



DATE: 02/27/2023

1st REVIEW COMMENTS – Final Plat (Coffee Bistro 1187)

The request is for a Minor Plat of Coffee Bistro 1187 containing 1 lot, being approximately 0.779 acres in the HENRY TIERWESTER SURVEY, ABSTRACT NO 1241, prepared by Windrose Land Surveying, submitted on 02/15/2023. 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. Plat needs to be listed as Final Plat instead of Minor Plat.
2. Show the centerline of existing streets and dimensions from the centerline to the edges of existing and proposed right-of-way on both sides of the centerline.
3. Provide a signed notarized copy of private restrictions (if any), that are filed for record in the office of the County Clerk.
4. Add the name address and phone number of all utilities providing service to the development.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, March 13, 2023, and the City Council meeting on Monday, April 3, 2023.