



# Memo

To: Sterling Martin, Donnie Boerner Surveying Company

From: Rebecca Pacini, AICP, Planner III

Date: June 2, 2023

Re: Review Comments – Upper Cibolo Major Development Plat

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

**Planning Comments:**

- a. See attached redline comments and Plat Technical Review Checklist – revise and resubmit as indicated in the checklist

**Engineering & Mobility & Utilities Comments:**

- a. See attached redline comments on the plat – revise and resubmit

**City of Boerne Fire Department Comments:**

- a. No comments

**Kendall County Fire Department Comments:**

- a. No comments

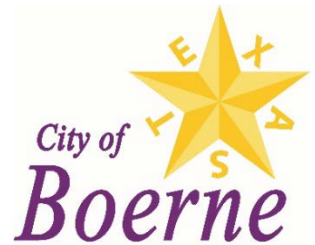
**Kendall County Comments:**

- a. Show existing and proposed septic location **I did not see the existing septic shown**
- b. The detention should be pulled back from the property line and a level spreader installed so that the discharge from the pond is returned to sheet flow before leaving the property. **Comment outstanding. Nothing was submitted.**

# Checklist Plat Technical Review

☐ City  
☒ ETJ

**Planning and Community  
Development**  
447 N. Main St.  
Boerne, TX 78006  
830-248-1501  
[www.boerne-tx.gov](http://www.boerne-tx.gov)



<b>Plat Name:</b>	Upper Cibolo Development Plat
<b>File No:</b>	
<b>Administrative Completeness Date:</b>	May 22, 2023

N/A	Technical Compliance		UDC 2.6.A.11.a.
	Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	i. A completed plat application form Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ii. Payment of application fees Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iii. Certificate of agent or power of attorney if the application is made by someone other than the owner Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iv. Five eighteen inch (18") by twenty-four inch (24") printed plat paper copies Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	v. Digital copy of all plat submittal items Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vi. Digital map file either .dwg or .shp file type or other digital file format approved by the Planning Director Comment: <b>Need to show final site plan including fire storage tanks</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vii. Addressing plan including street number, building number, suite or unit number, and street name for each lot being platted Comment: <b>Revise &amp; resubmit table - provide as xls format</b>
N/A	Yes	No	UDC 2.6.A.11.b.i. Development Information
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Title block on each page of the plat Comment: <b>See redline</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Location map indicating the location of the area being platted and relation to well known streets and thoroughfares Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Total acreage Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(d) Total number of lots and type of lot being platted Comment: <b>Note that this plat is for 1 non-residential lot</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(e) Total acreage of right-of-way being platted Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Total acreage of parkland or open space being dedicated to the City Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(g) Name and address of owner of record Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) The location of the City limit lines and the outer border of the City's ETJ if either traverse the platted area or are contiguous to the plat boundary Comment:
N/A	Yes	No	UDC 2.6.A.11.b.ii. Survey Information
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Legal description of the boundaries of the plat area Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Property survey prepared by a professional land surveyor with two points identified by State Plane Coordinates, the basis of bearings used and a north point Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Limits of the area being platted in heavy lines Comment:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(d) Date of preparation Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) Graphic and written scale of the drawing Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(f) Basis of bearing used and north arrow Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(g) Name and property lines of adjacent additions or subdivisions or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on each side of an adjoining road, creek, easement or the like Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) Location, arrangement, and dimensions of all proposed lots Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(i) Acreage of each lot Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) Lot and block numbers, as assigned by the applicant and approved by the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(k) Sufficient data to determine readily and reproduce accurately on the ground, or to ascertain by physical inspection of the property, the location, bearing and length of every street and alley line, lot line, building line and easement, as well as every boundary line of reserved or dedication areas. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle, and arc length Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(l) All monuments erected and corners established in the field shall be identified noting the material of which the monuments, corners and other points are made. Lot corners need not be shown Comment:
N/A	Yes	No	<b>UDC 2.6.A.11.b.iii. Streets and Easements</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Adjacent existing streets indicating the street name, functional classification, right-of-way width, dimension across the right-of-way, and dimension to the centerline of the right-of-way before and after any right-of-way dedication Comment: Identify the minimum ROW required - 54' min ROW
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Proposed streets within the plat boundary indicating the name, functional classification, right-of-way width, dimension across the right-of-way, and dimension to the centerline of the right-of-way Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) Location, dimension, and purpose of all existing easements and easements to be established by plat Comment: Drainage easement being established by plat
N/A	Yes	No	<b>UDC 2.6.A.11.b.iv. Natural Features</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Centerline of watercourses, creeks and existing drainage structures within and adjacent to the development Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Pertinent drainage data and the limits of areas subject to flooding shall be shown, delineating the 25-year and the 100- year flood limits if applicable Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) Minimum slab elevations shown on each lot that fall within the 100 year flood plain Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(d) Centerline and width of any drainageway protection zones Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) A note as to whether any part of the development is located within a drainage basin which is upstream from a City water supply lake, and if so, a map at a convenient scale showing the location of the entire development in relation to the drainage basin Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) If the development is located within a drainage basin which is upstream from a City water supply lake, calculations showing the maximum allowable area covered by impervious surfaces in the area of the subdivision Comment:

N/A	Yes	No	UDC 2.6.A.11.b.v. Certifications
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Owner's certification to dedicate to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Surveyor's certificate and seal Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Engineer's certificate and seal, if applicable Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(d) Applicable approval certification block Comment:
N/A	Yes	No	UDC 2.6.A.11.b.vi. Notes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Applicable notes required under this chapter or by the City or other reviewing agency Comment: See suggested notes to be removed or moved
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(b) Note any approved Plat Waivers, Administrative Exceptions or Zoning Variances Comment: Add a note for approved plat waiver regarding impervious cover & recommend moving setback waiver to Sheet 1 under setbacks in ETJ heading
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) If the plat is more than one sheet, provide an index sheet Comment:
N/A	Yes	No	Minor Development Plats UDC 2.6.F.1.b. Plat Application Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	i. Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(a) existing easements Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(b) burial grounds Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(c) railroad rights of way Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(d) rivers, lakes, and other watercourses Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(e) oil and gas lines, wells and pad sites Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(f) any other easement or constraining use that influences the development of the proposed subdivision Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Any other information staff requires, as identified at the pre-application conference. Comment:
N/A	Yes	No	UDC 2.6.F.2. Minor Subdivision Plats
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c.ii. The proposed plat conforms to the City's Comprehensive Master Plan and adopted plans. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. iii. The proposed plat conforms to the standards and provisions of the Unified Development Code. Comment:
<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>UDC 2.6.F.3. Major Subdivision Plats</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(d) Letters of Certification (LOCs) from any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.v. The Major Subdivision Plat shall substantially conform to the approved Master Development Plan. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.i.(a) Tax certificates, indicating that all taxes on the land being subdivided have been paid to the current year for the proposed subdivision Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.i.(b) Notation of any restrictions or conditions that were imposed as a contingency of Subdivision Plat approval Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(a) Parkland Dedication - The applicant shall identify parks and trails, demonstrating consistency with the allocations included in the Subdivision Plat submittal. The location, dimensions, type and area of all parcels of land set aside for parks and open space, or for public spaces for uses of the residents of the proposed development, shall be identified. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(b) Traffic Mitigation - The applicant shall demonstrate mitigation of traffic impacts identified in the Traffic Impact Analysis and approved as part of the Subdivision Plat submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(c) Tree Preservation - The applicant shall demonstrate employment of preservation measures identified in the Tree Preservation Plan as approved as part of the Subdivision Plat submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(d) Stormwater Management - The applicant shall demonstrate execution of any and all measures for stormwater management identified in the Stormwater Management Plan submitted and approved as part of the Subdivision Plat Submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iii. Plan Tabulation - Any modifications to the plan tabulation presented in the Major Subdivision Plat shall be noted in this section of the subdivision plat application, according to those same categories addressed in the Major Subdivision Plat Application. If no modifications are present, a page shall be included indicated that the final counts are equal to the preliminary counts. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iv. Any approved Plat Waivers, Administrative Exceptions or Zoning Variances must be submitted with the Major Subdivision Plat application. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.i. The subdivision plat complies with the approved Master Development Plan Comment:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. ii. The proposed subdivision conforms to all relevant requirements of the Unified Development Code and variances have been requested for any nonconformance. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.iii. In no way does the subdivision plat create a violation of any applicable regulations of the City or of state or federal law. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.iv. The vehicular and pedestrian system is consistent with adopted transportation plans, including the Master Thoroughfare Plan and the street layout standards set forth in the Unified Development Code Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.v. The proposed subdivision will not have detrimental impacts on the safety or exercise of permitted uses on adjacent properties. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.vi. The subdivision name and numbering on all subdivision plats shall be consistent with the approved Master Development Plan. Block numbers shall run consecutively throughout the entire subdivision, even though such subdivision may be finally approved in sections. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.vii. Any land located within 100 year local or FEMA floodplain, as shown on the currently adopted flood boundary and floodway maps of the flood insurance study, is determined to be suitable for its intended use, and the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety, or welfare of the future residents of the proposed subdivision in a manner consistent with The Unified Development Code Comment:
N/A	Yes	No	<b>UDC 2.6.F.4. Major Development Plats</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.iv.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.v. Illumination plan (a) If in the city limits, a Illumination Plan shall be submitted with the plat. (b) If in the ETJ and if required by the County, a County approved Illumination Plan shall be submitted with the plat. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.vi. Parkland Dedication - A Parkland Dedication Plan, if applicable, including the location and proposed area of all public or common open spaces, including a table of requirements based on the proposed development and typical service areas for each Type. Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d.vii. Tree Preservation (a) Identify on the plat the location and species of all Protected trees. (b) A tree survey for all property subject to the application that documents the presence of all Protected Trees. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.viii. Drainage – A minimum of two (2) copies of the drainage study per City standards. Comment: <b>Drainage reviewed as part of the infrastructure documents LOC</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ix. Steep Slopes – If a steep slope is present on the site, provide a Slope Map. If no steep slope is present, the applicant may provide a letter stating there is no steep slope on the property. Comment: <b>Slope reviewed with land study; no slope greater than 15% on this site.</b>



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	d.x. Fire Protection – (a) If in the city limits, a Fire Protection Plan shall be submitted with the plat. (b) If in the ETJ, a County approved Fire Protection Plan shall be submitted with the plat. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e.ii.(a) Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e.ii.(b) Two-foot contour interval surveys tied to City Control Monuments or USGS Benchmarks. Where conditions exist that make the use of two-foot contours impractical, alternate intervals may be used upon approval of the City Manager or his designee. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.ii.(c) If applicable, areas identified as steep slope with a slope of 15% or greater Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Applicable Notes required under this Chapter or by the City including by not limited to impervious cover note, traffic impact note, and overlay district note. Comment: See redline - note for impervious cover
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.i. The proposed development conforms to all standards and requirements of the Unified Development Code and variances have been requested for any nonconformance. Comment: As proposed, the site plan does not meet setback requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.ii. In no way does the development plat create a violation of any applicable regulations of the City or of state or federal law. Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f.iii. The vehicular and pedestrian system is consistent with adopted transportation plans, including the Master Thoroughfare Plan and the street layout standards set forth in The Unified Development Code Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.iv. The proposed development will not have detrimental impacts on the safety or exercise of permitted uses on adjacent properties. Comment: pending building setback variance and drainage sheetflow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f.v. All required securities and guarantees have been paid, and all applicable agreements with the City have been executed. Comment:
N/A	Yes	No	UDC 2.6.H.1. Amending Plats
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.iii. The owners of both impacted lots jointly file the application for plat amendment Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.v. No recorded covenant or restriction is removed Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vi. The amendment does not have materially adverse effects on the property rights of owners of other parcels within the plat in question Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(a) Amendment does not create a new lot Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(b) Amendment does not changes the uses that are permitted in the plat Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(c) Amendment does not increase the number of dwelling units Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(d) Amendment does not increase the total square footage of non-residential building area, including all expressions of commercial and industrial uses Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(e) Amendment does not increase the demand for public utilities Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(f) Amendment does not decrease the total area of parks and open spaces Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(g) Amendment does not increase the volume or velocity of stormwater runoff from the development Comment:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. The amending plat shall include an “as platted” diagram and an “as amended” diagram to show how the plat was recorded and what amendments are taking affect in the amending plat. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iv. The amendment does not alter the density, design, boundaries, street types, public facilities or right of way assignments of the previously approved plat. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f.i. If the plat being amended has been previously recorded, the amending plat shall be clearly marked as follows: This plat amends the plat previously recorded in the plat records of Kendall County, Document Number _____. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f.iii. If the plat being amended has not been previously recorded, the approved plat shall be annotated with the following statement: “This plat includes amendments approved by the Planning Director.” Comment:
<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>Other Miscellaneous</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Addressing plan including street number, building number, suite or unit number, and street name for each lot being platted <i>UDC 2.6.A11.a.vii.</i> Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consistent with the Comprehensive Master Plan <i>UDC 1.7</i> Comment: NA for land use, cannot regulate land use in ETJ
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compliance with zoning classification <i>UDC 2.5.A.2.a.</i> Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approved subdivision name <i>UDC 2.6.A.5.</i> Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat application complies with the approved Master Development Plan <i>UDC 2.6.D.1.e.</i> Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parkland dedication <i>UDC 2.8.B.</i> Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:

## Determination of Technical Compliance

☐ **Compliant**    ☒ **Incompliant**

**If revisions are required, please submit the following:**

- ☒ Plat, 5 copies
- ☒ Addressing plan and table
- ☒ Digital map file
- ☒ Digital files

- ☐ Utility provider LOC
- ☐ Kendall County LOC
- ☐ TxDOT LOC
- ☐ Cow Creek Ground Water Conservation District LOC

- ☐ Other LOC: \_\_\_\_\_
- ☒ Highlighted/Clouded copies
- ☐ Other: \_\_\_\_

**Reviewer:** Rebecca Pacini

**Date of Review:** 6/2/2023