

**AGENDA  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
MONDAY, MAY 16, 2016  
TOWN HALL - COUNCIL CHAMBERS  
127 N. COLLINS RD.  
7:00 P.M.**

**CALL MEETING TO ORDER**

Planning and Zoning Commission Chairperson calls the Meeting to order, state the date and time. State Commissioners present and declare a quorum present.

**1. APPROVAL OF MINUTES FOR 4/18/2016 REGULAR MEETING**

**PUBLIC HEARING**

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

- 2. APPLICANT: TERESA MYERS – LAND RESOLUTIONS, INC.  
AT OR ABOUT: 320 TOWN EAST BLVD. (7.4 ACRES)  
REQUEST: FINAL PLAT – HAWKINS ESTATES, LOT 1 BLOCK  
1**
- 3. APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT  
AT OR ABOUT: 3134 N BELT LINE RD – 34.27 ACRES NEAR SE  
QUADRANT OF THE INTERSECTION OF  
BELTLINE RD AND TOWN EAST BLVD  
REQUEST: TO CHANGE THE TOWN’S COMPREHENSIVE  
PLAN AND LAND USE DIAGRAM FROM RETAIL  
(R) TO URBAN DENSITY RESIDENTIAL (UDR)  
AND THE ZONING MAP FROM LOCAL RETAIL  
(LR) TO ATTACHED HOUSING – PLANNED  
RESIDENTIAL OVERLAY (AH-PRO) (CYPRESS  
MANORS)**
- 4. APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT  
AT OR ABOUT: NE QUADRANT OF THE INTERSECTION OF TRIPP  
RD AND JOBSON RD (83.06 ACRES)  
REQUEST: TO CHANGE THE TOWN’S COMPREHENSIVE  
PLAN AND LAND USE DIAGRAM FROM ESTATE  
RESIDENTIAL (ER) TO LOW DENSITY  
RESIDENTIAL (LDR) AND THE ZONING MAP  
FROM SINGLE FAMILY 3 (SF-3) & SINGLE FAMILY  
2 (SF-2) TO SINGLE FAMILY 3 – PLANNED  
RESIDENTIAL OVERLAY (SF-3-PRO)**

## **ADJOURN**

ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING. MEMBERS OF THE PUBLIC ARE REQUESTED TO LIMIT THEIR COMMENTS, WHETHER AT THE PUBLIC FORUM OR DURING A PUBLIC HEARING, TO NO MORE THAN FIVE (5) MINUTES.

THE SUNNYVALE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.086 (ECONOMIC DEVELOPMENT).

THE TOWN OF SUNNYVALE IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). REASONABLE ACCOMMODATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED TO THOSE WHO PROVIDE NOTICE TO THE DIRECTOR OF COMMUNITY SERVICES AT 972-226-7177 AT LEAST 48 HOURS PRIOR TO THE MEETING.

THE FOREGOING NOTICE WAS POSTED IN THE FOLLOWING LOCATIONS:

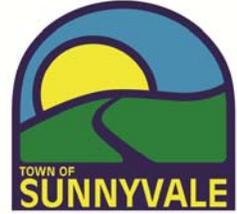
SUNNYVALE ISD 417 E. TRIPP ROAD  
SUNNYVALE LIBRARY AT 402 TOWER PLACE

**I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON MAY 13, 2016 IN THE FOLLOWING LOCATIONS AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:**

**TOWN HALL AT 127 N. COLLINS ROAD**

---

**LESLIE BLACK, TOWN SECRETARY**



**MINUTES  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
MONDAY, APRIL 18, 2016  
TOWN HALL - COUNCIL CHAMBERS  
127 N. COLLINS RD.  
7:00 P.M.**

<b>CHAIRPERSON</b>	<b>KEN DEMKO</b>
<b>CO-CHAIRPERSON</b>	<b>ANTHONY OKAFOR</b>
<b>COMMISSIONER</b>	<b>JOHN PEASE</b>
<b>COMMISSIONER</b>	<b>SHINEY DANIEL - ABSENT</b>
<b>COMMISSIONER</b>	<b>JOSH SANDLER - ABSENT</b>
<b>COMMISSIONER</b>	<b>RAY VANEK</b>
<b>COMMISSIONER</b>	<b>KING MOSS</b>
<b>ALTERNATE COMMISSIONER</b>	<b>SARAH MITCHELL</b>
<b>ALTERNATE COMMISSIONER</b>	<b>DON KLINE</b>

**CALL MEETING TO ORDER**

Meeting called to order at 7:00 p.m.

**1. APPROVAL OF MINUTES FOR 3/21/2016 REGULAR MEETING**

Commissioner Okafor made a motion, seconded by Commissioner Pease, to approve the Regular Meeting Minutes. Chair Demko called for a vote, and with all members voting affirmative, the motion passed unanimously.

**PUBLIC HEARING**

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

<b>2. APPLICANT:</b>	<b>COLIN HELFFRICH, P.E.</b>
<b>AT OR ABOUT:</b>	<b>334 JOBSON ROAD – 48.77 ACRES EAST OF JOBSON ROAD AND WEST OF WANDERING BROOK DRIVE</b>
<b>REQUEST:</b>	<b>TENTATIVE DEVELOPMENT PLAN – STONEY CREEK PHASE 2E</b>

Director Jackson presented the item.

*This item was initially heard and approved by the Planning & Zoning Commission on March 21, 2016. Newspaper notification for this item was done incorrectly for the meeting, therefore the item has returned for official P&Z approval. No changes have been made to the request since the last P&Z meeting approval.*

*The applicant is requesting a tentative development plan approval for Stoney Creek Phase 2E. The proposed plan for Phase 2E will consist of 72 lots and 3 open space lots on 48.771 acres.*

The proposed plan shows a total of 72 single family residential lots ranging in size from 16,000 square feet to 32,000 square feet. Open space lots will serve as a landscape buffer along the east, north and south sides of the development. The overall design of phase 2E is consistent with the approved concept plan for the phase except for the following changes. The developer would like to gain approval for the plan and proposed changes prior to moving forward with a future request for preliminary platting.

- Variation to the Stoney Creek Boulevard roadway alignment as seen in Ordinance No. 463 Exhibit C Concept Plan. The reason for this variation is to avoid the Water of United States (WOUS) that was determined to be located on this property. The WOUS is located within the called Lot 1X Block A.
- Alley requirement shall be waived for lots less than 20,000 square feet.
- The minimum lot width for any sized lot shall be 100 feet minimum. Width measurement shall be as set forth in the Town of Sunnyvale's Zoning Ordinance Chapter 2: Definitions.
- The minimum setback requirements shall be as set forth:
  - Front Yard Setback: 50 feet
  - Rear Yard Setback: 30 feet
  - Side Yard Setback: 20 feet (Street Side: 30 feet)
- Deviation from the typical planting of a Red Tipped Photinia as called out in Ordinance No. 463 Exhibit D Open Space & Trail Plan. Due to the growing environment the Town has requested we provide Chinese Photinia in lieu thereof.
- Ordinance No. 463 calls out for a water feature to be within the Stoney Creek Boulevard median. After discussions with the Town, it is in our opinion the water feature called out in Ord. No. 463 was within the Waters of the US (WOUS) area. Due to the Corp restrictions we are avoiding the WOUS with a slight variation to the Stoney Creek Blvd alignment. In doing this the water feature now is located along side Stoney Creek Blvd in lieu of within the median.

Commissioner Okafor made a motion to approve the request as submitted, seconded by Commissioner King. Chairperson Demko called for a vote, and with all members voting to approve, the motion passed unanimously.

- 3. APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT**  
**AT OR ABOUT: 3134 N BELT LINE RD – 33.9 ACRES NEAR SE**  
**QUADRANT OF THE INTERSECTION OF**  
**BELTLINE RD AND TOWN EAST BLVD**  
**REQUEST: TO CHANGE THE TOWN'S COMPREHENSIVE**  
**PLAN AND LAND USE DIAGRAM FROM RETAIL**  
**(R) TO URBAN DENSITY RESIDENTIAL (UDR)**  
**AND THE ZONING MAP FROM LOCAL RETAIL**  
**(LR) TO ATTACHED HOUSING – PLANNED**  
**RESIDENTIAL OVERLAY (AH-PRO) (CYPRESS**  
**MANORS)**

Director Jackson presented the item. He noted that the proposal was tabled by the applicant at the last P&Z meeting in order to address the commission's concerns.

*The applicant previously tabled this request in order to address the Planning & Zoning Commissions concerns with previous submittals. A previous request, initially scheduled to be heard on February 22 2016, proposed 130 lots on approximately 44 acres equating to a density of 3.08 dwelling units per acre. At the February meeting, the commission noted concerns with the proposed lot sizes, density and parking within the subdivision. The commission also discussed the absence of alleys. The applicant has returned with an updated proposal of 110 lots on approximately 33.9 acres which would equate to a density of 3.24 dwelling units per acre.*

John Arnold, Skorborg Development - 8214 Westchester Street, spoke on behalf of the application. He gave a PowerPoint presentation to the commission. He discussed the reasoning behind the changes that were made to the overall development acreage. (retail vs. residential)

Commissioner King asked what would be the square footage of the proposed homes.

Mr. Arnold stated the square footage would range from 1800 to 3200 sq. ft.

Commissioner Vanek asked what would be the price point of the homes.

Mr. Arnold stated approximately 300 to 500 thousand.

Jerry Williams, 107 Greenway, asked if there would be an HOA associated with the development

Mr. Arnold stated that there would be an HOA

Rick Roebuck, 362 Town East Blvd., stated that it was his understanding that the applicant is suggesting that traffic would need to be increased to create interest into the abutting commercial land.

Commissioner Vanek stated that he was correct. He gave background on the layout of the concept plan and reasoning for residential development prior to commercial development.

Discussion was had amongst Mr. Roebuck and the commission about the density, lot sizes, traffic and commercial development.

Sean Rinner, broker for the subject property, stated that she has been told repeatedly there weren't enough rooftops for commercial development. She stated the abutting commercial wasn't large enough for a big box retailer.

Commissioner Pease asked what would be the proper size for retail on the subject property.

Ms. Rinner stated it depends. She noted that they were currently advertising the property as a grocery anchored development with pad sites.

Commissioner Okafor stated that the citizens concerns weren't totally about roof tops but the traffic that would be created on Town East. He also noted the strain on the school district.

Mr. Roebuck asked how many addition homes were still proposed for Homestead and Stoney Creek.

It was noted that a total of 1100 were proposed when the developments were completed.

Chairman Demko noted that there was a need for a starter home product in Sunnyvale. He stated there was a need for homes that would allow for retirement in Sunnyvale.

Additional discussion was had amongst the commission and Mr. Roebuck regarding density, traffic and tax base.

Cherle Cox, 127 Barnes Bridge, spoke. She stated she was not for growth but she was for having a place for Sunnyvale residents to retire.

Lance Faver, 206 Stone Gate Lane, asked if they were still proposing front entry garages with no alleys.

Mr. Arnold stated that they were proposing front entry garages, no alleys and 25' front setback.

Mr. Faver stated he preferred larger lots and higher price points. He was not for started homes.

Debbie Geis, 112 Sunview, gave background on the development of Creekside and Glenwick. She noted that Creekside and Glenwick were initially developed to address multifamily requirements. They were set up to be developed at 6 dwelling units per acre. She stated that the property ended up not developing as multifamily but developed as single family instead. She stated she thought the main problem with the development was the number homes proposed.

Debra Franklin, 629 Pecan Creek Drive, spoke. She stated she would like to see a senior development at the proposed location. She stated they should be developed for handicap accessibility.

Discussion was had amongst the commission and Mr. Arnold with regard to lot size. Mr. Arnold noted that there wasn't much cost difference in constructing a 60' lot versus a 70' lot. He noted though that he would lose 20 saleable lots if they went with a larger lot. He calculated a loss of approximately 1.6 million dollars if they developed a 70' lot.

Commissioner Vanek asked if the developer had considered an age restricted development.

Mr. Arnold stated that they researched the idea and approached a few building companies. He stated he was told that it was not economically feasible at this time.

Discussion was had amongst the commission and Mr. Arnold with regard to lot size, transitional zoning and school population.

Commissioner Okafor asked what kind of guarantee does the Town have to assure the high end housing the developer is proposing.

Mr. Arnold stated the guarantee is the time period that Skorburg has been in existence and the type of product they have produced in other cities.

Commissioner Okafor asked what kind of effect it would have to increase the 60' lots to 70' lots.

Mr. Arnold stated it would be a about a 20 lot difference.

Chairman Demko stated his main concern with the proposal was the side setbacks.

Mr. Arnold stated the size of the homes would be smaller without the side setback variations.

Director Jackson also noted that the applicant was requesting a variation to base development standards as well. (Construction materials and number of homes duplicated in a block face)

Mr. Arnold stated he would like the commission to table the item if they felt the proposal was not something they could approve.

Commissioner Okafor stated that he would like the applicant to speak with residents in the Homestead to consider the concerns of the residents.

Commissioner Okafor asked Director Jackson the requirement for having a back alley.

Director Jackson stated that any lot less than 20,000 sq. ft. is required to have an alley per the zoning ordinance.

Commissioner Pease asked Director Jackson if there was any harm in denying the application versus tabling the item.

Director Jackson stated that if denied the item could not return within the year unless the application was considered materially different than the previous submittal.

Discussion was had amongst the commission and Mr. Arnold with regard to what is considered materially different.

Commissioner King made a motion to table the item, seconded by Commissioner Okafor. Chairperson Demko called for a vote, and the motion passed 4-1.

- |                      |  |
|----------------------|--|
| <b>4. APPLICANT:</b> | <b>KYLE BENNETT – BENNETT 1 CONSTRUCTION</b>   |
| <b>AT OR ABOUT:</b>  | <b>4250 N. BELT LINE RD – 0.83 ACRES NEAR SE QUADRANT OF THE INTERSECTION OF BELT LINE RD AND BARNES BRIDGE RD</b>   |
| <b>REQUEST:</b>      | <b>TO CHANGE THE TOWN'S COMPREHENSIVE PLAN AND LAND USE DIAGRAM FROM LOW DENSITY RESIDENTIAL (LDR) TO RETAIL (R) AND THE ZONING MAP FROM SINGLE FAMILY RESIDENTIAL – 3 (SF3) TO GENERAL BUSINESS DISTRICT (GB)</b> |

Director Jackson presented the item.

*The applicant has made application to amend the land use diagram as well as the zoning map to accommodate a commercial use on the existing residential property located at 4250 N. Belt Line Rd. The property consists of 0.83 acres and is currently LDR, Low Density Residential on the future land use plan and Single Family Residential 3 on the zoning map. This particular parcel directly abuts an existing residential area (Dal-View Estates) to the east and to the south. A major arterial, Belt Line Road, abuts the property to the west. A country lane road, Barnes*

*Bridge abuts the property to the north. The applicant has made this request in order to construct a professional office facility on the property.*

*In order to construct a proposed office facility on the property the land use designation would need to be amended to that of Retail and the zoning map amended to reflect the General Business zoning district designation. A general business zoning district abuts the property to the north. The applicant would like to expand upon the abutting general business zoning district.*

Kyle Bennett, 115 Sunview St., spoke on behalf of the request. He noted the goal for the property would be to develop a low intensity office building with a buffer to the abutting residential development. He noted that a fly thru presentation had been prepared to give the residents and P&Z an idea of what would be developed.

Chairman Demko asked if the existing home on the property would be removed.

Mr. Bennett stated the home would be demolished.

Ron Ziegenface, 106 Barnes Bridge, spoke against the request. He noted a petition was submitted in opposition of the request as well. He noted that if the property were to be rezoned it could set a precedent that would allow abutting residential property to be rezoned.

Andrew Beard, 209 Barnes Bridge Road, spoke against the request. He stated he did not believe the property was big enough for what was proposed. He also noted concerns with traffic and noise.

Jerry Williams, 107 Greenway, spoke against the request. He asked Mr. Bennett if he would build the project.

Mr. Bennett stated he would not be building the project. He noted that his father's company would construct the project.

Jerry Williams stated he did not want the development in his community. He stated the only reason for the project was for profit and not for need.

Sylvia Tallow stated she lived right next to the proposed building. She noted that she was in favor of the project. She noted the development would decrease sound and would address a need for the community. She noted her issues with the existing rental house.

Cheryl Cauthen, 237 Barnes Bridge, spoke against the request. She noted her opposition to the request due to the possible noise, traffic and visual appearance of the proposed development.

Charlie Kelly, 101 Greenway, spoke against the request. He noted he would have never bought in Sunnyvale if he knew the development would be built. He was concerned that if the zoning was changed it would allow other areas to be rezoned as well. He suggested a home be built.

Mathew Amad, 209 Robin Ridge, spoke for the request. He noted that it was appropriate for the location. He suggested that Sunnyvale should be more open to the idea of development.

Mr. Tallow, 102 Barnes Bridge, spoke for the request. He noted that the proposed development was a lot better than the existing home already there. He stated that he did not believe someone would want to redevelop the lot residentially due to the location.

Camille Dillow, 239 Barnes Bridge, spoke against the request. She noted that the subject property was a gateway to the subdivision. She called for the property to remain residential.

Scott Fitzgerald, 394 Jobson Road, spoke in favor of the request. He stated that he was friends with the property owner and he could vouch for his good character. He asked that the Commission at least give his request consideration.

John, 289 Talbot Lane, spoke in favor of the request. He noted that the development would be nice and he was in support of the project.

Laura Beard, 205 Barnes Bridge, spoke against the request. She was opposed to the demolition of the home.

Janet Hobbs, 335 Barnes Bridge, spoke against the request. She was against the development of a commercial building at a main entry into Sunnyvale.

John Flannigan, 103 Greenway, spoke against the request. He was concerned with the possible traffic and noise that could be created with the commercial development.

Cheryl Cauthen, 237 Barnes Bridge, spoke against the request. She noted she would like to see the town develop according to the comprehensive plan for the community.

Kyle Bennett, the applicant spoke. He noted the design details of the proposed building. He stated the proposed building would be a transitional development that would buffer the residential development.

Commissioner Pease noted that vacant commercial property already exists along Belt Line Road.

Kyle Bennett stated that his client owned the particular lot in question. He noted that his client was proposing to move his business to the new location.

Jerry Williams, 107 Greenway, spoke against the request. He stated that the request would bring more traffic to the area.

Bill Bennett, 122 Ridge Circle, Mesquite, Texas spoke for the request. He noted that he had not bid on the proposed project. He provided background to the proposed development and character of the owner.

Keith Darwin, 308 Eagles Crest, spoke in favor of the request. He spoke positively about the character of the owner and the proposed development.

Alice Charales, 396 Jobson Road, spoke in favor of the request. He provided background to the reasoning for cutting down the existing trees around the existing home. She stated that an arborist report was prepared that called for the removal of the trees due to rot. She stated the location was not suitable for residential development. She noted that the proposed building would be an enhancement to the area and Sunnyvale.

Commissioner Pease noted that one of the returned notification letter noted that a liquor store was going to be developed at the subject location.

Director Jackson noted that the information was made up. He noted he that he tried to investigate but did not find any truth to the matter.

Chairman Demko noted that he did not see a reason to rezone the subject location to general business.

Discussion was had amongst the commission about the request and surrounding area.

Commissioner Moss made a motion to deny the request, seconded by Commissioner Okafor. Chairperson Demko called for a vote, and with all members voting to deny, the motion passed unanimously.

### **ADJOURN**

Meeting adjourned at 9:17 p.m.

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

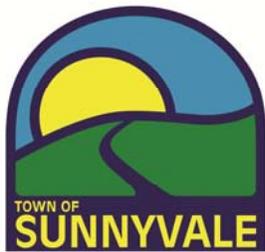
---

Ken Demko, Chair

ATTEST:

---

Leslie Black, Town Secretary



# Town of Sunnyvale

May 16, 2016

Prepared By: **Rashad Jackson, AICP**  
Director of Development Services

## **Summary:**

**APPLICANT:** TERESA MYERS – LAND RESOLUTIONS, INC.  
**AT OR ABOUT:** 320 TOWN EAST BLVD. (7.4 ACRES)  
**REQUEST:** FINAL PLAT – HAWKINS ESTATES, LOT 1 BLOCK 1

## **Background:**

The applicant is the representative for a residential property located at or about 320 Town East Blvd. The parcel of land is approximately 7.4 acres. The property is surrounded by a residential property to the east, The Homestead Phase 2D-S to the south and the future phase of The Homestead Phase 7 to the west. The applicant proposes to plat the subject lot for the development of a single residence. The property is zoned for residential development. The applicant has established the necessary easements, setbacks and buffers required for the development of the subject lot. The applicant received preliminary plat approval in March 2016.

- Right of way dedication for possible future Town East Blvd expansion – 50 feet
- Front setback – 80 feet
- Side setbacks – 50 feet
- Rear setback – 120 feet

As noted, the proposed final plat conforms to the Town zoning and subdivision ordinance requirements.

## **Public Notice**

Notice was published within the Town's Official Newspaper on Wednesday, April 27<sup>th</sup>. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Town Ordinance. Sixteen (16) letters were sent out. As of the writing of this staff memo, one (1) letter had been returned in favor of the request.

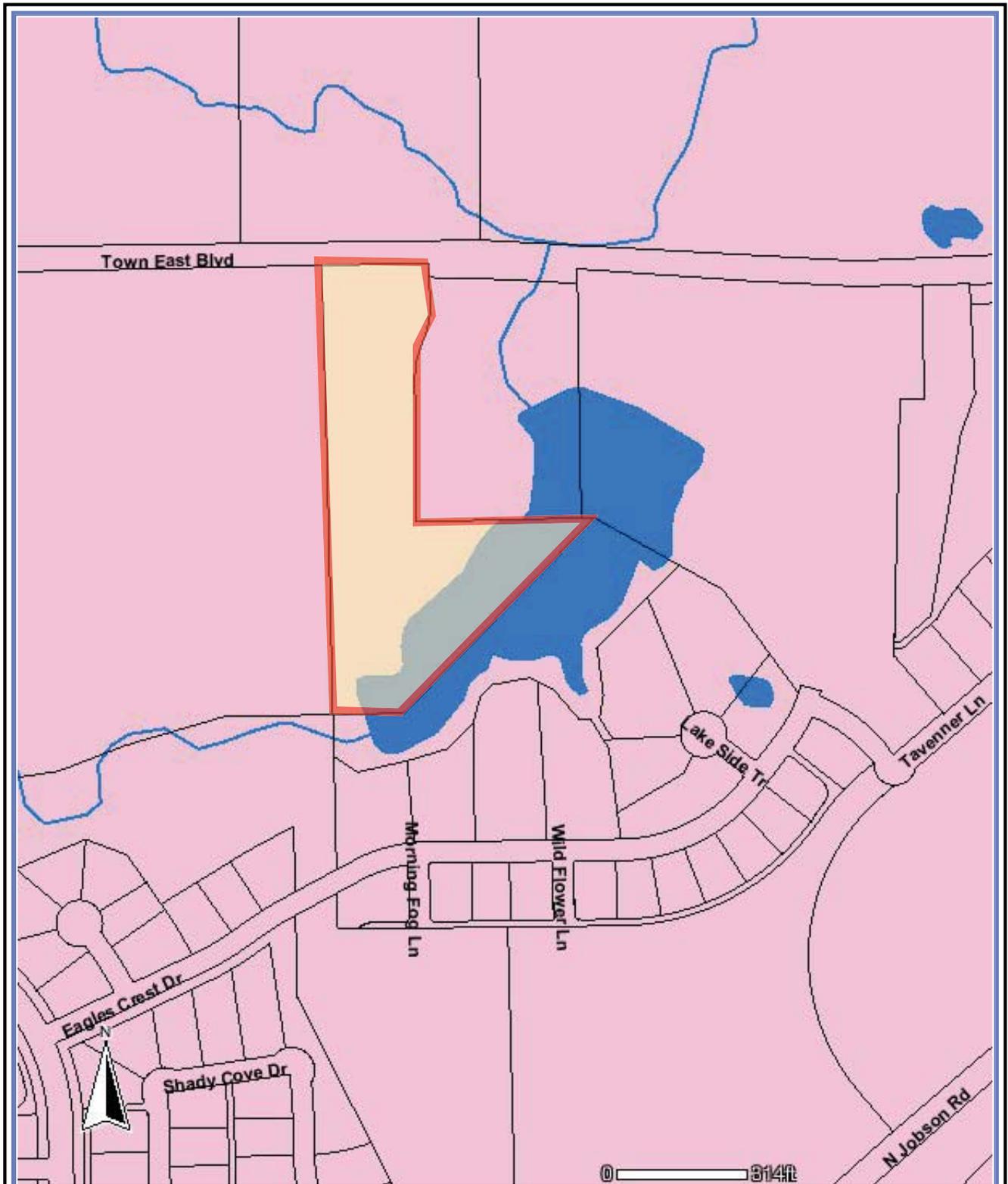
## **Staff Recommendation**

Town staff has the following comments/recommendation for consideration:

1. Town staff recommends approval. The proposed plat meets the standards set forth in the Town of Sunnyvale zoning ordinance and subdivision ordinance.

## **Attachments**

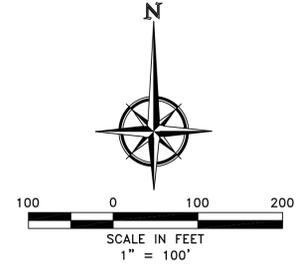
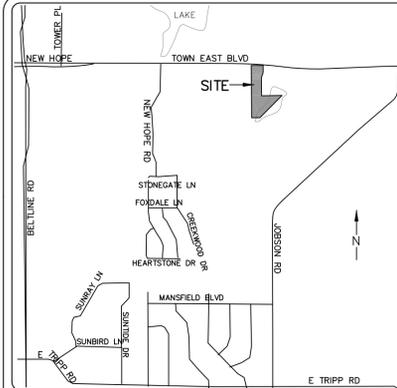
- Location Map
- Proposed final plat
- 400' Notice response



**Dallas Central  
Appraisal District**  
www.dallascad.org

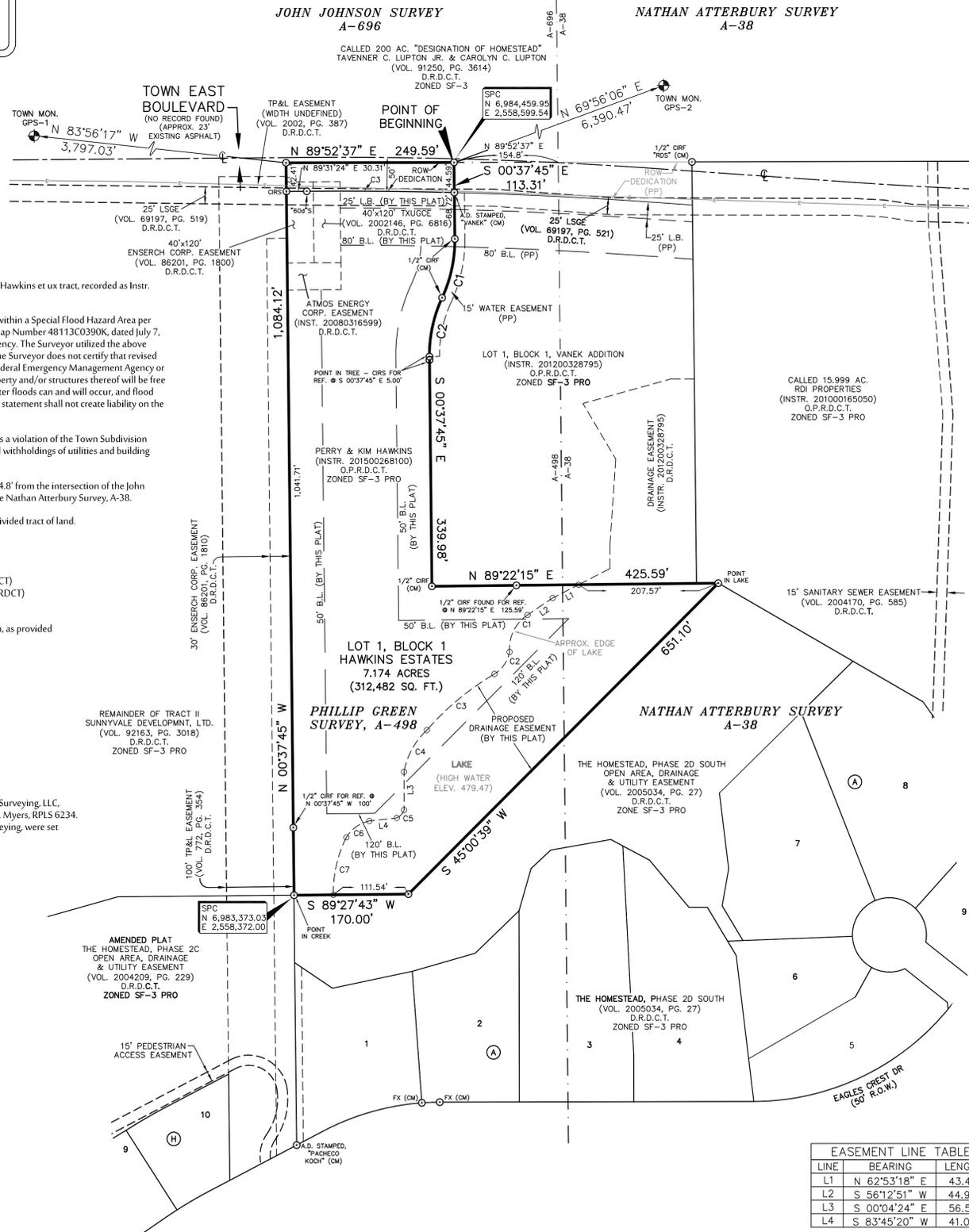
**DISCLAIMER**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



**BOUNDARY CURVE DATA:**

<b>C1:</b> D=25°43'54" R=200.00' L=89.82' T=45.68' CHD=S 12°14'12" W 89.07'	<b>C2:</b> D=25°43'54" R=200.00' L=89.82' T=45.68' CHD=S 12°14'12" W 89.07'	<b>C3:</b> D=01°56'54" R=6450.00' L=219.33' T=109.68' CHD=S 89°30'09" E 219.32'
---	---	---



- NOTES:**
- Basis of Bearing being N 89°52'37" E for the north line of Perry Hawkins et ux tract, recorded as Instr. 201500268100, D.R.D.C.T.
  - By graphical plotting, the parcel described herein does not lie within a Special Flood Hazard Area per Flood Insurance Rate Map, Map Number 48113C0380L and Map Number 48113C0390K, dated July 7, 2014, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement does not imply that the property and/or structures thereof will be free from flooding or flood related damage. On rare occasions, greater floods can and will occur, and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of the Town Subdivision Ordinance and state platting statutes and is subject to fines and withholdings of utilities and building certificates.
  - The point of beginning bears approximately S 89°52'37" W, 154.8' from the intersection of the John Johnson Survey, A-696, the Phillip Green Survey, A-498, and the Nathan Atterbury Survey, A-38.
  - The purpose of this plat is to create one lot from an un-subdivided tract of land.
  - The subject property is affected by the following:  
Master Declaration, Volume 99187, Page 5986 (DRDCT)  
Notice, Volume 2003252, Page 339 (DRDCT)  
Management Certificate, Volume 2002004, Page 7740 (DRDCT)  
Subordination Agreement, Volume 2005094, Page 10776 (DRDCT)  
Resale Contract, Volume 2005013, Page 2101 (DRDCT)
  - Town of Sunnyvale Monuments GPS-1 and GPS-2 information, as provided by the Town of Sunnyvale, is as follows:  
  
Town of Sunnyvale Monument GPS-1  
Northing: 6,984,822.72  
Easting: 2,554,571.02  
Elevation: 535.81'  
  
Town of Sunnyvale Monument GPS-2  
Northing: 6,986,708.31  
Easting: 2,964,580.39  
Elevation: 431.50'
  - All corners were either found in place or were set by RC Myers Surveying, LLC, Robert C. Myers, RPLS 3963, under the supervision of Teresa A. Myers, RPLS 6234. Teresa A. Myers, certifies that the corners set by RC Myers Surveying, were set under her supervision.

**LEGEND**

CIRS	5/8" IRON ROD WITH CAP STAMPED, "RPLS 3963," SET
1/2" CIRF	1/2" IRON ROD WITH CAP STAMPED, "RDS," FOUND
(CM)	CONTROL MONUMENT
A.D.	FOUND 3" ALUMINUM DISK
FX	FOUND "X" CUT
SPC	STATE PLANE COORDINATES
ROW	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
L.B.	LANDSCAPE BUFFER
LSGE	LONE STAR GAS EASEMENT
TXUGCE	TXU GAS CO. EASEMENT
(PP)	PER PLAT; INSTRUMENT NO. 201200328795
REF.	REFERENCE
VOL.	VOLUME
PG.	PAGE
INSTR.	INSTRUMENT NUMBER
D.R.D.C.T.	DEEDS RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
---	PROPERTY LINE
---	ABSTRACT LINE
---	EASEMENT LINE
---	CENTERLINE

**OWNER'S CERTIFICATE AND DEDICATION**

WHEREAS Perry and Kim Hawkins are the owners of a 7.418 acre tract situated in the Phillip Green Survey, Abstract No. 498, Town of Sunnyvale, Dallas County, Texas, and being all of a called 7.418 acre tract of land described in a General Warranty Deed to Perry and Kim Hawkins, recorded as Instrument No. 201500268100 in the Official Public Records of Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at a point for corner in the asphalt pavement of Town East Boulevard (an undedicated public road - no record found) at the most northerly northeast corner of said 7.418 acre tract and the northwest corner of Vanek Addition, an addition to the Town of Sunnyvale, according to the plat thereof recorded as Instrument No. 201200328795 (OPRDCT), from which a 3" Aluminum Disk stamped, "VANEK," found for reference bears South 00°37'45" East, a distance of 44.59 feet;

THENCE South 00°37'45" East along the common line of said 7.418 acre tract and said Vanek Addition, at 44.59 feet passing said 3" Aluminum Disk found for the northwest corner of Lot 1, Block 1 of said Vanek Addition and continuing for a total distance of 113.31 feet to a 1/2" iron rod with a cap stamped, "RDS," found for the beginning of a curve to the right, having a radius of 200.00 feet and a chord which bears South 12°14'12" West, a distance of 89.07 feet;

THENCE southwesterly, continuing along said common line and said curve to the right, through a central angle of 25°43'54", an arc length of 89.82 feet to a 1/2" iron rod with a cap stamped, "RDS," found for the beginning of a reverse curve to the left, having a radius of 200.00 feet and a chord which bears South 12°14'12" West, a distance of 89.07 feet;

THENCE southwesterly, continuing along said common line and said curve to the left, through a central angle of 25°43'54", an arc length of 89.82 feet to a point for the end of said curve, from which a 5/8" iron rod with a cap stamped, "RPLS 3963," set for reference bears South 00°37'45" East, a distance of 5.00 feet;

THENCE South 00°37'45" East, continuing along said common line, a distance of 339.98 feet to a 1/2" iron rod with a cap stamped, "RDS," found for the southwest corner of said Lot 1 and an interior "ell" corner of said 7.418 acre tract;

THENCE North 89°22'15" East along the south line of said Lot 1 and a north line of said 7.418 acre tract at 125.59 feet passing a 1/2" iron rod with a cap stamped, "RDS," found for reference, and at 393.34 feet passing the southeast corner of said Lot 1 and the southwest corner of a called 15.999 acre tract of land conveyed to RDI Properties, recorded in Instrument No. 201000165050 (OPRDCT), and continuing for a total distance of 425.59 feet to a point for corner in water at the most easterly northeast corner of said 7.418 acres, said point also being the most northerly corner of an Open Area, Drainage and Utility Easement, dedicated by the Final Plat of The Homestead, Phase 2B South, an addition to the Town of Sunnyvale, recorded as Volume 2005034, Page 27 in the Deed Records of Dallas County, Texas (DRDCT);

THENCE South 45°00'39" West along the common line of said 7.418 acre and said Phase 2B, a distance of 651.10 feet to an angle point for corner in water;

THENCE South 89°27'43" West continuing along last mentioned common line, a distance of 170.00 feet to a point for corner in water at the common west corner of said 7.418 acre tract and said Open Area, said point also being the northeast corner of an Open Area, Drainage and Utility Easement, dedicated by the Amended Plat of The Homestead, Phase 2C, an addition to the Town of Sunnyvale, recorded as Volume 2004209, Page 229 (DRDCT);

THENCE North 00°37'45" West along the west line of said 7.418 acre tract at 100.00 feet passing a 1/2" iron rod with a cap stamped, "RDS," found for reference, at 1041.71 feet passing a 5/8" iron rod with a cap stamped, "RPLS 3963," set for reference, and continuing for a total distance of 1,084.12 feet to a point for corner in the asphalt pavement of said Town East Boulevard at the northwest corner of said 7.418 acre tract;

THENCE North 89°52'37" East along the north line of said 7.418 acre tract, a distance of 249.59 feet to the PLACE OF BEGINNING and Containing 7.418 acres, or 323,146 square feet, of land.

**SURVEYOR'S CERTIFICATE**

I, Teresa A. Myers, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas.

GIVEN UNDER MY SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This document was released 04/12/2016 for the Town of Sunnyvale's preliminary plot review process.

TERESA A. MYERS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6234

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Teresa A. Myers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas  
My commission expires: \_\_\_\_\_

**EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N 62°53'18" E	43.41'
L2	S 56°12'51" W	44.97'
L3	S 00°04'24" E	56.51'
L4	S 83°45'20" W	41.04'

**EASEMENT CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	61°02'19"	60.00'	63.92'	S25°56'32"W 60.94'
C2	47°37'20"	49.00'	40.73'	N34°29'21"E 39.56'
C3	18°25'49"	407.00'	130.92'	S50°24'53"W 130.36'
C4	37°04'09"	111.00'	71.81'	S28°48'44"W 70.57'
C5	46°52'38"	20.00'	16.36'	N42°41'20"E 15.91'
C6	46°30'06"	53.00'	43.02'	S54°35'32"W 41.84'
C7	28°02'42"	180.00'	88.11'	S12°46'36"W 87.23'

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PERRY HAWKINS AND KIM HAWKINS do hereby adopt this plat, designating the herein above described property as HAWKINS ESTATES, an addition to the Town of Sunnyvale, Dallas County, Texas, and do hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Sunnyvale shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easement shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services a wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale, Texas.

WITNESS, my hand at Sunnyvale, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Perry Hawkins and Kim Hawkins  
By: \_\_\_\_\_ Perry Hawkins  
By: \_\_\_\_\_ Kim Hawkins

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared Perry Hawkins and Kim Hawkins, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he and she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas  
My commission expires: \_\_\_\_\_

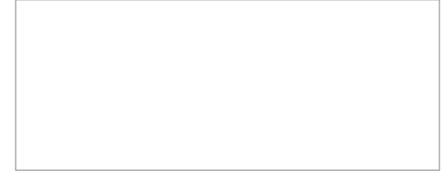
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Chairman, Planning and Zoning Commission

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Mayor

Town Secretary



**FINAL PLAT OF HAWKINS ESTATES**  
**LOT 1, BLOCK 1**  
**7.418 ACRES**  
**SITUATED IN THE**  
**PHILLIP GREEN SURVEY, ABSTRACT NO. 498**  
**TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS**  
PREPARED: FEBRUARY 2, 2016

OWNER:  
PERRY AND KIM HAWKINS  
332 ROCKY POINT COURT  
SUNNYVALE, TEXAS 75182  
(214) 207-8789

SURVEYOR:  
LAND RESOLUTIONS, INC.  
5301 GREYSON DRIVE  
GARLAND, TEXAS 75043  
(214) 364-0263  
tmyerstxw@gmail.com  
FIRM NO.: 10193870  
JOB NO.: 011516



**Notice of Application for final plat  
Town of Sunnyvale  
Planning & Zoning Commission**

The Town of Sunnyvale has received a request from Teresa Myers, P.E. for a final plat approval of Hawkins Estates, Lot 1 Block 1. The location of the property, 320 Town East Blvd., is shown on the attached exhibit. The request will allow for the development of a single residence on the subject property.

The Planning and Zoning Commission will hear this application on Monday, May 16, 2016 and the Town Council will consider the application on either Monday, May 23, 2016 or Monday, June 13, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The preliminary plat application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at (972) 203-4103 or [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org).

I am in favor of the final plat

I am opposed to the final plat

Explanation:

Hawkins will DO a great Job  
Building a very nice property!

Signature:

Printed Name:

Address:

Date:

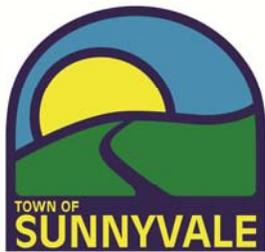
*Larry Allen*

Larry Allen

300 EAGLES CREST

5-8-2016

Thanks



# Town of Sunnyvale

May 16, 2016

Prepared By: Rashad Jackson, AICP  
Director of Development Services

## Summary:

<b>APPLICANT:</b>	<b>JOHN ARNOLD - SKORBURG DEVELOPMENT</b>
<b>AT OR ABOUT:</b>	<b>3134 N BELT LINE RD – 34.27 ACRES NEAR SE QUADRANT OF THE INTERSECTION OF BELTLINE RD AND TOWN EAST BLVD</b>
<b>REQUEST:</b>	<b>TO CHANGE THE TOWN'S COMPREHENSIVE PLAN AND LAND USE DIAGRAM FROM RETAIL (R) TO URBAN DENSITY RESIDENTIAL (UDR) AND THE ZONING MAP FROM LOCAL RETAIL (LR) TO ATTACHED HOUSING – PLANNED RESIDENTIAL OVERLAY (AH-PRO) (CYPRESS MANORS)</b>

## Background:

The applicant previously request this item be tabled at the last meeting held on April 18, 2016. The item was tabled so that the developer could attempt to address the Planning & Zoning Commissions concerns. Previous submittals were also table at the February 22, 2016 and March 21, 2016 meetings due to concerns with lot size, density, traffic, parking and increased school population.

At the April 18<sup>th</sup> meeting the applicant proposed a residential development of 110 lots on approximately 33.9 acres which would equate to a density of 3.24 dwelling units per acre. The applicant has now returned with a development of 94 lots on approximately 34.27 acres which would equate to a density of 2.74 dwelling units per acre. The overall design and street orientation of the proposed development will remain the same.

The southern portion of the subject property is currently developed as the Town East Golf Center (3134 Belt Line Road). The northern portion of the property is undeveloped. The existing zoning for the entire property is Local Retail. The existing land use designation in the Towns future land use/comprehensive plan is Retail.

The property abuts the Samuel New Hope Park to the west, Belt Line Road to the east, Church property to the south, and Town East Blvd. on the north. The applicant has proposed a Planned Residential Overlay development for the subject property. The PRO would use the Attached Housing zoning district as its base zoning district. Thirty-three acres would be developed with 110 lots proposed under the AH-PRO residential development. The immediate corner of Town East Blvd. and Belt Line Road, approximately 13.7 acres, would remain undeveloped and zoned Local Retail.

In order to proceed with the development proposal, the applicant has requested a zone change and comprehensive plan land use amendment.

**Comprehensive Plan Info**

The Comprehensive Plan is the document that provides direction for the development of individual properties, according to the Town's vision. Individual development requests should fit into the overall development plan that has been prescribed in the comprehensive plan. Changes may be made to the comprehensive plan if it is believed that the change is more appropriate than what was initially proposed for the area. The comprehensive plan is a flexible document that should grow with the development of the Town.

The Land Use Diagram shows a Retail land use designation for the subject site. The 2000 Comprehensive Plan stipulates that the Retail category "is intended to include various types of retail and personal service uses, as well as low intensity office and professional uses, typically in a neighborhood oriented or shopping center setting. These uses may also be appropriate along major thoroughfares (e.g., Belt Line Road) and freeway frontages (e.g., U.S. Highway 80), as shown on the Future Land Use Plan."

The applicant proposes a change of the Retail land use category to the Urban Density Residential (UDR) land use category. The 2000 Comprehensive Plan stipulates that the UDR category is intended to provide for the development of "detached single family homes, duplexes, town homes and multi-family dwellings (2-story limit). Developments may be approved at incentive or bonus densities if larger lots also are included, open space is preserved, trees are preserved, special amenities are provided, and/or senior or assisted housing are provided.

As noted, development proposals are meant to fit into the proposed development plan for the area. The proposed plan does not. The proposed development could be considered an appropriate location for a transitional residential buffer but one must consider the established development intent noted in the Comprehensive Plan. At a joint Town Council and Planning & Zoning Commission meeting held on January 9, 2016, it was established that the future land use intentions for this property would remain retail. Noting this, staff cannot support the current application due to the conflict with the intent for the future land use plan.

**Attached Housing – Base Density Standards**

"The Attached Housing (AH) District is intended as an area for higher density urban development. The purpose of this district is the provision of mixed use developments and affordable housing. Full urban public services will be required in this district. The Attached Housing District corresponds to and implements the Urban Residential (UR) land use category on the Land Use Diagram of the Comprehensive Plan. This district may be combined with a Planned Residential (PRO) Overlay District."

The base density development standards for an AH zoning district are shown below. The maximum density for a base density development under an AH zoning district is 2.5 dwelling units. Existing AH district developments, Creekside and Glenwick, have an approximate density of 2.17 and 2.4, respectively. The minimum lot size for the AH zoning district is 7,000 sq. ft.

**Chart 9.1  
Development Standards  
AH ZONING DISTRICT**

<b>DEVELOPMENT STANDARDS</b>	<b>AH<sup>1</sup> DISTRICT</b>
Minimum Lot Depth	greater than width
Maximum Height	2 ½ stories
Maximum Lot Coverage	40% of lot
Minimum Dwelling Unit Size <sup>2</sup>	1,200 sq ft

The current proposal shows lot sizes ranging from 8,007 to 18,673 sq. ft. Based on these dimensions, the proposed lots would be subject to the following setbacks if developed under base density regulations.

**Chart 3.2 of zoning ordinance**

	Lot Width	Front Setback	Side Yard Setback	Rear Yard Setback
14,000-19,999 square feet	100 feet	50 feet	20 feet	30 feet
12,000-13,999 square feet	100 feet	40 feet	15 feet	30 feet
10,000-11,999 square feet	100 feet	30 feet	15 feet	20 feet
7,000-9,999 square feet	70 feet	25 feet	10 feet	20 feet

The applicant has proposed the use of the following setbacks no matter the size of the lot.

	Lot Width	Front Setback	Side Yard Setback	Rear Yard Setback
8,000 square feet or greater	70 feet	25 feet	10 feet	20 feet

**Attached Housing Planned Residential Overlay Standards**

If established as a PRO, the following development standards should be considered. For an AH-PRO (with single family detached dwellings), there are two density categories, which include incentive density and bonus density categories. For each category, there are items that need to be provided in order to qualify for a specific category. The requirements have been provided below:

**Chart 9.2  
Planned Residential Development Standards  
AH ZONING DISTRICT**

HOUSING TYPE	INCENTIVE DENSITY			BONUS DENSITY			
	D.U./acre	Open Space %	Buffer	D.U./acre	Open Space %	Other Requirements	Buffer
All	4.0	15%	Screen	6.0	15 %	Amenities per Section 10.9	Berm
<b>Single Family Detached</b>	\$ 7,000 sq ft minimum lot size and \$ 7,000 sq ft minimum lot size area per unit			\$ 4,500 sq ft minimum lot size and \$ 4,500 sq ft minimum lot size area per unit; \$ amenities to be provided.			
Single Family Attached (Patio home, Townhouse)	\$ For each 10% add=1 open space, the minimum lot size is reduced 1,000 sq ft from 7,000 sq ft to: 5,000 sq ft minimum lot size; \$ maximum one (1) unit per lot			\$ For each 10% add=1 open space or amenity area, the minimum lot size is reduced 1,000 sq ft from 4,500 sq ft to: 3,500 sq ft minimum lot size; \$ maximum one (1) unit per lot; \$ amenities to be provided.			

Based upon the information that has been provided, it would appear that the proposal would align with the incentive density category. The concept plan and development standards have proposed approximately

22% open space with 8,000 square foot typical lot sizes for the development. The proposed PRO ordinance proposes a maximum density of 2.74 dwelling units will be allowed.

Maximum Permitted Density

For the incentive category, the maximum permitted density for the development is 4.0 dwelling units per acre with a minimum 7,000 sq. ft. lot size. Density is calculated by the number of dwelling units provided divided by gross usable acre of land. The gross useable acres for the PRO would be approximately 34.27 acres. With this, the density would equal 2.74 for the proposed development of 94 lots on the 34 acre site.

Maximum Number of Dwelling Units

The maximum number of dwelling units that are permitted within the PRO cannot exceed the number of maximum residential units that would be authorized in the base district. This is accomplished by multiplying the maximum residential density in the base district by the number of gross useable acres of the project, which has been previously noted.

The maximum density requirement in the base zoning district is 2.5 units per acre for AH, which results in an overall maximum number of dwelling units at 85.67 for 34.27 acres. The applicant has proposed a maximum of 94 single-family lots per the concept plan. The applicants plan would require a variation from the project requirements in order to develop 8 more lots than the maximum allowed.

Open Space Requirements

An application for a PRO district must include an open space plan. A PRO should not be approved if the development does not provide the minimum percentage of land area for the project devoted to open space. In meeting the requirements for open space, the developer may dedicate land to the public or convey open space to be held in common by a Homeowner's Association. The Town may require the dedication of open space; and additional open space and amenities may be provided and considered by the Town for determining whether or not a PRO should be created.

The proposal notes approximately 22% of open space. The open space is distributed throughout the development in the form of common areas, landscape buffers and a detention pond. On the east side of the development, an open area for a trail connection has been shown for possible future development of Samuel New Hope Park.

Proposed Variations

The table below shows the proposed development standards that would be up for consideration for the proposed zone change.

<b>Detached Single Family Lot</b>	
Typical Lot Size	8,000 Sq.ft.
Minimum Lot Width	70' (Note 1) For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line.
Minimum Lot Depth	Greater than Width (Note 1)

Minimum Front Yard Setback	25' (Note 2)
Minimum Side Yard Setback (interior)	10'
Minimum Rear Yard Setback	20'
Maximum Building Height	2 ½ stories
Maximum Lot Coverage	70%
Minimum Dwelling Unit Size	1,200 sq ft
Garage Orientation	Front Entry or Traditional “swing” or “J” drive garages shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the “swing” or “J” configuration.

The applicant has requested the following variations to the Attached Housing (AH) base district. Please also see the attached development regulations as well as any additional variations not noted above and below.

**Cypress Manors List of Variations**

	<u>AH (required)</u>	<u>Cypress Manors: AH-PRO</u>
Minimum Lot Depth	Greater than width	125'
Maximum Height	2 1/2 stories	2 1/2 stories
Maximum Lot Coverage	40%	70%
Minimum Dwelling Unit Size	1,200 sq.ft	1,200 sq.ft
Minimum Lot Size	7,000 sq.ft	8,000 sq.ft
Density	2.5 units per acre Incentive density: 4.0 upa	2.74 units per acre
Open Space	15%	22.35%
Alleys	Required for lots less than 20,000 sq.ft	Not proposed
Maximum # of Dwelling Units	The maximum density requirement in the base zoning district is 2.5 units per acre for AH, which results in an overall maximum number of dwelling units at 85.67 for 34.27 acres.	94 Dwelling Units
Garage Orientation	Per Ch. 20 of the zoning ordinance, garage shall be side or rear facing.	Front entry with “j-swing” garages.

As noted earlier, the applicant has also proposed the use of the following setbacks no matter the size of the lot.

	Lot Width	Front Setback	Side Yard Setback	Rear Yard Setback
8,000 square feet or greater	70 feet	25 feet	10 feet	20 feet

**Future Development Details**

Landscaped Buffer Areas and Right-of-Way

At a minimum, landscaped buffers shall be covered with living grass or ground cover and shall be provided with an automatic irrigation system. If the buffers are intended to be maintained by a homeowner’s association, the buffer will need to be placed within a landscape easement dedicated to the Town of Sunnyvale and Homeowner’s Association.

The applicant has provided for a fifty-five (55) foot curb and gutter right-of-way. All public improvements will be required to meet Town engineering design standards. Access will be provided to the development by two entries, one on Town East Blvd. and one on Belt Line Road.

Tree Preservation / Replacement Plan

There are a number of trees located on the northwest corner of the site. At this point, the applicant has not prepared a tree preservation and replacement plan. Such a plan would be required as part of the preliminary plat approval. The plan would need to meet the requirements of the zoning ordinance.

Street Lighting

Decorative lighting is required at all residential subdivision entries. Additional lighting is to be placed throughout the development. The location of street lighting fixtures would need to be determined. Light poles are to be fourteen (14) feet in height. Traffic information and street names shall be placed on the poles. The applicant will need to work with Oncor Electric to install the standard Sunnyvale light pole. A sketch or photo of the lighting equipment would need to be submitted to the Town for review and approval.

Fire Hydrants

Fire Hydrants would need to be located in accordance with the regulations as provided for within the Zoning Ordinance and Subdivision Ordinance. The distance of a fire hydrant from the edge of pavement for a public street shall not exceed five (5) feet unless otherwise permitted by the Town Engineer. Fire hydrants must be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of five hundred (500) feet. This will be further reviewed at the preliminary plat level.

Standard Architectural Details

Given that fencing will be adjacent to open space, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used for residential lots that abut open space.

The zoning ordinance requires that garages may not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows. All fireplace chimneys are to be 100 percent masonry. No more than fifty (50) percent of any elevation may be glass. The zoning district designations that are in place for the development would both require a minimum dwelling size of 2,200 square feet.

The applicant has proposed “J swing” front entry designed elevations which would allow for a one-car garage to face the front of the lot if a third garage is a part of the proposed home floor plan. Additional proposed language stipulates that “building elevations also shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity on the same side of the street and two (2) intervening homes on the opposite side of the street.” More details are provided in the attached proposed development standards.

#### Sidewalks/Trails and Open Space

The proposed development will include common areas for open space. Whenever private open space is proposed for a development, including landscaped areas, a homeowner’s association must be provided for ownership and maintenance of open space which is not to be dedicated for public use. The proposed development language for the PRO notes the establishment of a homeowner association.

#### Public Notice

Public notice was provided to the Town’s Official Newspaper for publication on April 27, 2016. Letters were also sent to property owners’ within 400’ on May 5, 2016. The total number of letters sent was twenty-three (23). As of the release of the staff memo, one (1) response had been received in favor of the request.

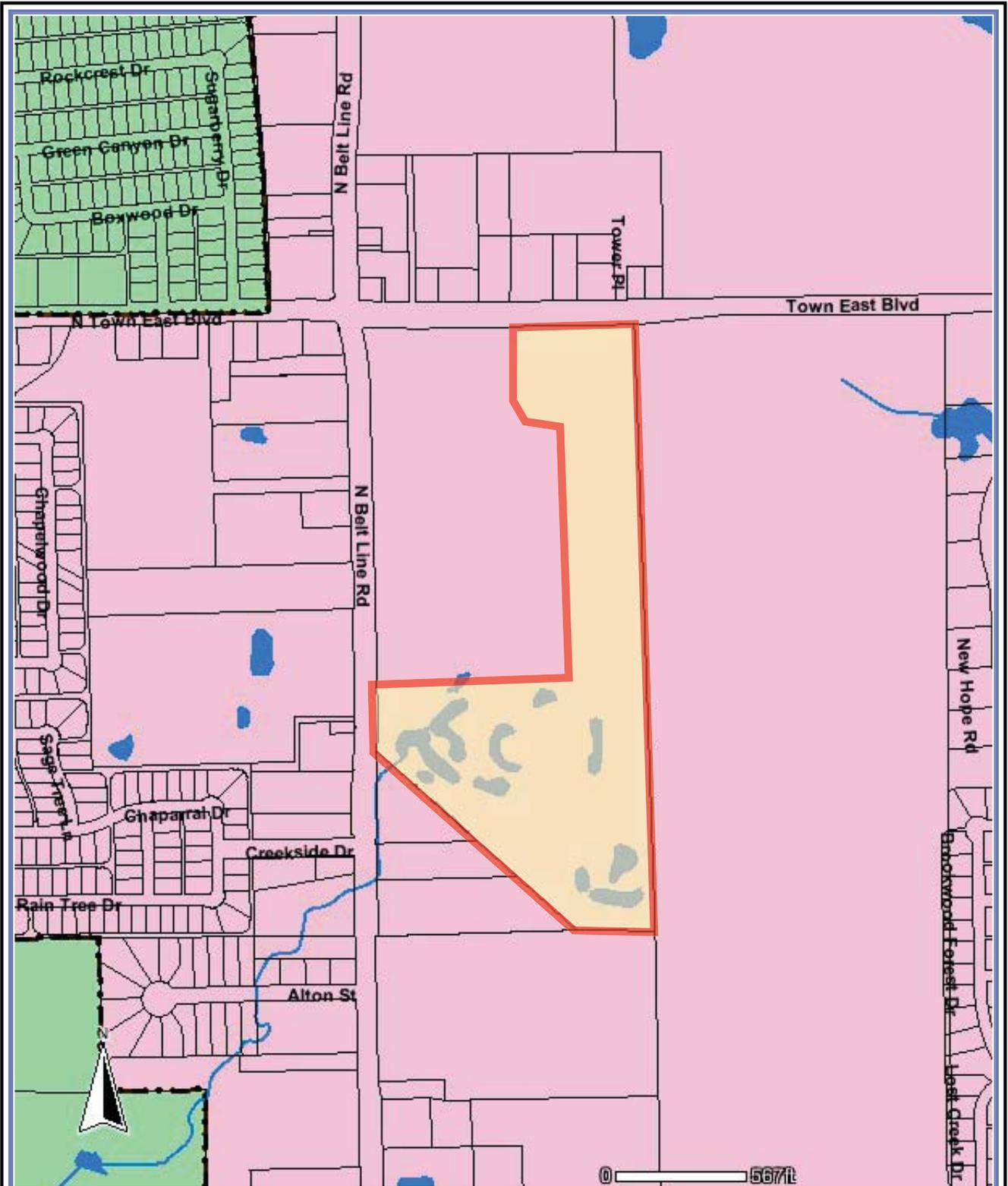
#### Staff Recommendation

Comments may not represent an all-inclusive list. More detailed plans and drawings would be provided at the Preliminary Plat level to ensure that every regulation required by Town ordinance has been adequately addressed. Town staff provides the following comments/recommendations for consideration:

1. Staff cannot support the current application due to its conflict with the intent for the future land use plan. Development proposals are meant to fit into the proposed future land use plan for the area. The proposed plan does not. The development could be appropriate for the subject area but one must consider the established development intent noted in the Comprehensive Plan. The proposed zone change conflicts with the current comprehensive plan for the area.
2. At a joint Town Council and Planning & Zoning Commission meeting held on January 9, 2016, it was established that the future land use intentions for this property would remain retail.
3. If approved, the developer will need to address any future comments and/or concerns that may be presented by the Public Works Director and Town Engineer.
4. Additional comments have been provided throughout the staff memo, which must be taken into consideration prior to any future development submittal.

#### Attachments

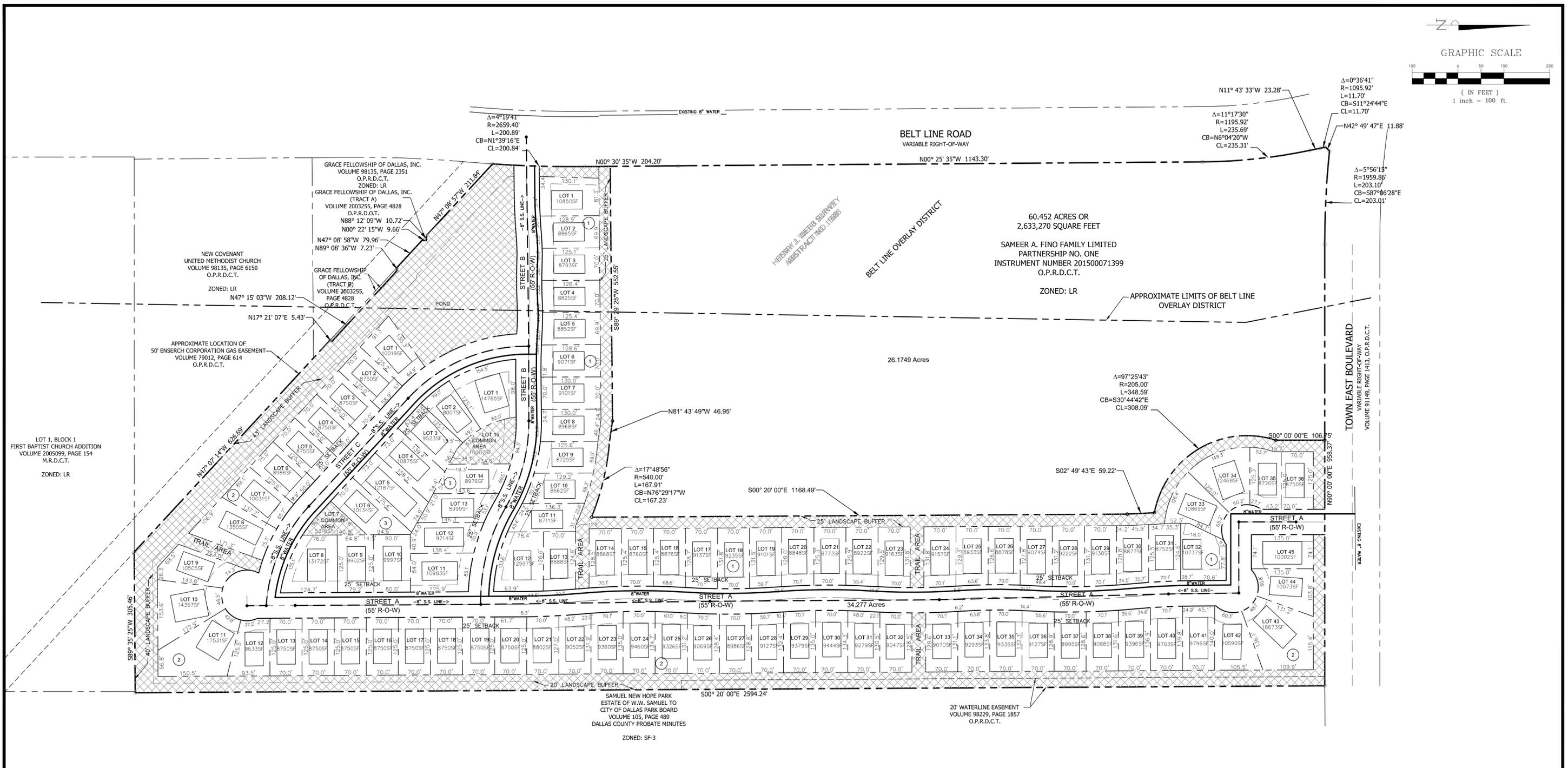
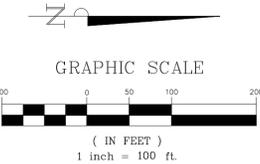
- Location Map
- Concept Plan for Cypress Manors PRO
- Landscape Plan for Cypress Manors PRO
- Proposed Ordinance - Planned Residential Overlay development standards (AH-PRO)
- Staff review comment letter – 5.2.16
- Applicant response to staff comment letter – 5.9.16
- 400’ notice response



**Dallas Central  
Appraisal District**  
www.dallascad.org

**DISCLAIMER**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



LOT 1, BLOCK 1  
FIRST BAPTIST CHURCH ADDITION  
VOLUME 2005099, PAGE 154  
M.R.D.C.T.  
ZONED: LR

APPROXIMATE LOCATION OF  
50' ENSERCH CORPORATION GAS EASEMENT  
VOLUME 79012, PAGE 614  
O.P.R.D.C.T.

NEW COVENANT  
UNITED METHODIST CHURCH  
VOLUME 98135, PAGE 6150  
O.P.R.D.C.T.  
ZONED: LR

GRACE FELLOWSHIP OF DALLAS, INC.  
VOLUME 98135, PAGE 2351  
O.P.R.D.C.T.  
ZONED: LR  
GRACE FELLOWSHIP OF DALLAS, INC.  
(TRACT A)  
VOLUME 2003255, PAGE 4828  
O.P.R.D.C.T.  
N88° 12' 09"W 10.72'  
N00° 22' 15"W 9.66'  
N47° 08' 58"W 79.96'  
N89° 08' 36"W 7.23'

GRACE FELLOWSHIP OF DALLAS, INC.  
(TRACT B)  
VOLUME 2003255, PAGE 4828  
O.P.R.D.C.T.  
N17° 21' 07"E 5.43'

$\Delta=4^{\circ}19'41''$   
 $R=2659.40'$   
 $L=200.89'$   
 $CB=N1^{\circ}39'16''E$   
 $CL=200.84'$

BELT LINE ROAD  
VARIABLE RIGHT-OF-WAY

60.452 ACRES OR  
2,633,270 SQUARE FEET  
SAMEER A. FINO FAMILY LIMITED  
PARTNERSHIP NO. ONE  
INSTRUMENT NUMBER 201500071399  
O.P.R.D.C.T.  
ZONED: LR

APPROXIMATE LIMITS OF BELT LINE  
OVERLAY DISTRICT

$\Delta=0^{\circ}36'41''$   
 $R=1095.92'$   
 $L=11.70'$   
 $CB=S11^{\circ}24'44''E$   
 $CL=11.70'$

$\Delta=11^{\circ}17'30''$   
 $R=1195.92'$   
 $L=235.69'$   
 $CB=N6^{\circ}04'20''W$   
 $CL=235.31'$

$\Delta=5^{\circ}56'15''$   
 $R=1959.86'$   
 $L=203.10'$   
 $CB=S87^{\circ}06'28''E$   
 $CL=203.01'$

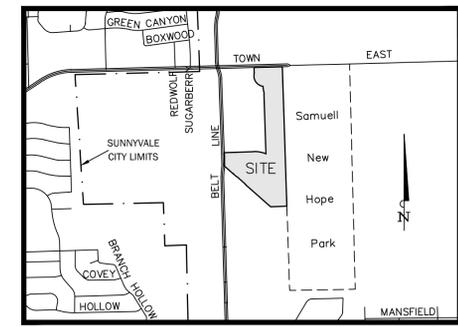
TOWN EAST BOULEVARD  
VARIABLE RIGHT-OF-WAY  
VOLUME 91145, PAGE 1413, O.P.R.D.C.T.

$\Delta=17^{\circ}48'56''$   
 $R=540.00'$   
 $L=167.91'$   
 $CB=N76^{\circ}29'17''W$   
 $CL=167.23'$

$\Delta=97^{\circ}25'43''$   
 $R=205.00'$   
 $L=348.59'$   
 $CB=S30^{\circ}44'42''E$   
 $CL=308.09'$

SAMUEL NEW HOPE PARK  
ESTATE OF W.W. SAMUEL TO  
CITY OF DALLAS PARK BOARD  
VOLUME 105, PAGE 489  
DALLAS COUNTY PROBATE MINUTES  
ZONED: SF-3

20' WATERLINE EASEMENT  
VOLUME 98229, PAGE 1857  
O.P.R.D.C.T.



VICINITY MAP  
NOT TO SCALE  
SUNNYVALE, TEXAS

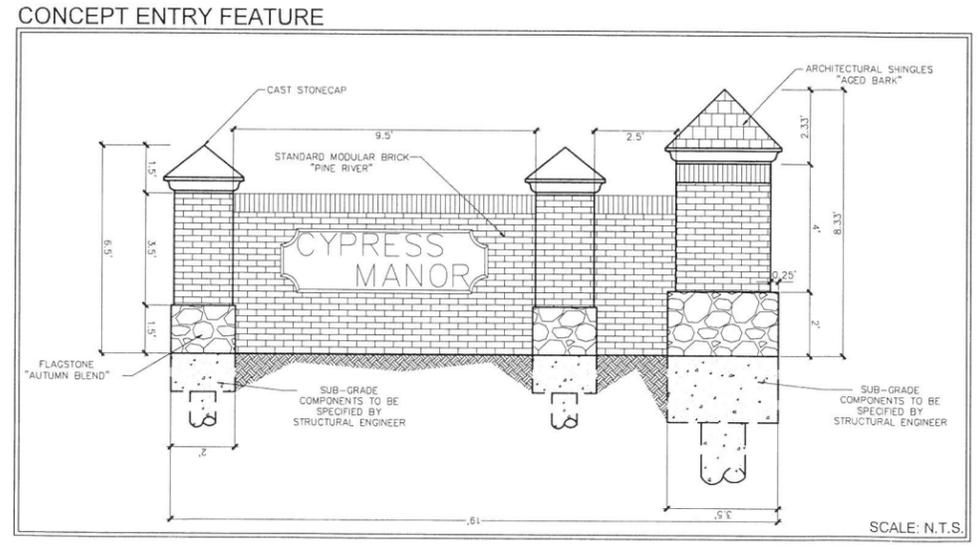
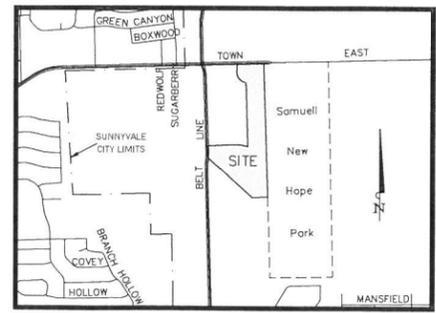
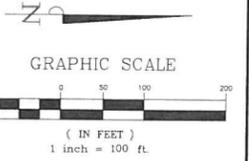
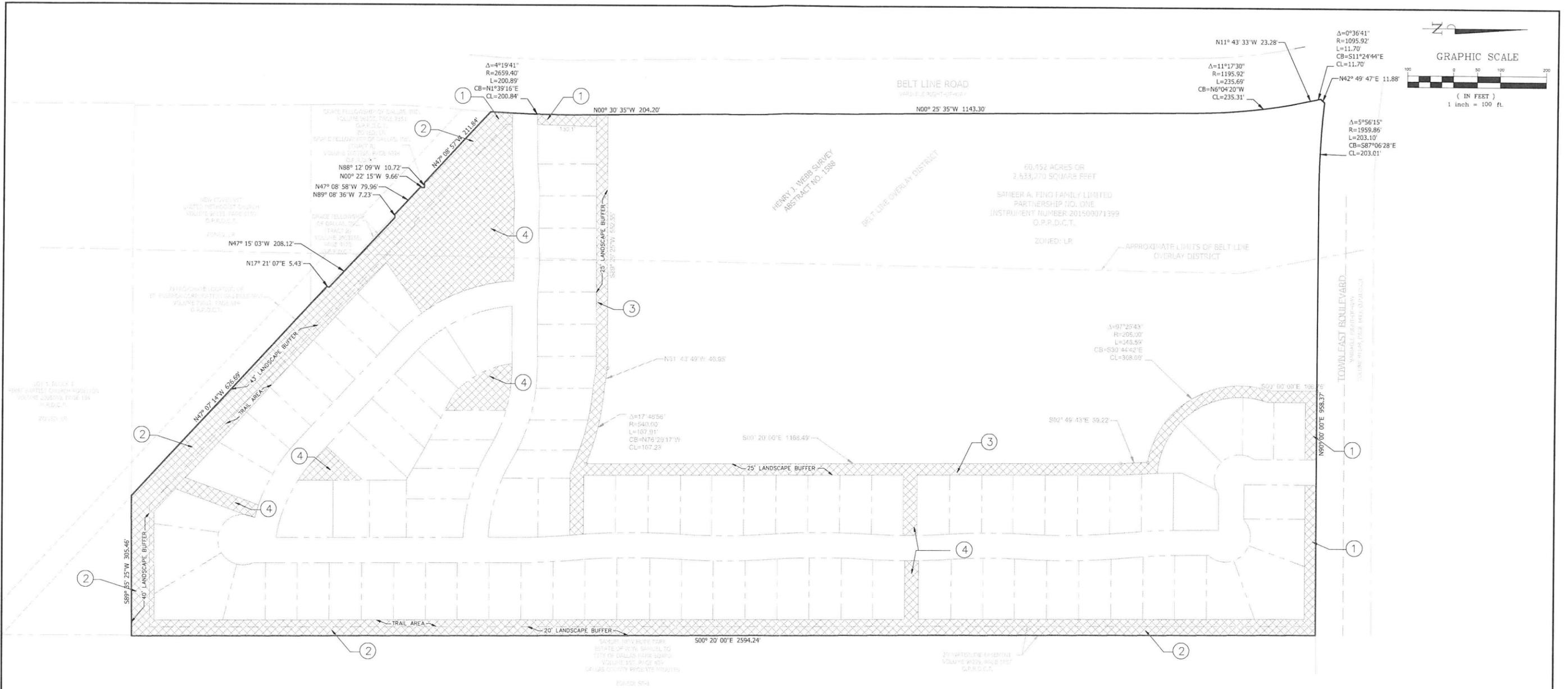
Item	Lot 2R, Block 2
<b>General Site Data - One Phase</b>	
Zoning (Existing from zoning map)	LR
Zoning (Proposed)	AH-PRO
Site Area	1,493,086sf / 34.277 Ac
Common Area	333,724sf / 7.66Ac
Existing Land use	Open Field
Proposed land Use	Subdivision
Common Area lots	4 Lots
Number Of Residential Lots	94 Lots
Standard Lot Size	Approx. 70' x 125'
<b>Buffering</b>	
Town East Boulevard	25'/15' Landscape Buffer
Belt Line Road	25' Landscape Buffer
Eastern Boundary bordering Park	20' Landscape Buffer
Southern Boundary bordering Church	40'/43' Landscape Buffer
<b>Lot Setbacks</b>	
Front Yard	25' Setback
Side Yard	10' Setback
Rear Yard	20' Setback
Side Yard at Street Intersection	15' Setback



PLAN PREPARED BY:  
BANNISTER ENGINEERING, LLC (F-10599)  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE (817) 842-2094  
FAX (817) 842-2095  
CONTACT: CODY BROOKS, P.E.

DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
SUITE 710  
DALLAS, TEXAS 75225  
(214) 522-4945  
CONTACT: RICH DARRAGH

**PRO CONCEPT PLAN**  
FOR  
**CYPRESS MANORS**  
LOT 2R, BLOCK 2  
BEING A TRACT OF LAND LOCATED IN THE  
H.J. WEBB SURVEY, ABSTRACT NUMBER 1588  
TOWN OF SUNNYVALE  
DALLAS COUNTY, TEXAS



**LEGEND**

	DENOTES COMMON AREA
①	COLLECTOR STREET: 1 TREE / 40 LF OF FRONTAGE, BERM AND ENTRY FEATURE
②	1 LARGE TREE / 50' O.C. PER ORDINANCE
③	6' MIN. LIVING EVERGREEN SCREEN
④	GENERAL TREE AND SHRUB PLANTINGS

PLAN PREPARED BY:  
BANNISTER ENGINEERING, LLC (F-10599)  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE (817) 842-2094  
FAX (817) 842-2095  
CONTACT: DREW DUBOCCO

DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
SUITE 710  
DALLAS, TEXAS 75225  
(214) 522-4945  
CONTACT: RICH DARRAGH

# CONCEPT LANDSCAPE PLAN

## FOR CYPRESS MANOR

### LOT 2R, BLOCK 2

BEING A TRACT OF LAND LOCATED IN THE  
H.J. WEBB SURVEY, ABSTRACT NUMBER 1588  
TOWN OF SUNNYVALE  
DALLAS COUNTY, TEXAS

**Planned Residential Overlay  
 “Cypress Manors”  
 Sunnyvale, Texas**

**PLANNED RESIDENTIAL OVERLAY DISTRICT- SINGLE FAMILY RESIDENTIAL – PRO sub district to combine with AH (ATTACHED HOUSING) base zoning.**

**General Description:** This Planned Residential Overlay District (PRO) is intended to accommodate a medium density single family residential use. Development standards for this district are outlined within this text.

**Statement of Purpose:** The purpose of this PRO is to establish a Concept Plan and specific conditions for the development of the property known as “Cypress Manors”. The intent of this PRO is to achieve a quality residential community while providing a variety of dwelling unit sizes and additional open space amenities. The approximate acreage of open space is 7.66 Acres (22.35%).

**Amendment of Base Zoning Districts:**

1. The base zoning district for the 34.27 acres is changed from LR to AH base zoning district.
2. A PRO sub district hereby is created to combine with the AH base zoning district.

**Land Use:** Land uses within the “Cypress Manors” development shall be limited to detached single family dwellings, open spaces, and other amenities specified herein.

**Dwelling Unit Size:** Ninety-Four (94) single family dwelling units within this tract shall have a minimum air conditioned living space size of 1200 square feet as required by the Town’s Zoning Ordinance.

**Number of Dwelling Units and Density:** The number of dwelling units within “Cypress Manors” shall not exceed ninety-four (94) and the Gross Usable Acres, as defined in the Town’s Zoning Ordinance, shall be deemed to be 34.27 acres. The gross residential density shall not exceed 2.74 Units per Acre (Incentive density in chart 9.2 is 4.0 density units per acre, with 15% open space). Development shall be in accord with the concept plan as attached. However, in the event of conflict between the concept plan and the written conditions, the written conditions shall control. The concept plan shall also serve as the land use plan.

**Development Regulations:**

**Minimum Standards for Lot Size:**

**Detached Single Family Lot**

Typical Lot Size	8,000 SqFt.
Minimum Lot Width	70’ (Note 1) For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line.
Minimum Lot Depth	Greater than Width (Note 1)

Minimum Front Yard Setback	25' (Note 2)
Minimum Side Yard Setback (interior)	10'
Minimum Rear Yard Setback	20'
Maximum Building Height	2 ½ stories
Maximum Lot Coverage	70%
Minimum Dwelling Unit Size	1,200 sq ft
Garage Orientation	Front Entry or Traditional "swing" or "J" drive garages shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the "swing" or "J" configuration.

\*Any lot that is reduced from a 70' width due to curvilinear streets, cul-de-sacs and eyebrows, shall be allowed a 50' wide building pad with up to a 5' reduction in side setbacks.

**Notes:**

- 1) Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced in lot width at the front property line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced as needed to fit the knuckles and cul-de-sacs in accordance with the attached concept plan.
- 2) The required 25-foot front yard setback may be reduced by up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 25' front yard building setback would create an undue hardship for the property.

**Lot Trees:** Prior to issuance of a certificate of occupancy, the developer or builder shall plant a sufficient number of trees on the lot to assure that the following number of trees of a minimum size of three inch (3") caliper and ten (10) feet in height exist on the site. For lot sizes 8,000 – 9,999 square feet, a total of one (1) tree shall be planted per lot.

**Street and Intersection Design:** The development shall be designed and constructed using curvilinear streets. Curvilinear streets are defined as those curved streets having a centerline radius of not greater than 1,500 feet nor less than 350 feet. The percentage of curvilinear streets shall be determined by dividing the total centerline lengths of curvilinear streets by the total centerline lengths of all streets in the addition. The street right of way will be a 55' curb and gutter with 31' pavement, this is the standard for a "Local 31' Street – Residential" as noted in the Town's "Paving Details." Alleys will not be a part of this development.

**Buffering, Landscaping and Screening:**

- A. Option 1 for screening shall be used along Belt Line and Town East.
  - a. A twenty-five foot (25') wide landscape buffer area with berms shall effectively screen and shield the tract from Belt Line and Town East. The proposed slope of the berm is at a minimum of 3 to 1 and the proposed height will be at a minimum of 6 feet. There shall be one (1) tree per forty feet (40') of adjacent frontage.
- B. Option 2 shall be used along the southern and southwestern portion of the tract.

- a. A forty-three foot (43') and forty foot (40') landscaped buffer in combination with a one hundred percent (100%) planted screen as required by the Town's Design Criteria Manual or use of natural vegetation.
  - i. Required to plant trees of no less than 3 inch (3") caliper, spaced at a maximum of thirty feet (30') on center for small to medium trees, fifty feet (50') on center for large trees.
- C. Option 2 shall be used along the commercial boundary of the tract.
  - a. A twenty-five foot (25') wide landscape buffer in combination with a one hundred percent (100%) planted screen as required by the Town's Design Criteria Manual or use of natural vegetation.
    - i. Required to plant trees of no less than 3 inch (3") caliper, spaced at a maximum of thirty feet (30') on center for small to medium trees, fifty feet (50') on center for large trees.
- D. Option 2 shall be used along Samuell New Hope Park.
  - a. A twenty foot (20') wide landscape buffer in combination with a one hundred percent (100%) planted screen as required by the Town's Design Criteria Manual or use of natural vegetation.
    - i. Required to plant trees of no less than 3 inch (3") caliper, spaced at a maximum of thirty feet (30') on center for small to medium trees, fifty feet (50') on center for large trees.

**Landscape Plan:** See attached landscape plan (Exhibit B attached hereto).

- A. A tree survey/landscape plan shall be submitted with any plat in accordance with the landscape plan.

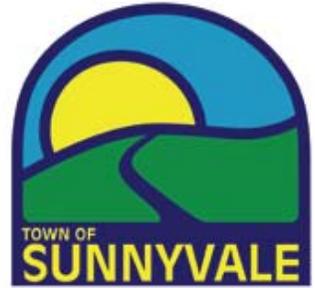
**Maintenance of Open Space, Amenities, Landscape Buffer and Trails:** Open space shall be provided as indicated on the concept plan and maintained by the "Cypress Manors" Homeowner's Association.

**Anti-Monotony Features:** Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity on the same side of the street and two (2) intervening homes on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity. Any masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes with wood burning fireplaces. Minimum of 8:12 front elevation roof pitch, except 4:12 roof pitches on porches. Dimensional shingles shall be used.

**Homeowner' Association:** A Homeowners Association duly incorporated in the State of Texas shall be incorporated and each lot/homeowner shall be a mandatory member. This association shall be established so as to ensure the proper maintenance of all common areas, either public or private, as desired, to be maintained by the association. The bylaws of this association shall establish a system of payment of dues, a system of enforcement of its rules and regulations; a clear and distinct definition of the responsibility of each member, and such other provisions as are reasonably deemed appropriate to secure a sound and stable association. The Bylaws shall be submitted to the Director of Planning for review and approval prior to construction.

# Town of Sunnyvale

127 N. COLLINS ROAD  
SUNNYVALE, TEXAS 75182  
TELEPHONE (972) 203-4188  
FAX (972) 226-1950  
[www.townofsunnyvale.org](http://www.townofsunnyvale.org)



May 2, 2016

John Arnold  
Skorburg Company  
8214 Westchester Dr. Ste. 710  
Dallas, Texas 75225

## **Subject: Cypress Manors Planned Residential Overlay Submittal – Review Comment Letter**

Dear Mr. Arnold,

Town staff has reviewed the plans you submitted for a proposed zone change for the Cypress Manors Planned Residential Overlay development located at the southeast corner of Town East and Belt Line Road (3134 N. Belt Line Rd). Based upon staff review of the documents provided, the following comments and concerns must be addressed by May 9<sup>th</sup>, 2016 by 11am. Additional comments may arise upon further review.

### **Planning Comments – [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org)**

1. For the adoption of this particular Planned Residential Overlay development, the process will require an amendment to the current zoning district and the future land use plan (comprehensive plan) for the subject area. The current and proposed update to the land use plan calls for the subject area to remain a retail district. As it stands, staff cannot support this zone change unless Planning & Zoning and Town Council see fit to change the zoning and future land use plan for the subject area.
2. Please provide an updated list of variations proposed with the PRO ordinance language and concept plan. Submit a list of all requested variations from the base AH zoning district as well as any other required development standards noted in the zoning ordinance (Section 20).
3. The following lots do not meet the required minimum lot size as stated in the proposed ordinance. **The proposed ordinance language or actual concept plan should be revised to address these lots.**
  - Lots 1 thru 3 (Block 2) along Street C
4. In the PRO language, it is noted that cul-de-sac / curvilinear lots shall be allowed a 50' wide building pad with reduced side setbacks. What is the proposed reduction in the side setbacks?
5. In the PRO language under Lot Trees, please revise the lot sizes to match the minimum square footage of 8000 sq. ft.

**Engineering Comments – [justin.brown@freese.com](mailto:justin.brown@freese.com) :**

6. What is the street design that is being proposed in the 55' right-of-way?

If you have questions or concerns, please contact me at (972) 203-4188 or via e-mail at [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org). Our town engineer may be reached at [justin.brown@freese.com](mailto:justin.brown@freese.com) . Please resubmit the following:

- Four (4) hardcopies of all plans,
- A cd of all plans.

Sincerely,



Rashad Jackson, AICP  
Director of Development Services  
Town of Sunnyvale

Cc: Justin Brown, Town Engineer  
Tim Rawlings, Building Inspector  
Johnny Meeks, Public Works Director  
Sean Fox, Town Manager  
Rich Darragh, Skorburg Development  
Development File



May 9, 2016

Town of Sunnyvale  
Attn: Rashad Jackson

Skorburg Company  
8214 Westchester, Suite 710  
Dallas, TX 75225

Subject: Cypress Manors PRO Submittal – Comment Letter

Dear Mr. Jackson

We have reviewed the staff comments on our submitted plans for a proposed Planned Residential development located at the southeast corner of Town East and Belt Line Rd. The comments are addressed within this letter.

**Planning Comments**

Comment #2 ADDRESSED: Please see the attached List of Variations.

Comment #3 ADDRESSED: Please see the revised Concept Plan.

Comment #4 ADDRESSED: Please see revised PRO Ordinance language.

Comment #5 ADDRESSED: Please see the revised PRO Ordinance language.

Comment #6 ADDRESSED: Please see the PRO Ordinance language. The street right of way will be a 55' curb and gutter with 31' pavement, this is the standard for a "Local 31' Street – Residential" as noted in the Town's "Paving Details." Alleys will not be a part of this development.

Cordially Yours,

A handwritten signature in blue ink, appearing to read "John Arnold", written over a light blue circular stamp or watermark.

John Arnold  
Development Partner



Notice of Request to Amend  
Comprehensive Plan and Zoning Map  
Town of Sunnyvale

The Town of Sunnyvale has received a request from John Arnold for an Amendment to Zoning Ordinance No. 324, duly passed by the Town Council; and as amended from time to time, so as to change the Town's Comprehensive Plan and Land Use Diagram from Retail (R) to Urban Density Residential (UDR) and the Zoning Map from Local Retail (LR) to Attached Housing – Planned Residential Overlay (AH-PRO) for property located at or about the south east corner of Town East Blvd and Belt Line Road (generally 3134 Belt Line Road). The request is for the proposed development of Cypress Manors, a residential development. This item was initially heard at the April 18, 2016 Planning & Zoning Commission meeting. The item was tabled by the commission to be heard at this upcoming meeting. The proposed concept plan for the development is attached.

The Planning and Zoning Commission will hear this application on Monday, May 16, 2016 and the Town Council will consider the application on either Monday, May 23, 2016 or Monday, June 13, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

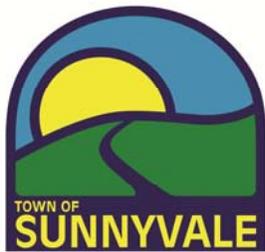
Information regarding the proposed amendments can be obtained by contacting Rashad Jackson, Director of Development Services at (972) 203-4103 or [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org).

If you wish to submit a written response, please fill out and return this notice as soon as possible.

- I am in favor of the Proposed Comprehensive Plan and Zoning Map Amendments
- I am opposed to the Proposed Comprehensive Plan and Zoning Map Amendments

Explanation: I think this is a good plan!

Signature: *[Handwritten Signature]*  
 Printed Name: JIM Goodrich  
 Address: 2570 Eldorado Pkwy Ste 110  
 Date: McKinney TX 75070



# Town of Sunnyvale

May 16, 2016

Prepared By: Rashad Jackson, AICP  
Director of Development Services

## Summary:

**APPLICANT:** JOHN ARNOLD - SKORBURG DEVELOPMENT  
**AT OR ABOUT:** NE QUADRANT OF THE INTERSECTION OF TRIPP RD AND  
JOBSON RD (83.06 ACRES)  
**REQUEST:** TO CHANGE THE TOWN'S COMPREHENSIVE PLAN AND  
LAND USE DIAMGRAM FROM ESTATE RESIDENTIAL (ER) TO  
LOW DENSITY RESIDENTIAL (LDR) AND THE ZONING MAP  
FROM SINGLE FAMILY 3 (SF-3) & SINGLE FAMILY 2 (SF-2) TO  
SINGLE FAMILY 3 – PLANNED RESIDENTIAL OVERLAY (SF-3-  
PRO)

## Background

This proposed development is a revised submittal of a previously denied zone change request. A previous version of this request was denied by the Planning & Zoning Commission at the meeting held on March 21<sup>st</sup>, 2016. The Town of Sunnyvale zoning ordinance stipulates, *“whenever any development application is denied... an application for development permit for all or a part of the same property shall not be considered for a period of one (1) year from the date of denial unless the subsequent application involves a proposal that is materially different from the previously denied proposal.”* It was determined by our Town attorney that this revised request would qualify as materially different due to its adherence with the base zoning districts 1 acre requirement. Staff notes that the new application meets the 1 acre requirement of the SF-2 and SF-3 zoning district but does not meet the base development standards of the zoning ordinance.

The applicant plans to develop 1 acre lots but has requested variations to the zoning development standards for required setbacks and lot widths for 1 acre lots. The applicant has proposed 49 single family residential lots, which range in size from 43,700 sq. ft. to 73,085 sq. ft. The development would have 1 acre lots within the northern portion of the development and 1 acre lots along the southern portion of the development. If allowed, the development would require a zone change to a Planned Residential Overlay (PRO) due to the development variations proposed. With a PRO, the developer can request variations from the base zoning district development standards with regard to lot size, dimension and design. The types of uses allowed and performance standards applicable to planned residential developments may vary from the base district with which the planned residential overlay combines.

In order to proceed with the development proposal, the applicant has requested a zone change and comprehensive plan land use amendment.

## Location

The property is located within the northeast quadrant of the intersection of Tripp Road and Jobson Road. The property is 83.06 acres in size and is zoned Single Family Residential 2 (SF-2) on the southern portion of the property abutting Tripp Road and Single Family Residential 3 (SF-3) on the northern portion of the property. The property abuts the Sunnyvale Estates development to the west, The Falls development to the east, large single family residential lots to the south, and property owned by Texas

Power & Light/Oncor Electric Delivery Company on the north. A portion of the property is located within floodplain; and consists of two existing ponds. Most of the floodplain area would remain undeveloped with the current proposal. There are a number of existing structures located within the southwest corner of the property that would be removed prior to development.

### **Comprehensive Plan Info**

The Comprehensive Plan is the document that provides direction for the development of individual properties, according to the Town's vision. Individual development request should fit into the overall development plan that has been prescribed. The Land Use Diagram shows three different land use designations for the site, Estate Residential (along the south side of the property abutting Tripp Rd), Floodplain (within the middle of the property), and Low Density Residential (north side of the property abutting Jobson Road).

Estates Residential is "characterized by single-family detached homes on large lots. The maximum base density for this land use category is .8 du/a, with a minimum lot size of one acre. In order to retain the rural character of the Town, particularly the views along the major roadways, Estate Residential development should be designed with wide lots providing some separation between homes on adjacent properties. For this reason, the development at base densities should maintain a minimum lot width of 170 feet and a lot depth greater than the lot width. An incentive density of .9 du/a may be permitted if the development project is at least 20 acres, fifteen (15) percent of the subdivision is preserved as open space and project design is superior. All Estate Residential lots must have direct public roadway access and be connected to a public water system."

Low Density Residential is "characterized as a residential subdivision with a maximum base density of 1.0 dwelling units per acre. Typical housing types in this land use category include single family detached homes on large and medium sized lots. Projects from 20 to 175 acres may achieve incentive densities as well, although the specific requirements for a smaller project vary. A minimum lot width of 170 feet is required unless the subdivision is developed at the incentive or bonus density."

Floodplain includes all public park land within the Town. In addition, it includes the general areas of land located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). It may include land that has been reserved as open space by either a public agency or private landowner. Development of private lands in this category is limited due to public safety concerns. The Town recognizes that modification of floodplain areas, in accordance with federal regulations, may remove some land from floodplain designations.

As noted, development proposals are meant to fit into the proposed development plan noted for the area. The proposed plan adheres to the intent noted for the area (large lot development) but it does not fully comply with the development standards associated with the zoning ordinance. At a joint Town Council and Planning & Zoning Commission held on January 9, 2016, it was established that the future land use intentions for this property would remain as is.

### **Zoning Ordinance Info – Base Density Development**

The purpose of the SF-2 District "is intended as an area for low density residential use in a semi-rural to rural environment. The principal purpose of this district is large-lot single family residential development; small lot or residential subdivision development is discouraged. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate low densities. Limited public services may be extended to this district based upon proximity to existing services". The purpose of the SF-3 District "is intended for low density residential use on large and medium size lots, and the provision of flexible development opportunities through planned residential

development. This district is appropriate where low-density urban development is desired and where public services exist or could reasonably be extended to the development”.

**Planned Residential Overlay Info**

As noted, in order to proceed with this proposed development, a zone change to a planned residential overlay would be required accompanied by a land use map amendment. The zoning ordinance has established a Planned Residential Overlay District that allows for modifications to the underlying base zoning district providing that certain provisions are met. At this time, the project area requirement for the establishment of a **SF - 3** Planned Residential Overlay District is 1,000 acres.

Section 10.10 (Alternative Proposal and Variation from Requirements) of the zoning ordinance states project size variations (developments smaller than 1000 acres) may be considered for a planned residential overlay with the following limitations:

- A. No variations will be granted from the maximum residential densities for planned residential developments set forth in the base zoning district regulations.
- B. The alternative proposal and variations requested shall achieve the same basic objectives as the particular standards which are to be varied.
- C. *Where the proposal seeks to vary **project size** limitations, the alternative design shall be evaluated in accordance with standards applicable to larger projects.*

Staff believes the intent of the Section 10.10 language was to allow for the consideration of development proposals that do not meet the minimum 1000 acre requirement.

Details of the proposed SF3 – Planned Residential Overlay development are as follows.

Total Site Area	83.06 acres
SF-3 Lot Area (1 acre lots)	64.85 acres (74%)
Open Space Area (ponds)	approx. 18.21 acres (21%)
Total Lots	49 Lots

The table below shows the proposed development standards that would be up for consideration. The development standards note that “the required 40-foot front yard could be reduced up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40’ front yard building setback would create an undue hardship on the property.”

<b><u>Detached Single Family Lot Types</u></b>	<b><u>1 Acre Lot</u></b>
Minimum lot area (square feet)	43,560
Maximum Building Height	36’
Air Conditioned Square Footage (minimum)	2,200
Minimum roof pitch	8:12 except for 4:12 on porch roofs
Minimum lot width at front building line	155’ (note 1)
Minimum lot depth	190’ (note 1)
Minimum corner lot width	100’
Front yard <i>(front porch may encroach to within 10’ of front property line)</i>	40’ (note 3)
Rear yard	15’
Interior side yard	7’
Corner (side) yard	15’

Garage orientation	Traditional “swing” or “J” drive garage shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the “swing” or “J” configuration.
Maximum lot coverage	65%
Minimum distance of driveway from property line (applicable to front entry garage only)	40’

**Notes:**

- 1) Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced in lot width at the front property line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced as needed to fit the knuckles and cul-de-sacs in accordance with the attached concept plan.
- 2) The streets within the subdivision shall be of open swale design for storm drainage.
- 3) The required 40-foot front yard building setback may be reduced by up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40’ front yard building setback would create an undue hardship on the property.

**Density Categories**

If established as a PRO, the following would need to be considered. For an SF-3 PRO, there are three density categories, which include incentive density and two (2) bonus density categories. For each category, there are items that need to be provided, in order to qualify for a specific category. Those requirements have been shown below:

**Planned Residential Development Standards  
SF-3 ZONING DISTRICT**

Density Category	Maximum Permitted Density	Minimum Project Size	Minimum Open Space (Percent of Gross Usable Acreage)	Required Lot Size	Minimum % of Lots that must be Larger than or Equal to Required Lot size	Buffer
<b>Incentive</b>	<b>1.3 D.U/acre</b>	<b>1,000 acres</b>	<b>15 %</b>	16,000 sq ft 18,000 sq ft 24,000 sq ft 30,000 sq ft	100% 80% 60% 35%	Screen
Bonus Option <sup>1</sup>	1.6 D.U/acre	1,000 acres	15 %	15,000 sq ft 18,000 sq ft 20,000 sq ft 24,000 sq ft	100% 70% 30% 10%	Berm
Bonus Option <sup>1</sup>	1.6 D.U/acre	1,000 acres	25%	13,000 sq ft 15,000 sq ft 18,000 sq ft 20,000 sq ft	100% 80% 30% 10%	Berm

1. Either option may qualify for bonus density.

Based upon the information that has been provided, it would appear that the proposal would align with the incentive density category.

### **Maximum Permitted Density**

For the incentive category, the maximum permitted density for the development is 1.3 dwelling units per acre. Density is calculated by the number of dwelling units provided per gross usable acre of land. Gross useable acres is defined as “the number of acres of land in a development site computed by subtracting from the total number of acres that is occupied by (1) floodway, (2) 75% of any land encumbered by a reservation of record, restricting all or a portion of property from development or encumbered by a power line easement, and (3) any other form of unusable open space”. As shown later in the staff memo, the gross useable acres are determined to be approximately 64 acres. The applicant has proposed a maximum density of 0.76 with a total of 49 lots on 64 acres of gross useable land.

### **Minimum Percentage of Lots**

For density category there is a different minimum percentage of lots that must be equal to or greater than the required lot size shown on the table above. Based upon the plan provided, the applicant would appear to meet the lot mix required for the incentive density category.

### **Maximum Number of Dwelling Units**

The maximum number of dwelling units that are permitted within the PRO cannot exceed the number of maximum residential units that would be authorized in the base district. This is accomplished by multiplying the maximum residential density in the base district by the number of gross useable acres of the project, which has been previously noted.

While the property does not have floodway, it does contain some un-useable area due to the floodplain or pond areas, which can be seen as being restricted from development. In acquiring this calculation, Town staff has subtracted out the floodplain/park area (18.21 acres) resulting in a gross useable acreage of 64 acres. The density requirement in the base zoning district being one (1) unit per acre for SF-3 and .8 for SF-2, results in an overall maximum number of dwelling units of approximately 61. Staff notes this calculation does not consider the space required for infrastructure and utilities which would likely lower the maximum number of possible dwelling units. The applicant has provided for a maximum of 49 dwelling units.

FP – 18.21 acres = n/a

SF-2 – 13.9 acres (.8) = approx. 11 max dwelling units

SF-3 – 50.95 acres (1) = approx. 50 max dwelling units

### **Open Space Requirements**

An application for a PRO district must include an open space plan. A PRO should not be approved if the development does not provide the minimum percentage of land area for the project devoted to open space. Chapter 20.3 Open Space Standards (B)(6) of the Zoning Ordinance does state that “trails shown on the Town’s adopted Open Space Master Plan shall be constructed by developers of all residential and nonresidential property whether the property is developed at base density or is a part of a Planned Residential Overlay District, Planned Commercial District or Design Review District. All such trails shall be located in a 15-foot access easement dedicated to, but not necessarily maintained by, the Town of Sunnyvale”. The applicant has provided for an east/west trail in accordance with the Town Open Space Master Plan. The trail will also provide a northern connection to the proposed trail network within the Homestead along the Jobson Road boundary of the project. A southern connection to the Samuel North Park is not shown. The applicant has proposed homes in this area.

## **Future Development Details**

### **Landscaped Buffer Areas and Right-of-Way**

At a minimum, landscaped buffers shall be covered with living grass or ground cover and shall be provided with an automatic irrigation system. If the buffers are intended to be maintained by a homeowner's association, the buffer will need to be placed within a landscape easement dedicated to the Town of Sunnyvale and Homeowner's Association.

Both Tripp and Jobson are considered country lanes. Country lanes are two-lane rural collector streets with a minimum 60' ROW required with additional landscape buffer zones provided. The landscape buffer must provide 3" caliper trees, spaced at 30' on center for small/medium trees and 50' on center for large trees. Country lanes must be designed without curbs or gutters and drainage shall be accommodated in drainage swales.

The applicant has provided a sixty (60) foot right-of-way within the development. The pavement distance is proposed at twenty-four (24) feet from edge of pavement to edge of pavement. This would appear to meet the standards provided for a county lane local residential street. All public improvements would need to be constructed to meet Town engineering design standards.

The proposed landscape plan shows a twenty-five (25') foot landscape buffer along the northwest portion of the development (Jobson Road entry). Planned Residential Overlay developments are required to have a twenty-five (25') perimeter landscape buffer. The applicant has proposed a 10' perimeter landscape buffer to the east near The Falls subdivision and a 25' buffer along the western portion of the development. This change in the standard perimeter requirement would need to be approved as a variation from the PRO perimeter buffer requirement.

### **Tree Preservation / Replacement Plan**

There are trees located on the site; and particularly along the Jobson Rd ROW. Town staff would request that as many of these existing trees are preserved as possible to enhance the country lane designation that has been given to both Jobson and Tripp Roads. At this point, the applicant has not prepared a tree preservation and replacement plan. Such a plan would be required as part of the preliminary plat approval. The plan would need to meet the requirements of the zoning ordinance.

### **Street Lighting**

Decorative lighting is required at all residential subdivision entries. Additional lighting is to be placed throughout the development. The location of street lighting fixtures would need to be determined. Light poles are to be fourteen (14) feet in height. Traffic information and street names shall be placed on the poles. The applicant will need to work with Oncor Electric to install the standard Sunnyvale light pole. A sketch or photo of the lighting equipment would need to be submitted to the Town for review and approval.

### **Fire Hydrants**

Fire Hydrants would need to be located in accordance with the regulations as provided for within the Zoning Ordinance and Subdivision Ordinance. The distance of a fire hydrant from the edge of pavement for a public street shall not exceed five (5) feet unless otherwise permitted by the Town Engineer. Fire hydrants must be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of five hundred (500) feet. This will be further reviewed at the preliminary plat level.

### Standard Architectural Details (unless revised within a PRO ordinance)

Given that fencing will be adjacent to open space, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used for residential lots that abut open space.

Zoning ordinance require that garages may not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows. All fireplace chimneys are to be 100 percent masonry. No more than fifty (50) percent of any elevation may be glass. The zoning district designations that are in place for the development would both require a minimum dwelling size of 2,200 square feet.

The applicant has proposed “J swing” front entry designed elevations which would allow for a one-car garage to face the front of the lot if a third garage is a part of the proposed home floor plan. The proposed minimum dwelling size would be 2,200 square feet for each home.

### Sidewalks/Trails and Open Space

The Town of Sunnyvale Parks, Recreation, and Open Space Plan shows a future trail extending south along a portion of Jobson Road and looping through the floodplain portion of the property. The area shown on the concept plan, that is floodplain and pond area would be considered open space. The open space plan shows the trail segments connecting to an existing trail located behind the cul-de-sac within The Falls development in accordance with the park plan. The trail will also provide a northern connection to the proposed trail network within the Homestead along the Jobson Road boundary of the project. A southern connection to the Samuell North Park is not shown. The applicant has proposed homes in this area.

### Public Notice

Public notice was provided to the Town’s Official Newspaper for publication on April 27, 2016. Letters were also sent to property owners’ within 400’ on May 5, 2016. The total number of letters sent was sixty-one (61). As of the release of the staff memo, one (1) response letter in opposition had been received.

### Staff Recommendation

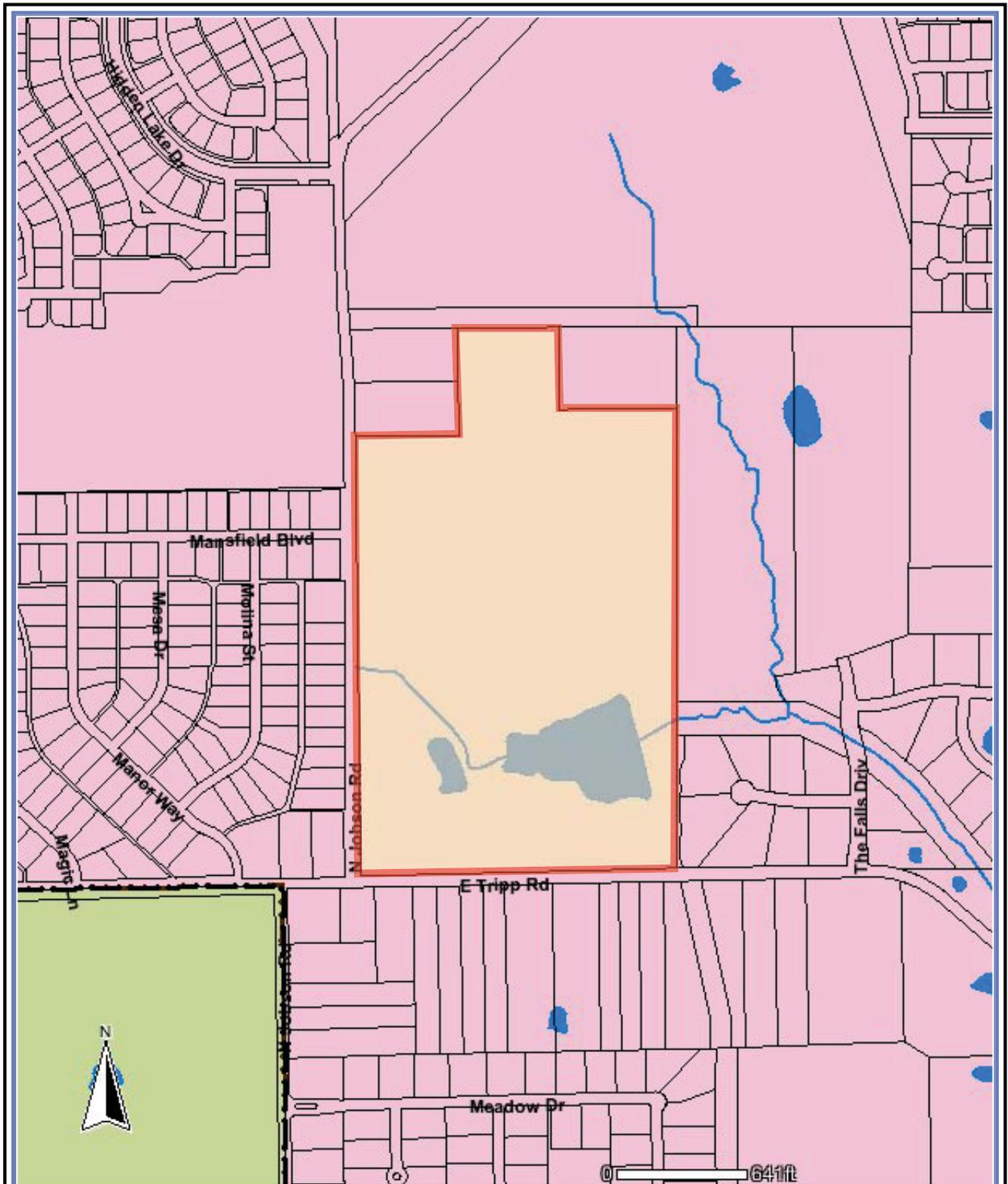
Comments may not represent an all-inclusive list. More detailed plans and drawings would be provided at the Preliminary Plat level to ensure that every regulation required by Town ordinance has been adequately addressed. Town staff provides the following comments/recommendations for consideration:

1. Staff notes that the current proposal is more in line with the overall land use intent for the subject area. Staff cannot fully support the request due to the noted lot variations and proposed direct lot access to Tripp Road and Jobson Road. Consideration should be given to the alignment of driveways through these areas if allowed. If direct access is not allowed, staff suggests the development of a private drive to access lots within this area.
2. The Town of Sunnyvale zoning ordinance stipulates, “*whenever any development application is denied... an application for development permit for all or a part of the same property shall not be considered for a period of one (1) year from the date of denial unless the subsequent application involves a proposal that is materially different from the previously denied proposal.*” It was determined by our Town attorney that this revised request would qualify as materially different due to its adherence with the base zoning districts 1 acre requirement.

3. If approved, the developer will need to address any future comments and/or concerns that may be presented by the Public Works Director and Town Engineer. The department recommends the development of subdivisions with curb and gutter streets as opposed to country lanes due to maintenance and drainage issues.
4. The applicant would need to verify that no floodplain reclamation is necessary for those lots/pads located within the floodplain area. The FEMA floodplain will have to be removed from the proposed residential lots with a Letter of Map Revision.
5. The applicant will need to work with existing residents and the post office for the relocation of mailboxes that currently exist along the north side of Jobson Road. The development of these lots will result in the potential re-location of the existing mailboxes.
6. Additional comments have been provided throughout the staff memo, which must be taken into consideration as well prior to preliminary plat submittal.

### **Attachments**

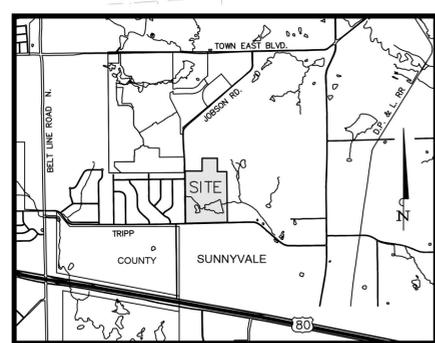
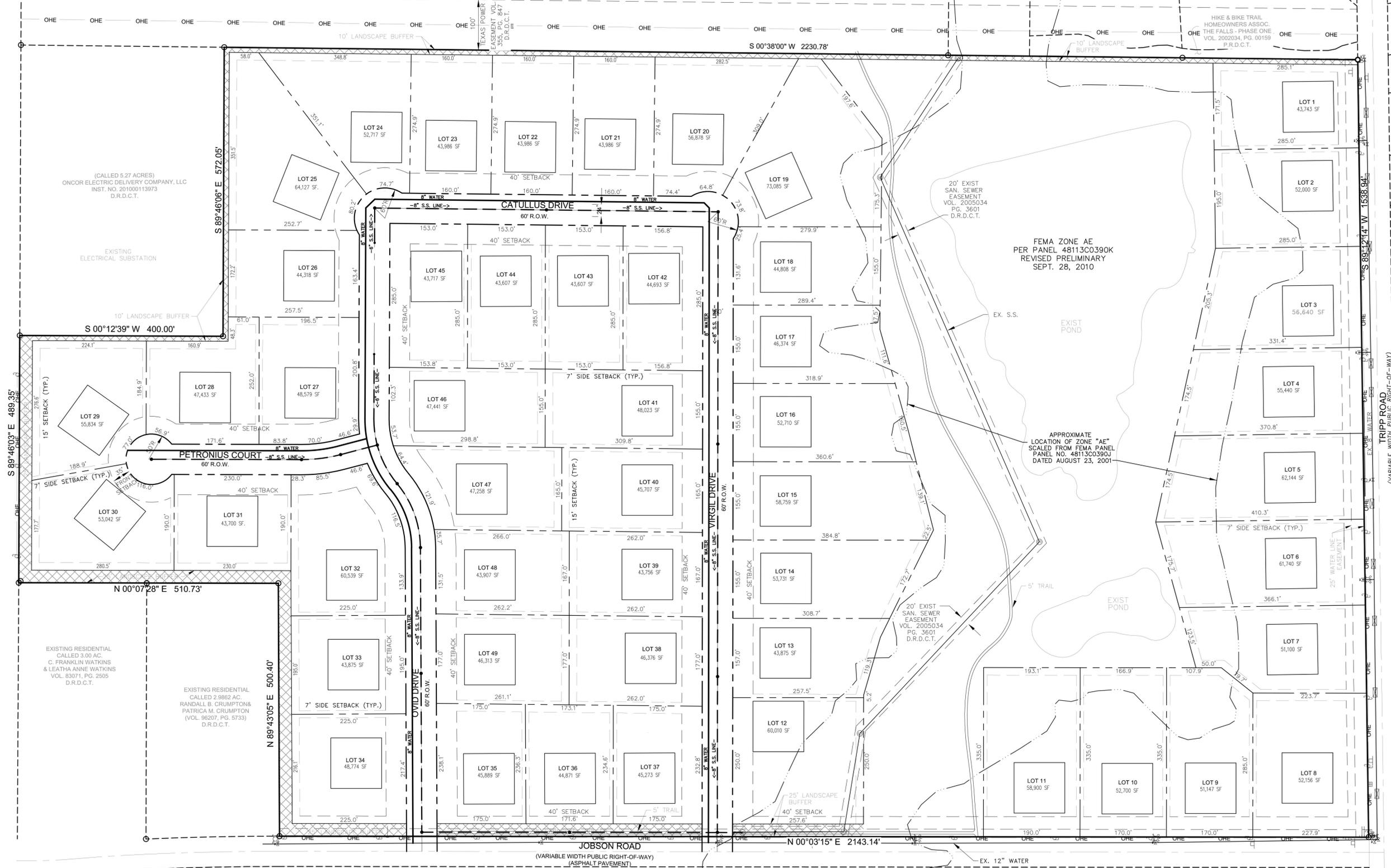
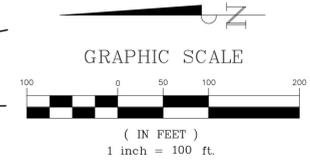
- Location Map
- Concept Plan for Glazer Estates
- Landscape Plan for Glazer Estates
- Proposed Ordinance - Planned Residential Overlay development standards
- Staff review comment letter – 3.7.16
- Applicant response to review comments – 3.14.16
- Resident response



**Dallas Central Appraisal District**  
[www.dallascad.org](http://www.dallascad.org)

**DISCLAIMER**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

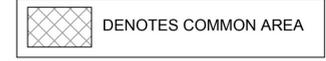


VICINITY MAP  
NOT TO SCALE  
SUNNYVALE, TEXAS

**SITE DATA SUMMARY**

ZONING / LAND USE:	SF-3 SF-3 FLOODPLAIN
TOTAL SITE AREA:	83.06 ACRES
(including buffers)	3,618,073 SF
SF-3 LOT AREA:	64.71 ACRES
	2,818,868 SF
SF-3 DENSITY:	0.76 UNITS/AC (49 LOTS)
PARK AREA:	18.35 ACRES
	799,206 SF
TOTAL # OF LOTS:	49 LOTS
MINIMUM SIZE:	43,560 SF
TYPICAL SETBACKS:	FRONT: 40 FEET, 35 FEET (MIN)
	REAR: 15 FEET, 15 FEET
	SIDE: 7 FEET

**LEGEND**

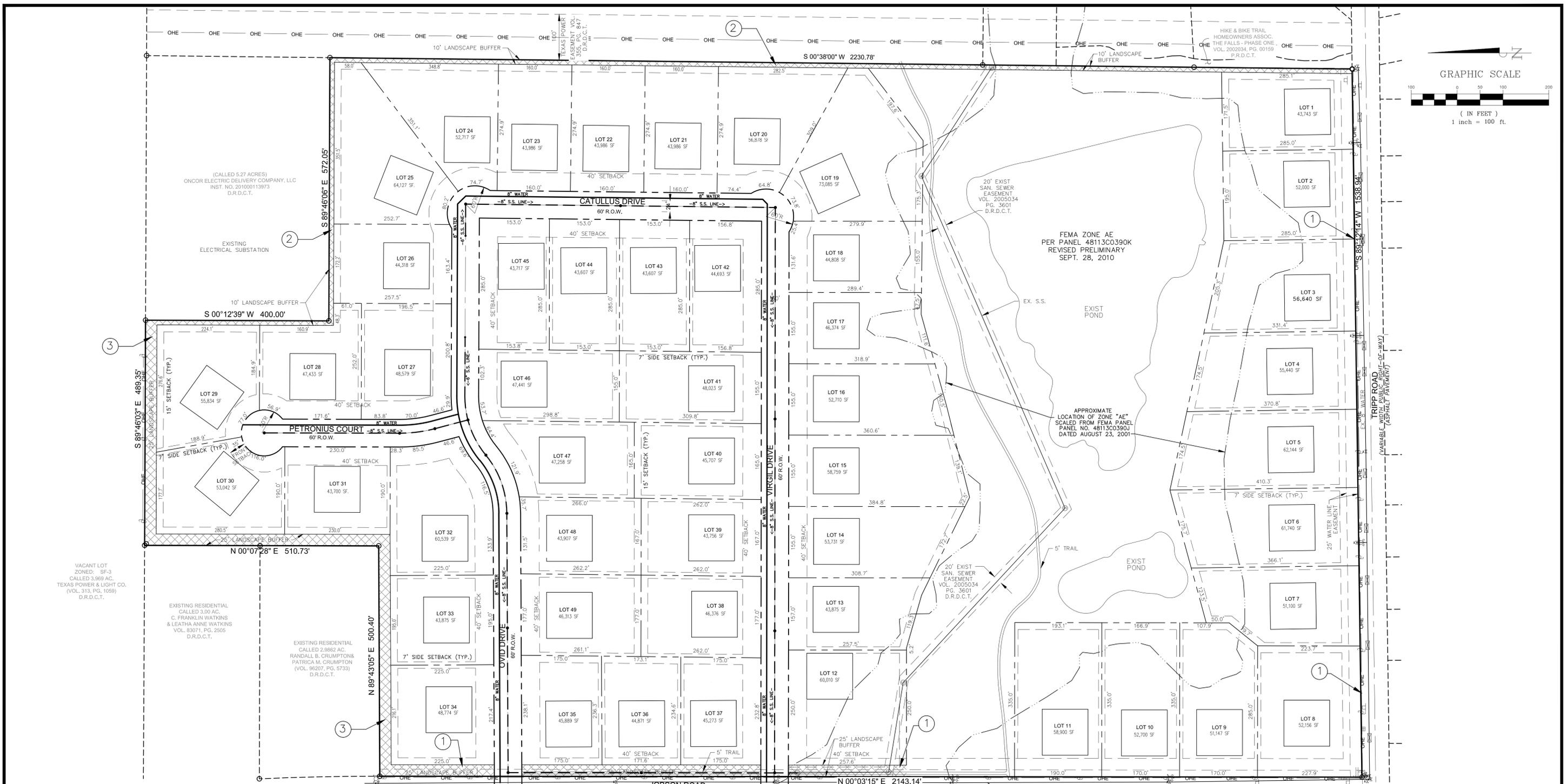
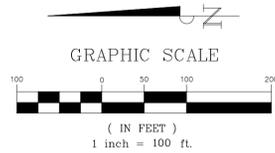


PLAN PREPARED BY:  
BANNISTER ENGINEERING, LLC (F-10599)  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE (817) 842-2094  
FAX (817) 842-2095  
CONTACT: CODY BROOKS, P.E.

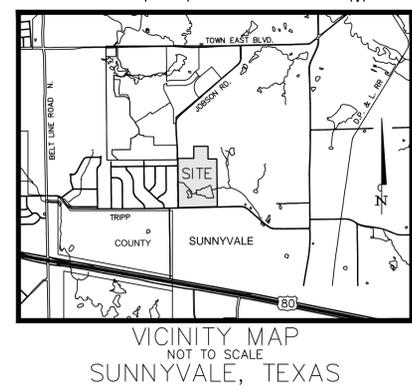
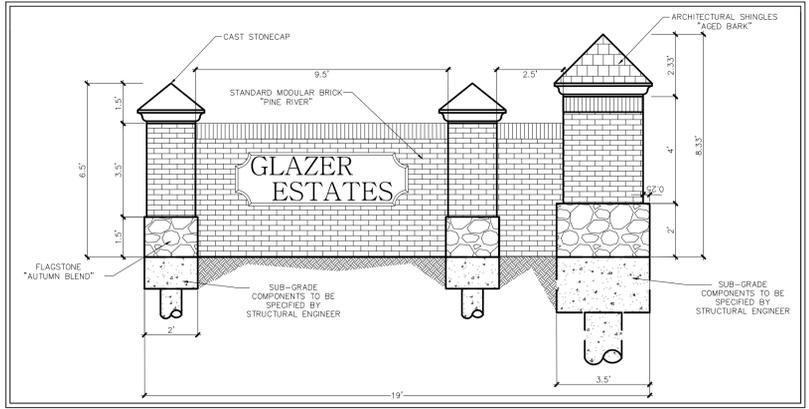
DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
SUITE 710  
DALLAS, TEXAS 75225  
(214) 522-4945  
CONTACT: RICH DARRAGH

**PRO CONCEPT PLAN  
FOR  
GLAZER ESTATES**

**83.06 ACRES**  
CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS  
**ABSTRACT NO. 338**



CONCEPT ENTRY FEATURE



LEGEND

- DENOTES COMMON AREA
- ① ALONG TRIPP AND JOBSON: BERMS SHALL BE USED AS SCREENING. 1 SMALL TO MEDIUM TREE/ 30' O.C. OR 1 LARGE TREE/ 50' O.C.
- ② ALONG NORTHEASTERN AND EASTERN PORTION OF TRACT: BERMS SHALL BE USED AS SCREENING. 1 SMALL TO MEDIUM TREE/ 30' O.C. OR 1 LARGE TREE/ 50' O.C.
- ③ ALONG NORTHWESTERN AND NORTHERN BOUNDARY: BERMS SHALL BE USED AS SCREENING. 1 SMALL TO MEDIUM TREE/ 30' O.C. OR 1 LARGE TREE/ 50' O.C.

CONCEPT LANDSCAPE PLAN FOR GLAZER ESTATES

83.06 ACRES  
CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS  
ABSTRACT NO. 338

PLAN PREPARED BY:  
BANNISTER ENGINEERING, LLC (F-10599)  
240 NORTH MITCHELL ROAD  
MANSFIELD, TEXAS 76063  
PHONE (817) 842-2094  
FAX (817) 842-2095  
CONTACT: DREW DUBOCO

DEVELOPER:  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE,  
SUITE 710  
DALLAS, TEXAS 75225  
(214) 522-4945  
CONTACT: RICH DARRAGH

**Planned Residential Overlay  
“Glazer”  
Sunnyvale, Texas**

**PLANNED RESIDENTIAL OVERLAY DISTRICT- SINGLE FAMILY RESIDENTIAL – PRO sub district to combine with SF-3 base zoning.**

**General Description:** This Planned Residential Overlay District(PRO) is intended to accommodate a low density single family residential use. Development standards for this district are outlined within this text.

**Statement of Purpose:** The purpose of this PRO is to establish a Concept Plan and specific conditions for the development of the property known as “Glazer Estates”. The intent of this PRO is to achieve a quality residential community while providing a variety of dwelling unit sizes and additional open space amenities. The approximate acreage of open space is 18.21 Acres.

**Amendment of Base Zoning Districts:**

1. The base zoning district for the 64.85 acres is changed from SF-2 and SF-3 to SF-3 base zoning district.
2. A PRO sub district hereby is created to combine with the SF-3 base zoning district.

**Land Use:** Land uses within the “Glazer” development shall be limited to detached single family dwellings, open spaces, and other amenities specified herein.

**Dwelling Unit Size:** Forty-nine (49) single family dwelling units within this tract shall have a minimum air conditioned living space size of 2200 square feet.

**Number of Dwelling Units and Density:** The number of dwelling units within “Glazer Estates” shall not exceed forty-nine (49) and the Gross Usable Acres, as defined in the Town’s Zoning Ordinance, shall be deemed to be 64.85 acres. The gross residential density shall not exceed 0.76 Units per Acre (Incentive density in chart 7.2 is 1.3 density Units per Acre, with 15% open space). Development shall be in accord with the concept plan as attached. However, in the event of conflict between the concept plan and the written conditions, the written conditions shall control. The concept plan shall also serve as the land use plan.

**Development Regulations:**

**Minimum Standards for Lot Size:**

<b>Detached Single Family Lot Type</b>	<b>1 Acre Lot</b>
Minimum Lot Area	43,560 SF
Maximum Building Height	36'
Air Conditioned Square Footage (Minimum)	2,200 SF

Minimum roof pitch	8:12 except for 4:12 on porch roofs
Minimum lot width at front building line	155' (Note 1)
Minimum lot depth	190' (Note 1)
Minimum corner lot width	100'
Front yard setback	40' (Note 3)
Rear yard setback	15'
Interior side yard setback	7'
Corner side yard setback	15'
Garage orientation	Traditional "swing" or "J" drive garages shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the "swing" or "J" configuration.
Maximum lot coverage	65%
Minimum distance of driveway from property line (applicable to front entry garage only)	40'

**Notes:**

- 1) Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced in lot width at the front property line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced as needed to fit the knuckles and cul-de-sacs in accordance with the attached concept plan.
- 2) The streets within the subdivision shall be of open swale design for storm drainage.
- 3) The required 40-foot front yard setback may be reduced by up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40' front yard building setback would create an undue hardship for the property.

**Lot Trees:** Prior to issuance of a certificate of occupancy, the developer or builder shall plant a sufficient number of trees on the lot to assure that the following numbers of trees of a minimum size of three inch (3") caliper and ten (10) feet in height exist on the site. For lot sizes 1 acre or larger, a total of three (3) trees shall be planted per lot.

**Street and Intersection Design:** The development shall be designed and constructed using curvilinear streets. Curvilinear streets are defined as those curved streets having a centerline radius of not greater than 1,500 feet nor less than 350 feet. The percentage of curvilinear streets shall be determined by dividing the total centerline lengths of curvilinear streets by the total centerline lengths of all streets in the addition. The street right of way will be a 60' open swale with 24' pavement; this is the standard for a "Local Country Lane - Residential" as noted in the Town's "Paving Details."

**Buffering, Landscaping and Screening:**

- A. Option 1 for screening shall be used along Tripp Rd and Jobson Rd.

- a. A twenty-five foot (25') wide landscape buffer area with berms shall effectively screen and shield the tract from Tripp Rd and Jobson Rd.
- b. Due to Tripp and Jobson being Country Lanes, trees of no less than 3 inch (3") caliper will be planted and spaced at a maximum of thirty feet (30') on center for small to medium trees, fifty feet (50') on center for large trees.
- B. Option 1 shall be used along the northeastern and eastern portion of the tract.
  - a. A ten foot (10') landscaped buffer area with berms shall effectively screen and shield from the transmission lines on the eastern boundary of the tract and the power plant on the northeastern boundary of the tract.
  - b. Plant 1 large tree fifty feet (50') on center.
- C. Option 1 shall be used along the northwestern and northern boundary of the tract.
  - a. A twenty-five foot (25') landscape buffer area with berms shall effectively screen and shield the tract from the transmission lines along the northern boundary as well as the houses along the northwestern boundary.
  - b. Plant 1 large tree fifty feet (50') on center.

**Landscape Plan:** See attached landscape plan (Exhibit B attached hereto).

- A. A tree survey/landscape plan shall be submitted with any plat in accordance with the landscape plan.

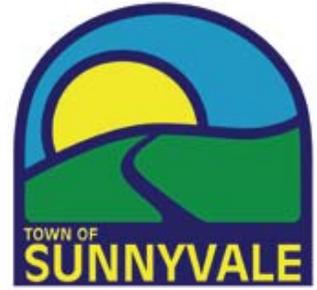
**Maintenance of Open Space, Amenities, Landscape Buffer and Trails:** The trail systems in the development shall be in accordance with the Town Open Space Master Plan. The trail in the open space area will be constructed of concrete at a width of 8 feet. The open space and trail shall be provided as indicated on the concept plan and maintained by the "Glazer Estates" Homeowner's Association. The trail along Jobson Rd. will be constructed of concrete at a width of 5 feet. This trail shall be provided as indicated on the concept plan and maintained by the "Glazer Estates" Homeowner's Association.

**Anti-Monotony Features:** Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity on the same side of the street and two (2) intervening homes on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity. Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes. Minimum of 8:12 front elevation roof pitch, except 4:12 roof pitches on porches. Dimensional shingles shall be used.

**Homeowner' Association:** A Homeowners Association duly incorporated in the State of Texas shall be incorporated and each lot/homeowner shall be a mandatory member. This association shall be established so as to ensure the proper maintenance of all common areas, either public or private, as desired, to be maintained by the association. The bylaws of this association shall establish a system of payment of dues, a system of enforcement of its rules and regulations; a clear and distinct definition of the responsibility of each member, and such other provisions as are reasonably deemed appropriate to secure a sound and stable association. The Bylaws shall be submitted to the Director of Planning for review and approval prior to construction.

# Town of Sunnyvale

127 N. COLLINS ROAD  
SUNNYVALE, TEXAS 75182  
TELEPHONE (972) 203-4188  
FAX (972) 226-1950  
[www.townofsunnyvale.org](http://www.townofsunnyvale.org)



May 2, 2016

John Arnold  
Skorburg Company  
8214 Westchester Dr. Ste. 710  
Dallas, Texas 75225

## **Subject: Glazer Concept Plan Submittal – Comment Letter**

Dear Mr. Arnold,

Town staff has reviewed the plans you submitted for a proposed zone change for the Glazer Estates Planned Residential Overlay development. Based upon Town staff review of the documents provided, the following comments and concerns must be addressed by May 9<sup>th</sup> by 11am. Additional comments may arise upon further review.

### **Planning Comments – [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org)**

1. For the adoption of this particular Planned Residential Overlay development, the process will require an amendment to the current zoning district and the future land use plan (comprehensive plan) for the area. The current and proposed update to the land use plan calls for the subject area to remain zoned SF2 (Low Density Residential) & SF3 (Estate Residential). As it stands, staff cannot fully support this application unless Planning & Zoning and Town Council see fit to change the zoning and future land use plan for the subject area. The proposed application is consistent with the overall intent of the comp plan (1 acre lots) except for the proposed variations to the zoning district development standards (i.e. lot width, setbacks).
2. An open space trail connection to the north and south was not shown on the concept plan in accordance with the Town of Sunnyvale Open Space Master Plan. Is it the developer's intention not to provide the north/south connection? Please see attached exhibit.
3. Would the applicant be open to allowing only wrought iron or white vinyl fencing for all lots that abut the pond / trail open space area? Similar development standards are in place for The Falls development. The proposed standard would provide continuity between the developments.
4. For future development, the applicant should communicate with the developer for The Homestead, Phase 3 in order to avoid any possible issues with down flow drainage.
5. Under Buffering, Landscaping and Screening, what is the slope and height of the proposed berms?
6. The proposed landscape plan does not match the "*Buffering, Landscaping and Screening*" language in the ordinance. The proposed "option" designations should be revised so that they match the ordinance language.

## **Public Works Comments**

7. The department recommends the development of subdivisions with curb and gutter streets as opposed to country lanes due to maintenance and drainage issues.

## **Engineering Comments – [justin.brown@freese.com](mailto:justin.brown@freese.com) :**

8. The FEMA floodplain will have to be removed from the proposed residential lots with a Letter of Map Revision.
9. The seven lots along Tripp Road and four lots along Jobson Road will have driveways onto Tripp Road and Jobson Road that are not allowed. Tripp Road and Jobson Road are classified as collector streets on the Town's thoroughfare plan and residential driveways are not permitted onto Class 2 roads per the Public Works Engineering Design standards without an exception granted by the Town Council. Town staff suggests the use of a private drive for access to the proposed lots.

If you have questions or concerns, please contact me at (972) 203-4188 or via e-mail at [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org). Our town engineer may be reached at [justin.brown@freese.com](mailto:justin.brown@freese.com). Please resubmit the following:

- Four (4) hardcopies of all plans
- A cd of all plans.

Sincerely,



Rashad Jackson, AICP  
Director of Development Services  
Town of Sunnyvale

Cc: Justin Brown, Town Engineer  
Tim Rawlings, Building Inspector  
Johnny Meeks, Public Works Director  
Sean Fox, Town Manager  
Rich Darragh, Skorburg Development  
Development File

May 9, 2016

Town of Sunnyvale  
Attn: Rashad Jackson

Skorburg Company  
8214 Westchester, Suite 710  
Dallas, TX 75225

Subject: Glazer PRO Submittal – Comment Letter

Dear Mr. Jackson

We have reviewed the staff comments on our submitted plans for a proposed Planned Residential development located at the northeast corner of Tripp and Jobson Road. The comments are addressed within this letter.

**Planning Comments**

Comment #2 ADDRESSED: Please see attached Concept Plan. A 5' trail has been included along Jobson Road in accordance with the Town Open Space Master Plan.

Comment #3 ADDRESSED: We are open to allowing only tubular steel fencing for all lots that abut the pond/trail open space area.

Comment #5 ADDRESSED: The slope of the berm will be at a minimum of 3 to 1 and a minimum of 6 feet high.

Comment #6 ADDRESSED: Please see attached Landscape Plan.

Cordially Yours,



John Arnold  
Development Partner



Notice of Request to Amend  
Comprehensive Plan and Zoning Map  
Town of Sunnyvale

The Town of Sunnyvale has received a request from John Arnold for an Amendment to Zoning Ordinance No. 324, duly passed by the Town Council; and as amended from time to time, so as to change the Town's Comprehensive Plan and Land Use Diagram from Estate Residential (ER) to Low Density Residential (LDR) and the Zoning Map from Single Family 3 & Single Family 2 to Single Family 3 – Planned Residential Overlay (SF3-PRO) for property located at or about the northeast corner of Tripp Road and Jobson Road. The request is proposed for the development of Glazer Estates, a residential development. This item was initially heard and denied at the March 21, 2016 Planning & Zoning Commission meeting. The applicant has resubmitted a materially different plan (all 1 acre lots) for consideration by the commission to be heard at an upcoming meeting. The plan is attached.

The Planning and Zoning Commission will hear this application on Monday, May 16, 2016 and the Town Council will consider the application on either Monday, May 23, 2016 or Monday, June 13, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The zone change application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at 972-203-4103 or [rashad.jackson@townofsunnyvale.org](mailto:rashad.jackson@townofsunnyvale.org).

If you wish to submit a written response, please fill out and return this notice as soon as possible.

I am in favor of the Proposed Comprehensive Plan and Zoning Map Amendments

I am opposed to the Proposed Comprehensive Plan and Zoning Map Amendments

- Explanation:
- ① Town still has no plans for sewer infrastructure along either side of Tripp Rd.
  - ② latest plan still has no landscape buffer along Tripp.
  - ③ appears driveways along Tripp Rd. will enter directly - why doesn't an auxiliary lane (like the one further down Tripp towards Beltline Rd.) be utilized?
  - ④ Lots 1, 2, 3 appear much closer to Tripp than others.

Signature: \_\_\_\_\_  
 Printed Name: Elizabeth Ann Embrey  
 Address: 320 E. Tripp Rd.  
 Date: 5-8-16

- ⑤ connecting to trail system?
- ⑥ street names are not appropriate for 'country' living?