



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: March 10, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres of land described as A0029A R. BEBEE, TR 107, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

SUMMARY:

- The developer is proposing to develop a Planned Development.
- The development will consist of approximately 202.69 acres which will consist of 841 single-family detached homes.
- The development will be developed in phases and the amenities will be completed with the first phase.
- It will consist of 50' and 60' lots.
- Setbacks shall be 5' side yard except adjacent a street and then shall be 15' and 20' rear yard.
- The development will have parks, trails, and open space.
- All lots meet the PD requirements

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL with the condition all comments are met before City Council approval.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent
Planning Comments
Engineering Comments