



DATE: 2/27/25

1st REVIEW COMMENTS – Preliminary Plat – Lois Road Estates

The request is for a Preliminary Plat of Lois Road Estates, being approximately 202.69 acres in the A0029A R. BEEBE, TR 107, OLD DCAD SHT 3, TR 10, prepared by Atwell, LLC, submitted on 2/12/25. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Add -Title Block with the following information:
 - 1) Plat Type (ex: “Final Plat”, “Preliminary Plat”, etc.)
 - 2) Name of the proposed development/addition
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
Location of proposed Fire hydrants.
2. The location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important features, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. Add street names.
4. Add lot and block numbers.
5. The layout, numbers, set-back lines, and approximate dimensions of proposed lots, blocks, parks, etc.
6. Location of proposed fire hydrants and fire lanes
7. Location of proposed USPS Postmaster location.
8. Proposed building lines with square footage and proposed use.
9. Proposed Parking layout.
10. Table showing the following information:
 - 1) Listing of the lots with square footage, and the associated lot widths at the front building line
 - 2) Square footage of total building footprint and of each land use (if known)



- 3) Number of required and provided parkingspaces
 - 4) Required and provided total landscaped area and front yard landscaped area
11. Missing the "Approval Block"

Informational Comments

1. The property is within the City of Sanger.
2. The Preliminary Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, March 10, 2025, and the City Council meeting on Monday, April 7, 2025.