



**DATE: 07/29/24**

**1<sup>st</sup> REVIEW COMMENTS – Preliminary Plat – Stephens Town Crossing**

The request is for a Preliminary Plat of Stephens Town Crossing, being approximately 120.133 acres in the RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, prepared by JBI Partners INC., submitted on 07/17/24. 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. Right of Way acreage
2. The owner information does not match Denton CAD
3. Existing sewer and water main location.
4. Location of Fire Hydrants.
5. USPS postmaster-approved mailboxes.
6. The proposed build lines are not per zoning. Front and Rear are 25', Side-yard are 8' and side lots are 20' side-yard setback.
7. Change the street names to existing streets not per the original plat.
8. No park areas called out.

**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, August 12, 2024, and the City Council meeting on Monday, September 3, 2024.