. 2019-R183.

**Engineering & Mobility Comments:**

- a. Minimum drainage easement width is 15’ per Subdivision Ordinance, 3.04.005(A). See attached redline comments on the plat – revise and resubmit

**Utilities Comments:**

- a. No comments

**Boerne Fire Department Comments:**

- b. No comments

**Kendall County Comments:**

- a. The plat needs to be conditional on Units 1 and 2 and construction of improvements to Scenic Loop and Vallerie Ln.