



Memo

To: Michael Scholze, P.E., Kimley-Horn

From: Rebecca Pacini, AICP, Planner III

Date: June 2, 2023

Re: Review Comments – Esperanza Phase 2G Final Plat

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

Planning Comments:

- a. The plat is not compliant with the Development Agreement, Resolution No. 2023-R09, Article II, 4, lot size table that identifies building setback. See the redline comments on the setback table.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 K, identify complete curve data between all lot corner pins. Monuments have been removed and need to be shown on the plat.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 L, identify the locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use. New easement added to Lot 3, Block 20, does not identify the acreage.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 M, a number to identify each lot and each block, the approximate width and depth of each lot, the acreage identified for each lot and a note of the approximate area of the smallest lot.
 1. A line is shown on Lot 1, Block 25, that appears to be a lot split. If a new lot is created, then it needs to be identified with a number, acreage, and line information. Also note, this new lot would create a lot without frontage in violation of Subdivision Ordinance 3.04.003 D.1.
 2. Lot acreage table on Sheet 6 identifies lots not found on plat. Verify lots exist and provide the block number. Some lots are not shown in the table. Ensure all lots are shown. See redline.

- e. Per Subdivision Ordinance, Article 2, Section 2, 2.05.002 Y, identify 2 corners with state plane coordinates and reference to the horizontal and vertical datum used for surveying
- f. Delete note for amendments approved by Planning Director – amendments will be approved by P&Z and does no longer requires this note
- g. Ensure that text is legible and does not overlap – see redline

Engineering & Mobility & Utilities Comments:

- a. No comments

City of Boerne Fire Department Comments:

- a. No comments