

Exhibit A

Planned Development (PD) Requirements Lois Road Estates Master Planned Community – Sanger, TX November 21, 2024

Lois Road Estates Overview

The purpose of this PD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Lois Road Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Lois Road Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Lois Road Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity and retains Lois Road Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1,000 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

Open Space Dedications:

Current City Standards: 1 acre per 50 units = 16.8 acres of open space required.

Lois Road Estates: Providing 27.7 acres of open space, 164% of the required amount of open space based on the number of lots shown.

Total Units: 784

60'x120' Lots (217 Units/25.8%)

PD Requirements

Minimum lot area	7,200 SF
Maximum building floor plate	3,300 SF
Minimum estate unit size	2,200 SF

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category.

50'x120' Lots (624 Units/74.2%)

PD Requirements

Minimum lot area	6,000 SF
Maximum building floor plate	2,550 SF
Minimum garden unit size	1,000 – 1,499 SF
Minimum homestead unit size	1,500 – 1,999 SF
Rear yard setback	20 FT
Minimum lot width	50 FT

All other lot regulations meet the City of Sanger's single-family SF-8 residential zoning category, except for impervious cover ratio due to 50' wide lot.

Unit Size Standards:

Proposing 25% of the units to be 1,000 - 1,499 SF minimum home sizes

Proposing 50% of the units to be 1,500 - 1,999 SF minimum home sizes

Proposing 25% of the units to be 2,000 SF or above minimum home sizes

All Units to exceed the SF-8's 1,000 SF minimum unit size

Notes:

1. All requirements not addressed in the PD will follow the SF-8 zoning requirements.
2. All buildings shall comply with the Exterior Facade Design Criteria Manual.
3. All development shall comply with the landscape ordinance.
4. All parks and open space shall be maintained by the HOA.
5. Park equipment will be of commercial grade and approved by the Director of Parks or his designee.
6. Phasing will be such that a park shall be included and developed with the first phase of development before completion of the first residential unit.