



Memo

To: Xavier Vasquez, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: January 7, 2022

Re: Review Comments – Corley Farms Unit 3 Preliminary Plat

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

Planning Comments:

- a. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 C, list all owner names and addresses. Survey and deed provided show Julianne B. Kugel as owner of a 2.0-acre portion of the property, volume 1729, page 113. Verify the legal description and land ownership by deed record and surveys. Need to show dedication certificate from all property owners on the final plat per Exhibit A.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 F, identify the name and location of adjacent subdivisions and the property lines and names of the property owners in all adjoining unsubdivided tracts.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 H, identify the right-of-way width, name and description of all existing or recorded streets which are within or adjacent to the subdivision for Rustic Grove, Rustic Barn Lane, Farming Grove, and Pony Bend.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 K, identify the city limit lines and ETJ in the location map.
- e. Renumber the block and lot numbers per redline comments in accordance with Subdivision Ordinance 3.04.002 B. and 2.02.002 M.
- f. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 M, identify the approximate perimeter of each block, and a note on the approximate perimeters of the largest and smallest blocks.

- g. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 V, identify areas as steep slope with a slope of 15% or greater.
- h. Demonstrate compliance with Subdivision Ordinance 3.03.002.D. regarding storm water facilities as open spaces. Verify that the drainage facilities counted will be kept natural and the acreage as the amount has increased since the last approved open space system plan.
- i. Tree survey – no comment

Development Services & Utilities Comments:

- a. See redline comments on plat – revise & resubmit
 - i. Dead end longer than 150' requires a temporary turnaround per Boerne amendment of the Fire Code
- b. See redline comments on overall utility plan – water and sewer layout okay for preliminary plat; see comments for revision in future infrastructure documents

Fire Department Comments:

- a. Request relocation of fire hydrant on Pony Bend between lots #13/14 to corner of Pony Bend and Ivory Oak Leaf.