



# Memo

To: David Cupit, PE, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: July 29, 2022

Re: Review Comments – Corley Farms Unit 2 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 the Development Agreement, Resolution No. 2019-R183, Article IV, Section 5.1(c)(2)(A) and in particular 5.1(c)(2)(D), Vallerie Lane must be dedicated and constructed to 56 feet of right-of-way in accordance with the approved Traffic Impact Analysis. To meet this condition, the following must be completed prior to plat recordation:
  1. Right-of-way dedication to Kendall County; and
  2. Construction by the owner and acceptance by Kendall County of the Vallerie Lane.
- b. 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.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 I, identify the name and location of adjacent streets, alleys, easements, watercourses, and other required information, all lines outside of the subdivision boundaries to be dashed. See redline for additional details.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 Y, identify two corners with state plane coordinates and reference to the horizontal and vertical datum used for surveying.

- e. Addressing to be finalized prior to recordation of final plat pending approval of City of Boerne and Kendall County 911.

**Development Services & Utilities Comments:**

- a. No objections.

**City of Boerne Fire Marshal Comments:**

- a. No comments.

**Kendall County Conditions:**

- a. See attached memo dated June 10, 2022

# COUNTY OF KENDALL

County Engineer's Office  
201 E. San Antonio Ave Ste 101-Box 100  
Boerne, TX 78006  
Phone: 830-249-8250



June 10, 2022

Laura Haning  
Planning and Community Development Director – City of Boerne  
477 N Main St.  
Boerne, TX 78006

RE: Corley Farms Unit 2 Final Plat

Ms. Haning,

At this time, Kendall County cannot support the developer's request for approval of the Final Plat for Corley Farms Unit 2 due to ROW acquisition issues and roadway design issues.

Unit 2 connects to Valerie Lane, a County road. Per the City's development agreement, the developer is required to make improvements to Valerie Lane and procure sufficient land to establish a 56' Right-Of-Way (ROW). Improvements are to be made as the development ties into Valerie Lane, which is occurring in Unit 2. Currently, a portion of this ROW is dedicated by the developer while the remaining portion remains in the ownership of five adjacent landowners. Although the developer is responsible for negotiating the purchase of the necessary ROW, it has yet to obtain the necessary property needed for the ROW from these five property owners. Kendall County was made aware that purchase offers have recently been provided to the five landowners; beginning the negotiation process. However, none of the transactions are complete. Consequently, Kendall County concludes that the developer has not completed significant progress toward ROW acquisition. Historically Kendall County has been extremely reluctant to exercise eminent domain and I do not anticipate that Kendall County would welcome the initiation of condemnation proceedings following a failure of the developer to obtain the necessary ROW from the landowners.

In addition, the developer is required to provide plans for the improvements to Valerie Lane for approval by Kendall County as part of the platting process. Although the developer has been working on this project for a significant amount of time, plans for improvements to Valerie Lane were submitted to the County on June 6<sup>th</sup> and June 8<sup>th</sup>, days before the plat submittal deadline for the City. Kendall County has not had sufficient time to review these plans. Therefore, the request for approval of the final plat for Corley Farms Unit 2 appears severely premature and Kendall County cannot support approval.



Sincerely,

Christina Bergmann  
Commissioner Pct. 1  
Kendall County

Richard Tobolka, P.E  
County Engineer  
Kendall County

Mary Ellen Schulle, P.E.  
Assistant County Engineer  
Kendall County