



DATE: 6/30/25

1st REVIEW COMMENTS – Replat – Major Moore Cell Tower

The request is for a Minor Plat of Major Moore Cell Tower, being approximately .61 acres of land, prepared by Eagle Surveying, submitted on 6/18/25. Below are the planning comments that should be addressed before Planning & Zoning approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of centerline.
2. Add the following standard notes:
 - a. All lots comply with the minimum size requirements of the zoning district
 - b. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
 - c. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
3. Add the name address and phone number of all utilities providing service to the development. A signature from each provider or a will serve letter, signifying their ability to provide service is required.
4. Remove Mayor from the Approved and Accepted Block. Plat are now being approved solely by Planning & Zoning.

Informational Comments

1. The property is within the City of Sanger.
2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 14, 2025.