



**AGENDA
TOWN OF SUNNYVALE
BOARD OF ADJUSTMENT
TUESDAY, JULY 5, 2016
TOWN HALL – 127 N. COLLINS RD.
7:00 P.M.**

CALL MEETING TO ORDER

Chairperson calls the Meeting to order, state the date and time. State Members present and declare a quorum present.

CONSIDER APPROVAL OF THE FOLLOWING MINUTES:

1. SPECIAL MEETING OF MAY 24, 2016.

PUBLIC HEARINGS

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

- 2. APPLICANT: DEAN ZIMMERMAN
AT OR ABOUT: 584-586 N. COLLINS ROAD
REQUEST: VARIANCE FROM SECTION 3.7 AREA STANDARDS
FOR DETACHED SINGLE-FAMILY DWELLINGS,
CHART 3.2 AREA STANDARDS FOR RESIDENTIAL
LOTS TO REDUCE THE REQUIRED LOT WIDTH AND
TO REDUCE A REQUIRED SIDE YARD SETBACK**

ADJOURN

THE SUNNYVALE BOARD OF ADJUSTMENTS 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).

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. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING.

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 IN-ADVANCE OF 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 JULY 1, 2016, IN THE FOLLOWING LOCATION AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEEDING THE SCHEDULED TIME OF SAID MEETING:

TOWN HALL AT 127 N. COLLINS ROAD

LESLIE BLACK, TOWN SECRETARY

**MINUTES
TOWN OF SUNNYVALE
BOARD OF ADJUSTMENT
TOWN HALL CHAMBERS
MAY 24, 2016
7:00 P.M.**



CHAIRPERSON	RICKY HOFFMAN
MEMBER	JOHN NOSTER
MEMBER	KATHY KANE - ABSENT
MEMBER	JAMES GOLDER
MEMBER	JIM NEEL
ALTERNATE MEMBER	DIANE TURNER
ALTERNATE MEMBER	AUSTEN IRROBALI

CALL MEETING TO ORDER

Chairperson Hoffman called the meeting to order at 7:00 p.m.

1. CONSIDER APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF MARCH 7, 2016.

Member Turner made a motion, seconded by Member Noster, to approve the minutes with noted changes to those who were in attendance. Chairman Hoffman called for a vote, and with all members voting affirmative, the motion passed unanimously.

**2. APPLICANT: TIMOTHY CRAFT
AT OR ABOUT: 323 BARNES BRIDGE ROAD
REQUEST: VARIANCE FROM SECTION 3.7 AREA STANDARDS
 FOR DETACHED SINGLE-FAMILY DWELLINGS,
 CHART 3.2 AREA STANDARDS FOR RESIDENTIAL
 LOTS TO REDUCE THE REQUIRED LOT WIDTH FROM
 250 FEET TO 184.55 FEET AND TO REDUCE A
 REQUIRED SIDE YARD SETBACK OF 50 FEET TO 25
 FEET CREATING TWO RESIDENTIAL LOTS**

Director Jackson presented the request.

The applicant is the representative for a residential property located at 323 Barnes Bridge Road. The parcel of land is approximately 10 acres. The applicant proposes to subdivide the subject lot into two 5 acre lots each with a 185' lot width. As it exists now, the un-platted property has an existing lot width of 369.1'. The applicant proposes to subdivide the property for the development of a proposed residence.

If approved and subsequently platted, the existing home on the property would not meet the side setback requirements for a lot of 2 acres or more. Lots 2 acres in size and larger are required to have a side setback of 50'. The existing home on the property currently sits 25' from the side property line to the east. A variance would be required from the development standard in order to resolve this possible issue.

Public Hearing - Open

Timothy Craft, 323 Barnes Bridge Road, Sunnyvale Texas, spoke on behalf of the request. He verified the reasoning for his variance request.

Board member Golder spoke. He questioned if the application qualified for a hardship.

Mr. Craft stated that he wanted to sell a portion his property so that his family would not be burdened with the maintenance of a 10 acre property. He planned to sell 5 acres of his property.

Board member Golder noted that the law requires certain criteria to qualify for a variance. He noted that he felt that the hardship was being created by subdividing the property.

Discussion was had amongst the board in regards to creating a hardship and having the right to sell a portion of property.

Kari Hollifield, 2701 Sunset Ridge, Rockwall, Texas, spoke for the request. She noted the reasons for the request.

Chairman Hoffman noted his reasons for believing the request was suitable for a hardship. He also noted the fact that there would likely be more requests similar to the one before the board due to the large parcels within Sunnyvale.

Christine Cope, 513 Fenwick Drive, Sunnyvale Texas, spoke for the request. She noted her reasoning for a hardship.

Public Hearing – Closed

Member Turner made a motion, seconded by Member Noster, to approve the variance request. Chairperson Hoffman called for a vote, the motion passed 4-1.

- | | |
|----------------------|---|
| 3. APPLICANT: | DEBORAH FRANKLIN |
| AT OR ABOUT: | 622 & 626 PECAN CREEK DRIVE |
| REQUEST: | VARIANCE FROM SECTION 3.7 AREA STANDARDS FOR DETACHED SINGLE-FAMILY DWELLINGS, CHART 3.2 AREA STANDARDS FOR RESIDENTIAL LOTS TO REDUCE THE REQUIRED LOT WIDTH FOR TWO LOTS FROM 250 FEET TO 115 FEET AND FROM 250 FEET TO 147 FEET |

Director Jackson presented the request.

The applicant is the representative for a residential property located at 622 & 626 Pecan Creek Drive. The subject area comprises approximately 14 acres. The applicant proposes to plat 2 lots each of which will require a variance from the 250' lot width requirement.

Discussion was had amongst the board and staff with regard to the existing conditions of the neighborhood.

Public Hearing - Open

Courtland McLeod, 6200 Windhaven Parkway, Plano, spoke on behalf of the request. He provided background to the request and current condition of the lot configuration.

Discussion was had amongst the board and staff with regard to the request and proposed front setback location.

Deborah Franklin, 626 Pecan Creek Drive, Sunnyvale Texas, spoke for the request. She reaffirmed the reasoning for her variance request.

Public Hearing – Closed

Member Golder noted that he believed the request did not meet the criteria for a hardship. He noted that he felt the request was a self created hardship.

Member Turner made a motion, seconded by Member Noster, to approve the variance request. Chairperson Hoffman called for a vote, the motion passed 4-1.

ADJOURN

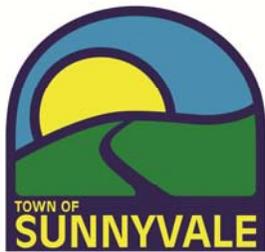
Chairman Hoffman adjourned the meeting at 7:35 p.m.

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

Chairman Ricky Hoffman

ATTEST:

Leslie Black, Town Secretary



Town of Sunnyvale

Board of Adjustments

July 5, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: DEAN ZIMMERMAN
AT OR ABOUT: 586 N. COLLINS ROAD
REQUEST: VARIANCE FROM SECTION 3.7 AREA STANDARDS FOR DETACHED SINGLE-FAMILY DWELLINGS, CHART 3.2 AREA STANDARDS FOR RESIDENTIAL LOTS TO REDUCE THE REQUIRED LOT WIDTH AND TO REDUCE A REQUIRED SIDE YARD SETBACK

Background:

The applicant is the owner of 2 residential lots located at 584 North Collins and 586 North Collins. The property is zoned within a SF-2 Single Family Residential District. The minimum lot size for the SF-2 District is one (1) acre. The minimum lot width for a property within this district is 250' and the lot depth shall be greater than the width. The applicant proposes to replat the property with the intent to create a 1 acre lot (584 N. Collins) and a 4.38 acre lot (586 N. Collins). As it exists now, the two lots are currently platted as two 2.71 acre lots.

The proposed replat will require a variance for the lot width of the proposed 4.38 acre lot (586 N. Collins). A lot larger than 2 acres requires a minimum lot width of 250'. Staff notes the both lots were initially platted with lot widths of approximately 183' which is less than the required 250' minimum for 2 acre lots.

The proposed replat will also require a side yard setback variance for the home located at 586 N. Collins. The existing home was constructed too close to the side property line, so consequently a variance will be required to allow for a 39' side yard setback.

In 2011, the applicant received approval for the subject variance request. The applicant also received approval for the proposed replat. No action was taken by the applicant to record the plat after approval was initially received in 2011. Zoning ordinance regulations stipulate.... *"If a variance is granted in association with a zoning or development permit or plan, the variance expires when the approved permit or plan expires. Any extension of such approved permit or plan shall also serve to extend the variance granted in conjunction therewith. In all other cases, the variance shall expire within one year of the date on which it became effective."* Plat approvals expire within two year of approval unless an extension is requested by the applicant. Noting this, the replat and associated variance approval of 2011 expired in 2013 due to no action being taken to record the replat. The applicant has returned so that he may reapply for the variance request and subsequent replat of his property.

Zoning Ordinance – Variance Standards

Chapter 26 Variance Procedures of the Zoning Ordinance establishes the standards for approval of a variance. The Board of Adjustments shall not approve a variance unless it finds that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would

result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done. The following factors are to be taken into consideration when reviewing a variance request:

1. That there are special circumstances or conditions applicable to the property referred to in the application which does not prevail on other property in that zone.
The existing lots are existing developed residential lots. The applicant does not have the opportunity to acquire additional lot width from either side.
2. That the strict application of the regulations would work an unnecessary hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.
Strict application of the regulations would not necessary result in an unnecessary hardship. The property could still be used for the intended use. Staff notes that the applicant received approval in 2011 for the same request. As noted, the applicant has returned due to the expiration of the approval.
3. That the granting of such application will not materially affect the health and safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
The granting of the variances does not appear to affect the health and safety of persons residing in or working in the area nor does it appear to be detrimental to the public welfare. The applicant only intends to adjust the property lines to a more suitable condition for the existing homes on each lot. The applicant does not intend to redevelop the property.
4. That substantial conformity to standards primarily established in the zone may be secured.
The applicant is requesting variances to the lot width and a side setback variance. It would appear that all other standards would be adhered to within this zoning district and on this property.
5. That detriment of injury to the neighborhood will not result from the granting of a variance as applied for.
There does not appear to be detriment of injury to the neighborhood should the variances be granted. The applicant only intends to adjust the property lines to a more suitable condition for the existing homes on each lot. The applicant does not intend to redevelop the property.
6. That substantial conformity to standards previously established in the zone may be secured and that detriment of injury to the neighborhood will not result from the granting of a variance as applied for.
Please see #5 above, as a similar answer would apply in this instance.

Public Notice

Notice was published within the Town's Official Newspaper on Wednesday, June 15th. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Sixteen (17) letters were sent out. As of the writing of this staff memo, one (1) letter had been returned in favor of the request.

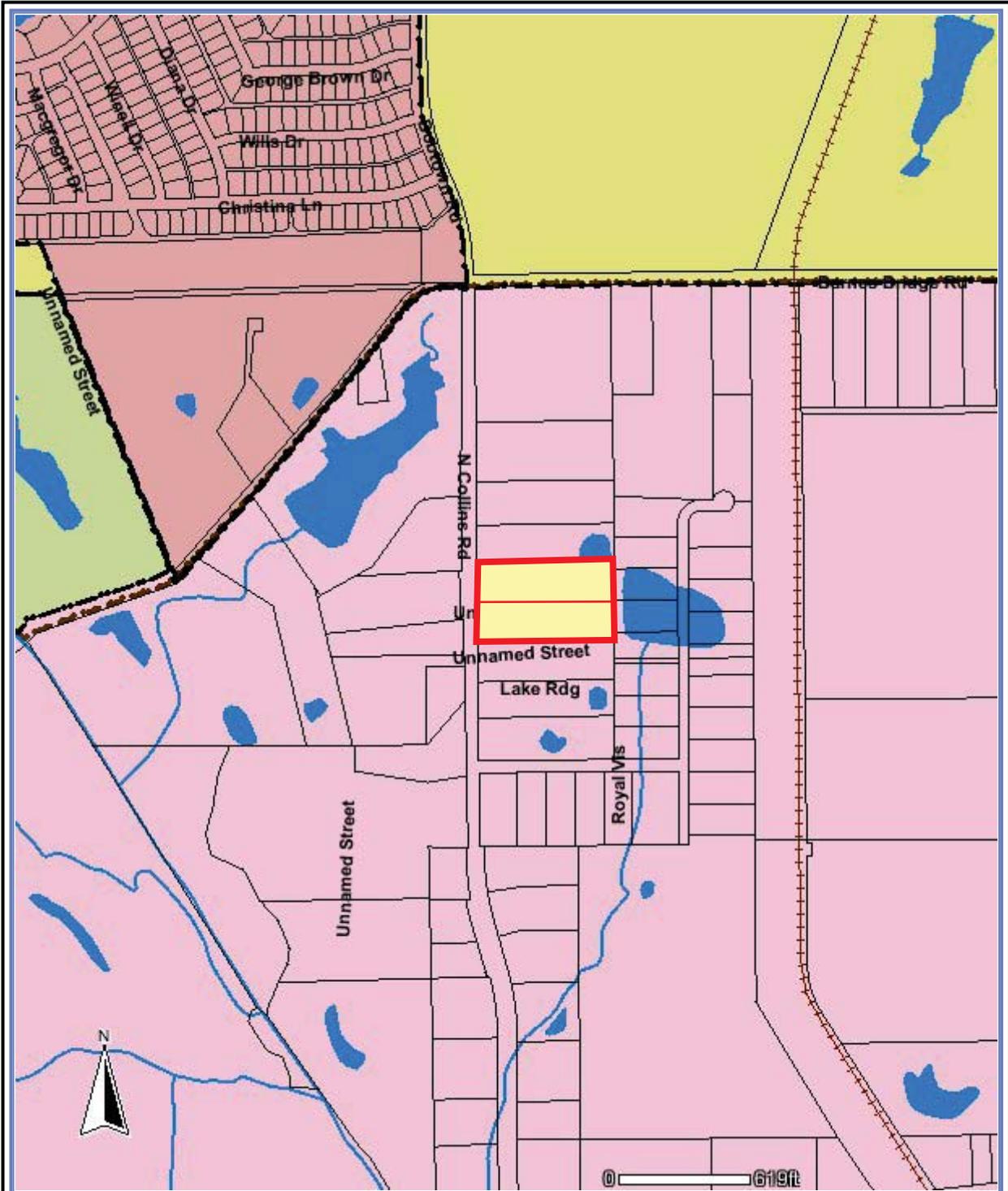
Staff Recommendation

Comments have been provided within underlined italics within the Zoning Ordinance – Variance Standards portion of this memo. Should the Board of Adjustments choose to approve the variance request, the following conditions should be considered:

1. The applicant would still need to submit a complete application for the platting of the property to be reviewed through the appropriate Town processes.

Attachments

- Location Map
- Chart 3.2 Area Standards for Residential Lots from the Zoning Ordinance
- Proposed lot configuration



**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.

EXISTING CONFIGURATION

Chart 3.2
Area Standards for Residential Lots

Lot Size	Width ¹	Front Yard Setback	Side Yard Setback ²	Rear Yard Setback
2 acres and over	250 feet	80 Feet	50 feet	120 feet
1.5 to 1.99 acres	200 feet	80 feet	40 feet	100 feet
1 acre-1.49 acres	170 feet	70 feet	30 feet	80 feet
35,000-43,559 square feet	150 feet	60 feet	30 feet	60 feet
20,000-34,999 square feet	120 feet	60 feet	20 feet	40 feet
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
4,500-6,999 square feet	50 feet	25 feet	5 feet	20 feet

1. For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line.
2. When adjacent to a side street, the side yard setback of a corner lot shall not be less than the following, whichever is greater: (a) 150 % of the side yard setback shown; or (b) the front yard set back of any adjacent lot located within 20 feet of the rear lot line of the corner lot, where the front yard of the adjacent lot faces in the same general direction as the side yard of the corner lot.

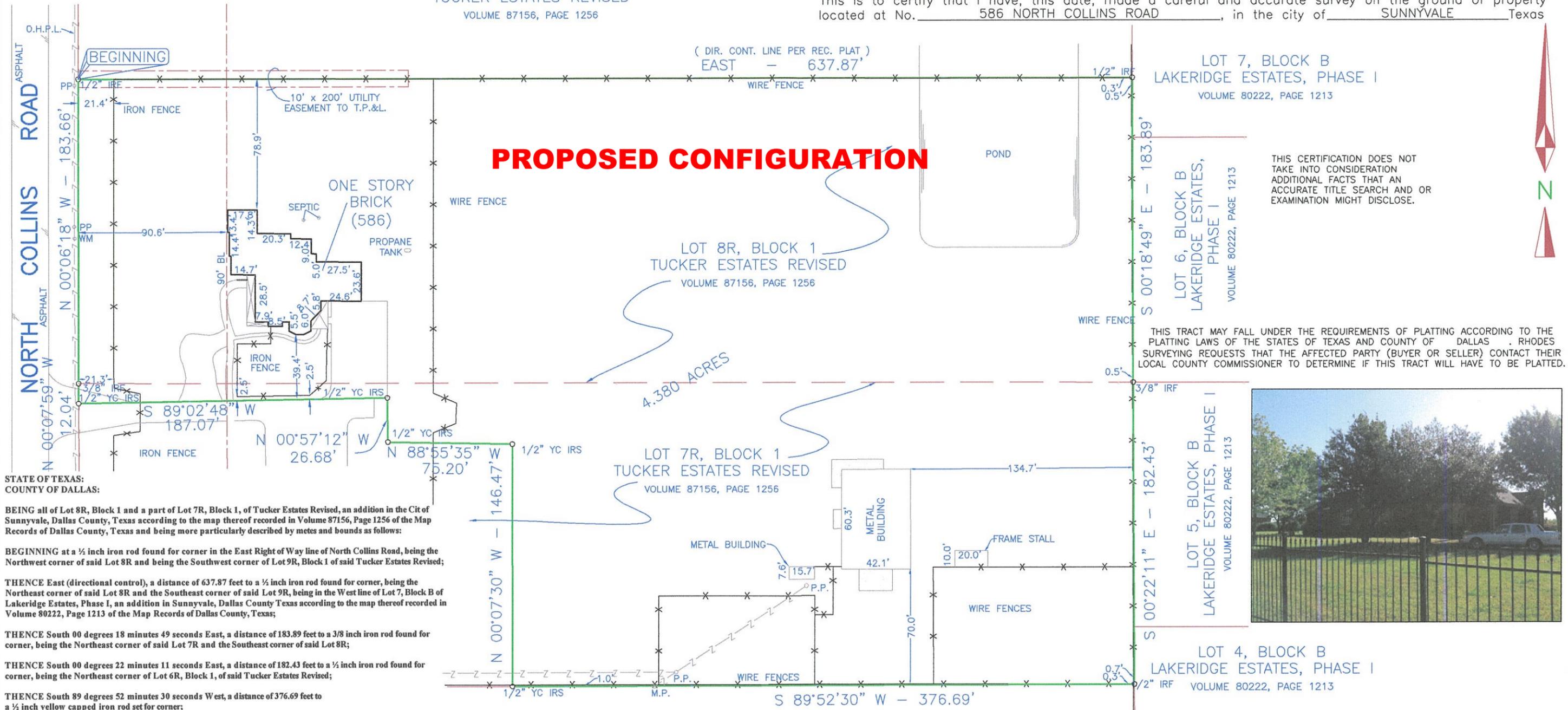
■ TEXT
 ■ IMPROVEMENTS
 ■ BOUNDARY LINE
 ■ EASEMENT/SETBACK
 ■ RESIDENCE/FENCES

SURVEY PLAT

LOT 9R, BLOCK 1
 TUCKER ESTATES REVISED
 VOLUME 87156, PAGE 1256

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 586 NORTH COLLINS ROAD, in the city of SUNNYVALE Texas



PROPOSED CONFIGURATION

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE PLATTING LAWS OF THE STATES OF TEXAS AND COUNTY OF DALLAS. RHODES SURVEYING REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.



STATE OF TEXAS:
COUNTY OF DALLAS:

BEING all of Lot 8R, Block 1 and a part of Lot 7R, Block 1, of Tucker Estates Revised, an addition in the City of Sunnyvale, Dallas County, Texas according to the map thereof recorded in Volume 87156, Page 1256 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East Right of Way line of North Collins Road, being the Northwest corner of said Lot 8R and being the Southwest corner of Lot 9R, Block 1 of said Tucker Estates Revised;

THENCE East (directional control), a distance of 637.87 feet to a 1/2 inch iron rod found for corner, being the Northeast corner of said Lot 8R and the Southeast corner of said Lot 9R, being in the West line of Lot 7, Block B of Lakeridge Estates, Phase I, an addition in Sunnyvale, Dallas County Texas according to the map thereof recorded in Volume 80222, Page 1213 of the Map Records of Dallas County, Texas;

THENCE South 00 degrees 18 minutes 49 seconds East, a distance of 183.89 feet to a 3/8 inch iron rod found for corner, being the Northeast corner of said Lot 7R and the Southeast corner of said Lot 8R;

THENCE South 00 degrees 22 minutes 11 seconds East, a distance of 182.43 feet to a 1/2 inch iron rod found for corner, being the Northeast corner of Lot 6R, Block 1, of said Tucker Estates Revised;

THENCE South 89 degrees 52 minutes 30 seconds West, a distance of 376.69 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 00 degrees 07 minutes 30 seconds West, a distance of 146.47 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 88 degrees 55 minutes 35 seconds West, a distance of 75.20 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 00 degrees 57 minutes 12 seconds West, a distance of 26.68 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE South 89 degrees 02 minutes 48 seconds West, a distance of 187.07 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 00 degrees 07 minutes 59 seconds West, a distance of 12.04 feet to a 3/8 inch iron rod found for corner, being the Southwest corner of said lot 8R;

THENCE North 00 degrees 06 minutes 18 seconds West, along the East line of said North Collins Road, a distance of 183.66 to the PLACE OF BEGINNING and containing 4.380 acres of land.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
 Date: 5-13-2011
 G. F. No.: _____
 Job no.: 54618
 Drawn by: CM-BR

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
 DEAN ZIMMERMAN
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE
 OR OTHER PARTIES SHALL BE AT THEIR RISK AND
 UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
 FOR ANY LOSS RESULTING THEREFROM.



TITLE AND ABSTRACTING WORK FURNISHED BY DEAN ZIMMERMAN

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (972) 475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 584 NORTH COLLINS ROAD, in the city of SUNNYVALE Texas

STATE OF TEXAS:
 COUNTY OF DALLAS:

BEING a portion of Lot 7R, Block 1 of Tucker Estates Revised, an addition in the City of Sunnyvale, Dallas County, Texas according to the map thereof recorded in Volume 87156, Page 1256 of the Map Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East Right of Way line of North Collins Road, being the Southwest corner of said Lot 7R and being the Northwest corner of Lot 6R, Block 1 of said tucker Estates Revised;

THENCE North 00 degrees 07 minutes 59 seconds West, a distance of 172.02 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 89 degrees 02 minutes 48 seconds East, a distance of 187.07 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE South 00 degrees 57 minutes 12 seconds East, a distance of 26.68 feet to a 1/2 inch yellow capped iron rod set for corner, and said point being at a point on wire fence;

THENCE South 88 degrees 55 minutes 35 seconds East, a distance of 75.20 feet to a 1/2 inch yellow capped iron rod set for corner;

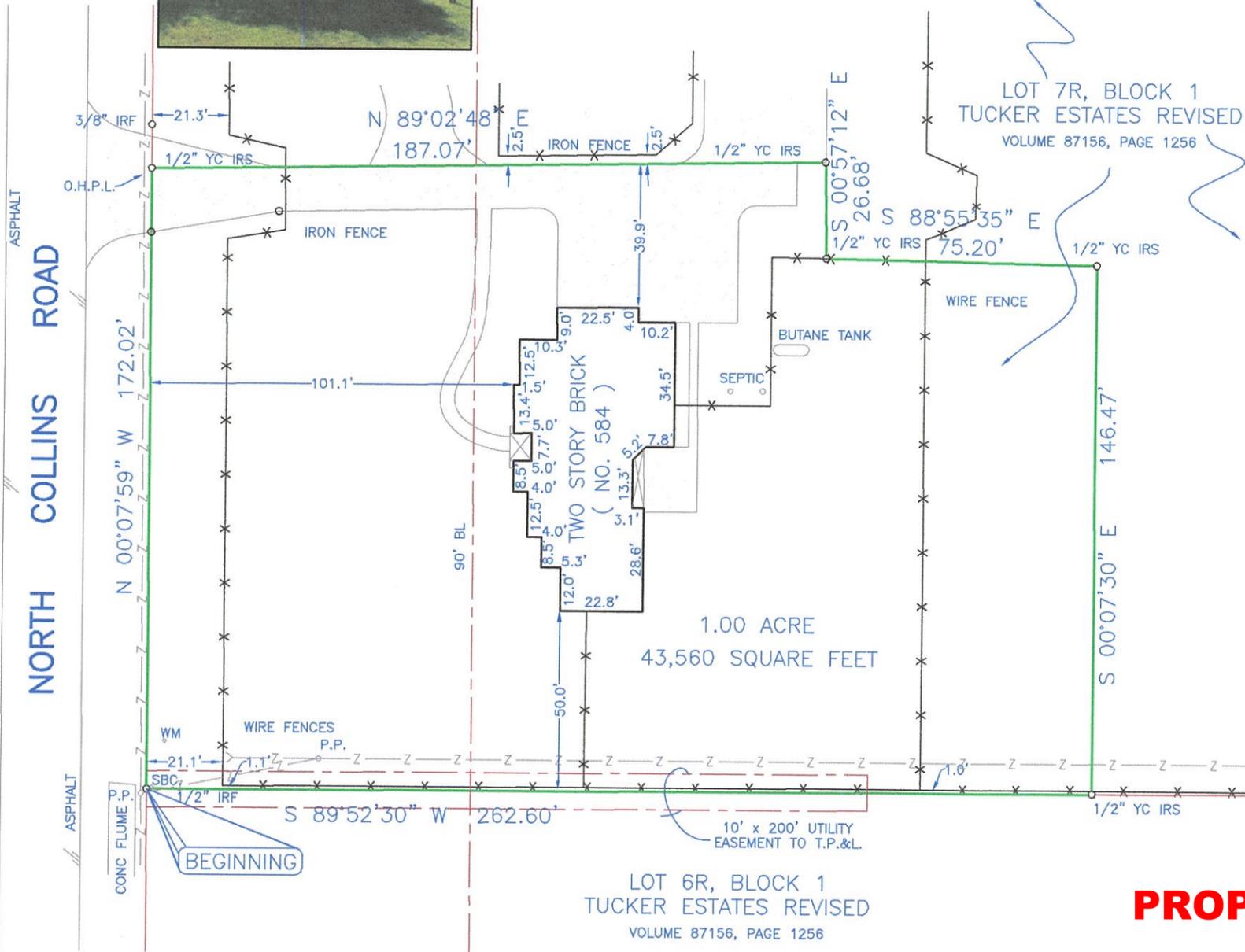
THENCE South 00 degrees 07 minutes 30 seconds East, a distance of 146.47 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE South 89 degrees 52 minutes 30 seconds West, a distance of 262.60 feet to the PLACE OF BEGINNING and containing 1.00 acre or 43,560 square feet of land.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.



- TEXT
- IMPROVEMENTS
- BOUNDARY LINE
- EASEMENT/SETBACK
- RESIDENCE/FENCES



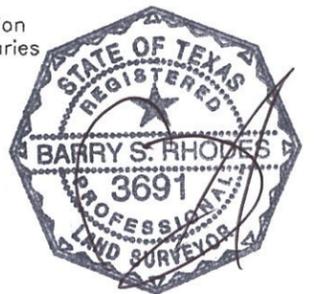
PROPOSED CONFIGURATION

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
 Date: 5-13-2011
 G. F. No.: _____
 Job no.: 54619
 Drawn by: CM-BR

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
 DEAN ZIMMERMAN
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE
 OR OTHER PARTIES SHALL BE AT THEIR RISK AND
 UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
 FOR ANY LOSS RESULTING THEREFROM.



THIS TRACT MAY FALL UNDER THE REQUIREMENTS OF PLATTING ACCORDING TO THE PLATTING LAWS OF THE STATES OF TEXAS AND COUNTY OF DALLAS. RHODES SURVEYING REQUESTS THAT THE AFFECTED PARTY (BUYER OR SELLER) CONTACT THEIR LOCAL COUNTY COMMISSIONER TO DETERMINE IF THIS TRACT WILL HAVE TO BE PLATTED.

TITLE AND ABSTRACTING WORK FURNISHED BY DEAN ZIMMERMAN

LOT 8, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

PROPOSED

LOT 9R, BLOCK 1
TUCKER ESTATES REVISED
VOLUME 87156, PAGE 1256

STATE PLANE COORDINATES
N: 6990278.829
E: 2564230.842

LOT 7, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

(DIRECTIONAL CONTROL PER RECORDED PLAT)
EAST - 637.87'

BEGINNING

1/2" IRON ROD FOUND

ALUMINUM DISK SET

10' x 200' UTILITY EASEMENT
TO T.P.&L.
VOLUME 87156, PAGE 1256

617.87'

130.0'

1/2" IRON ROD FOUND

COLLINS ROAD

N 00°06'18" W - 183.66'

183.62'

**5.38 ACRES GROSS
0.17 ROAD DEDICATION
5.21 ACRES NET**

N 00°20'30" W - 110.0'

DRAINAGE EASEMENT

EAST - 115.0'

LOT 6, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

3/8" IRON ROD FOUND

1/2" YELLOW CAPPED
IRON ROD SET

11.75'

1/2" YELLOW CAPPED
IRON ROD SET

S 00°57'12" E
26.68'

LOT 8R1
4.21 ACRES

N 89°02'48" E
167.07'

1/2" YELLOW CAPPED
IRON ROD FOUND

S 88°55'35" E
98.75'

1/2" YELLOW CAPPED
IRON ROD FOUND

NORTH

N 00°07'59" W - 184.05'

172.31'

20' RIGHT OF WAY DEDICATION
BY THIS PLAT

80' BL

LOT 7R1
1.00 ACRE

20' MUTUAL
ACCESS EASEMENT

1/2" YELLOW CAPPED
IRON ROD FOUND

S 00°07'37" E
145.98'

15' DRAINAGE EASEMENT

256.4'

S 00°20'30" E - 366.33'

LOT 5, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

1/2" IRON ROD FOUND

ALUMINUM DISK SET

266.14'

15' DRAINAGE EASEMENT

10' x 200' UTILITY
EASEMENT TO T.P.&L.
VOLUME 87156, PAGE 1256

1/2" YELLOW CAPPED
IRON ROD FOUND

S 89°52'30" W - 639.29'

353.15'

1/2" IRF

STATE PLANE COORDINATES
N: 6989911.007
E: 2564234.966

LOT 3R, BLOCK 1
TUCKER ESTATES REVISED
VOLUME 87156, PAGE 1256

LOT 4, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

LOT 3, BLOCK B
LAKERIDGE ESTATES, PHASE I
VOLUME 80222, PAGE 1213

LOT 2, BLOCK 1
TUCKER ESTATES
VOLUME 85133, PAGE 23



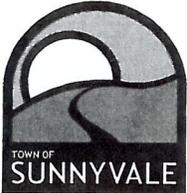
0 30 60 120

1 inch = 60 feet

• = DENOTES 1/2" YELLOW CAPPED IRON ROD SET

NOTE: THE PURPOSE OF THIS REPLAT IS TO CREATE
CHANGE THE BOUNDARY FOR THE TWO LOTS

NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A
VIOLATION OF THE TOWN ORDINANCE AND STATE LAW AND SUBJECT TO FINE AND
WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



**Notice of Application for Variance
Town of Sunnyvale
Board of Adjustment**

The Town of Sunnyvale has received a request from Dean Zimmerman, for a Variance from Section 3.7 Area Standards for Detached Single-Family Dwellings, Chart 3.2 Area Standard for Residential Lots to reduce the required lot width and reduce a required side setback for property located at or about 584-586 N. Collins. The location of the properties is shown on the attached exhibit.

The Board of Adjustment will hear this application on Tuesday, July 5, 2016. The hearing will be conducted in open session at Town Hall, 127 N Collins Rd at 7:00 p.m. If you have comments regarding this application, you may present them in person at the meeting or may submit written comments at any time on or before this meeting. If you wish to submit a written response, please complete and return this notice as soon as possible.

The Variance 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.

- I am in favor of granting a variance. *→ But see notes)*
 I am opposed to granting a variance.

Explanation:

The variance is OK unless it allows for an increase in density, then it is not OK.

Thank You-

Signature:

Ebene B. Smith EA

Printed Name:

Ebene B. Smith EA

Address:

4514 Cole Ave #706 Dallas, TX 75205

Date:

6/27/16