

**AGENDA  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
MONDAY, JULY 18, 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 6/20/2016 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: TOMMY SATTERFIELD  
AT OR ABOUT: 612 U.S. HWY 80 FRONTAGE ROAD  
REQUEST: FINAL PLAT – VALDEZ HWY 80 ADDITION,  
BLOCK A LOT 1**
  
- 3. APPLICANT: SUNNYVALE GALLOWAY OLD HOME PLACE  
TRUST  
AT OR ABOUT: 622 & 626 PECAN CREEK DRIVE  
REQUEST: REPLAT – EAST FORK ESTATES NO.2, LOT 13R  
& LOT 14, BLOCK 2**

**DISCUSSION/ACTION ITEMS:**

- 4. DISCUSS AND CONSIDER THE FOLLOWING FOR PLACEMENT ON A  
FUTURE PLANNING & ZONING COMMISSION AGENDA.**  
  
**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:

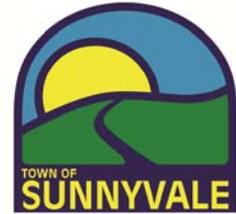
SUNNYVALE ISD 417 E. TRIPP ROAD  
SUNNYVALE LIBRARY AT 402 TOWER PLACE

**I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON JULY 15, 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**

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**LESLIE BLACK, TOWN SECRETARY**



**MINUTES  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
MONDAY, JUNE 20, 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</b>
<b>COMMISSIONER</b>	<b>JOSH SANDLER</b>
<b>COMMISSIONER</b>	<b>RAY VANEK</b>
<b>COMMISSIONER</b>	<b>KING MOSS - ABSENT</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 5/23/2016 REGULAR MEETING**

Commissioner Daniel made a motion, seconded by Commissioner Okafor, to approve the Regular Meeting Minutes. Co-Chair Okafor 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:

- 2. 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)**

Director Jackson presented the item.

*"This proposed development is a revised submittal of a previously tabled zone change request. A previous version of this request was tabled by the Planning & Zoning Commission at the meeting held on May 16<sup>th</sup>, 2016. The applicant has revised the application to address previous concerns noted by staff and the Commission with regard to lot access and open space trails. 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.”*

Commissioner Daniel asked staff about the recommendation to develop with curb and gutter roadways.

Director Jackson noted that the recommendation was made by the Public Works department in order to alleviate any possible issues with drainage or maintenance.

John Arnold of Skorburg Company spoke on behalf of the request. He noted the changes that were made to a previous application and discuss the details of the proposed concept plan. He presented a power point.

Christine Gunter, 318 E. Tripp Road, Sunnyvale, spoke. She noted concerns with the southern portion of the development. She suggested no lots on the south end of the development. She suggested using the southern end of the development for an equestrian center. She also noted concerns for flooding south of Tripp Road.

Jim Wade, 299 E. Tripp Road, Sunnyvale, spoke. He noted the Sunnyvale zoning ordinance required 1000 acres for the establishment of a Planned Resident Overlay development. He noted the proposed development was only 83 acres. He noted concerns with the implications of allowing such a development that did not meet the density requirements of the comprehensive plan and zoning ordinance.

K. Paul Cash, 128 Jobson Road, Sunnyvale spoke. He noted concerns with the proposed zoning change. He also questioned the percentage of open space that would be allowed. He asked how floodplain could be used for the development

Director Jackson explained the process for development of floodplain areas.

Mr. Arnold addressed some of the residents' concerns by explaining the reasoning and details of the request.

Commissioner Vanek asked the applicant what builder would be used.

Mr. Arnold noted Windsor would be the primary builder.

Commissioner Vanek asked about the details of the slip streets and proposed screening.

Mr. Arnold explained the details of the slip street design. He noted that the slip streets and landscaping would be maintained by the HOA.

Discussion was had amongst the commission and Mr. Arnold in regards to the slip streets and their design.

Commissioner Daniel noted concerns with inadequate parking along the proposed country lane right of way and proposed slip streets.

Commissioner Okafor asked how wide was the existing slip street west of the proposed development. (Town East Park)

Director Jackson stated the paved street section was about 30' wide. He noted it was a typical street section.

Mr. Arnold suggested the addition of a parking space for each lot along the proposed slip streets.

Commissioner Pease noted concerns with the proposed variations. He asked the applicant to go over the variations.

Mr. Arnold noted the following requested variations.

- Minimum lot width of 155'
- Front facing garages
- Setbacks – front, rear, side

Commissioner Pease noted concerns with changing the comprehensive plan.

Chairman Demko asked how many of the developments in Sunnyvale are less than 1000 acres.

Director Jackson noted that a majority were less than 1000 acres. He noted that the requirement for 1000 acres was not in place at the time the previous developments were proposed. He noted at one time the minimum acreage to establish a PRO was as small as 25 acres.

Discussion was had in regards to the minimum PRO requirements and the criteria to establish a PRO.

Commissioner Vanek noted his reasoning for being in favor of the proposed request.

Commissioner Vanek made a motion to approve the request, seconded by Commissioner Okafor. Chairman Demko called for a vote; the motion was denied 2-4.

Continued discussion was had amongst the Commission and the applicant in regards to the reasoning for denial.

- 3. APPLICANT: BILL DOUGLASS**  
**AT OR ABOUT: 224 S. COLLINS ROAD – TOWER CONVENIENCE STORE**  
**REQUEST: CONDITIONAL USE PERMIT FOR TRUCK LEASING –EXCLUDING SEMI - TRUCK AND HEAVY LOAD**

Director Jackson presented the item.

*The applicant has submitted an application requesting a conditional use permit to allow for the establishment of U-haul truck leasing center within the Towers Convenience Store (Valero) located at 224 S Collins Rd. The subject property is zoned General Business. The General Business zoning district conditionally allows for the proposed use. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.*

Bill Douglass spoke on behalf of the request. He explained the details of the request.

Commissioner Vanek asked if the vehicles would be parked on pavement.

Mr. Douglass noted that they would be parked on concrete.

Chairman Demko noted concerns with the width of the pavement in the rear next to the vacuums. He noted that based on the parking requirements there would have to be approximately 50' in order to park the U-Haul trucks and still provide access. He stated he would need to see a site plan noting the driveway and parking dimension in the rear.

Commissioner Sandler asked what would be the hours of the U-Haul company.

Mr. Douglass stated the hours would be 7am to 7pm. He noted the rental vehicles would be small pickups and vans.

Commissioner Sandler asked if the facility would be used for vehicle drop off.

Mr. Douglass stated that large vehicles would not be dropped off. He noted only the smaller vans and trucks would be dropped off.

Commissioner Sandler asked how the maintenance of vehicles would be handled.

Mr. Douglass noted that U-Haul would maintain the vehicles on site. They would send out a mechanic to service the vehicles on site.

Commissioner Daniel noted the intent of the request was to have up to 2 vehicles. She noted concerns that the applicant would want to expand to more than 2 vehicles.

Mr. Douglass noted their intent was not to become a large U-Haul dealer. He noted the intent was to limit the vehicles.

Director Jackson noted that the Commission had the right to impose conditions which could limit the number of rental vehicles available.

Discussion was had amongst the applicant and commission with regard to the spacing for parking and placement of the proposed vehicles.

Commissioner Sandler made a motion to table the request until a revised site plan is submitted, seconded by Commissioner Pease. Chairman Demko called for a vote, the motion passed unanimously.

**4. APPLICANT: BILL FOOSE**  
**AT OR ABOUT: 2718 BELT LINE ROAD APPROX. 11.53 ACRES**  
**REQUEST: SITE PLAN**

Director Jackson presented the item.

*The subject property is located at or about 2718 Belt Line Road. The applicant requests approval of a proposed site plan for the future development of a Salons Elite establishment. Salons Elite is a beauty salon that is comprised of multiple independent salon owners, with their own private, individual suites to perform hair and spa services. The subject property, located within a Local Retail zoning district is 11.53 acres in size. The individual building site is approximately 2 acres of the overall 11.53 acre property. The proposed use is allowed by right within the Local Retail District.*

Michael Salcedo spoke on behalf of the request.

Commissioner Daniel asked what was adjacent to the property.

Director Jackson showed the Commission where the subject property was located.

Doug Patterson, 205 Sunray Lane, Sunnyvale, Texas spoke. Mr. Patterson asked about possible screening for the development.

Director Jackson stated that once developed a screening wall would be required near the eastern portion development. The eastern portion was adjacent to residential development

Commissioner Pease asked how would the Town implement the wall requirement.

Director Jackson stated, once developed, the new site plan or concept plan would trigger the screening wall requirement.

Commissioner Pease made a motion to approve, seconded by Commissioner Okafor. Chairman Demko called for a vote, the motion passed unanimously.

**5. APPLICANT: BILL FOOSE**  
**AT OR ABOUT: 2718 BELT LINE ROAD APPROX. 11.53**  
**ACRES**  
**REQUEST: PRELIMINARY PLAT – BELT LINE**  
**VENTURE ADDITION, LOTS 1 & 2, BLOCK A**

Director Jackson presented the item.

Michael Salcedo spoke on behalf of the request. He explained how the lot would be subdivided.

Commissioner Daniel made a motion to approve, seconded by Commissioner Pease. Chairman Demko called for a vote, the motion passed unanimously.

- 6. APPLICANT: BILLY DUCKWORTH**  
**AT OR ABOUT: 323 BARNES BRIDGE ROAD**  
**REQUEST: PRELIMINARY PLAT – SNEED ADDITION,**  
**LOT 1, BLOCK A**

Director Jackson presented the item.

*The applicant is the representative for a residential property located at 323 Barnes Bridge Road. The applicant proposes to subdivide and create a single 5 acre lot (The Sneed Addition) out of an existing 10 acre parcel. The preliminary plat will create a 5 acre lot with a lot width of approximately 185'. As it exists now, the un-platted property is a part of a 10 acre parcel of land. The applicant proposes to subdivide the property for the development of a proposed residence. Prior to submission of this plat application, the property received a lot width variance from the Board of Adjustment. The variance, received on May 24<sup>th</sup>, allows for a lot width of 184 feet for the subject property.*

James Sneed, 4527 Harbinger Drive, Mesquite, Texas spoke on behalf of the request.

Commissioner Daniel asked what was the purpose of subdividing the property.

Mr. Sneed stated he planned to build a home on the 5 acre lot.

John Noster, 120 Lakeview Drive, Sunnyvale, Texas spoke in favor of the request. He noted that he was a Sunnyvale Board of Adjustment member. He explained his reasoning for granting a variance for the subject property.

Commissioner Pease made a motion to approve, seconded by Commissioner Daniel. Chairman Demko called for a vote, the motion passed unanimously.

- 7. APPLICANT: DALE HOELTING – DEH CONSULTING,**  
**LTD.**  
**AT OR ABOUT: 182 S. COLLINS ROAD APPROX 4.11**  
**ACRES**  
**REQUEST: REPLAT – SUNNYVALE COLLINS RETAIL,**  
**LOTS 1R, 2R & 3R, BLOCK A**

Director Jackson presented the item.

*The subject property is located within the Collins Corner (Sunnyvale Collins Retail) development. The zoning district designation for the property is General Business. The applicant has submitted a replat for the subject property with the intentions to create three lots. The property was originally platted as one single lot. The applicant plans to subdivide the property so that individual lots may be sold. The subject property is already developed as a shopping center consisting of two existing buildings and two concrete foundations.*

Dale Hoelting, 2513 Mosswood Drive, Carrollton, Texas spoke on behalf of the request.

Anthony Levatino, property owner, provided background for the request. He explained the reasoning for the subdivision.

Commissioner Sandler asked which property was 100% leased.

Mr. Levatino stated Lot 2R was fully leased. He noted that he was in discussion with interested owners for each vacant lot. He noted a majority of those interested were in the medical field.

Chairman Demko noted his biggest concern was access to Collins Road for the abutting northern property.

Mr. Levatino noted that he had worked with the Town to assure access was granted to all surrounding property. He noted that a cross access easement agreement was being drafted.

K. Paul Cash, 128 Jobson Road, Sunnyvale, Texas spoke. He noted that he was in favor of the request but he was concerned with possible issues with parking.

Commissioner Okafor made a motion to approve, seconded by Commissioner Pease. Chairman Demko called for a vote, the motion passed unanimously.

**ADJOURN**

Meeting adjourned at 9:20 p.m.

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

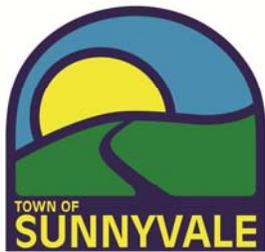
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Ken Demko, Chairman

ATTEST:

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Leslie Black, Town Secretary



# Town of Sunnyvale

July 18, 2016

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

## **Summary:**

**APPLICANT:** TOMMY SATTERFIELD  
**AT OR ABOUT:** 612 U.S. HWY 80 FRONTAGE ROAD  
**REQUEST:** FINAL PLAT – VALDEZ HWY 80 ADDITION, BLOCK A LOT 1

## **Background:**

The applicant is the representative for a residential property located at 612 U.S. Highway 80. The parcel of land is approximately 16.5 acres in size. The Sunnyvale Zoning Ordinance requires lots of this size to have a minimum lot width (at the right of way) of 250'. The subject property will be platted with a lot width of 124' at the right of way. The applicant received a lot width variance for the subject property on December 12, 2015 from the Board of Adjustment. Preliminary plat approval was received in January 2016.

The proposed final plat conforms to the approved variance and all other Town zoning and subdivision ordinance requirements.

## **Board of Adjustment – 12/12/15**

**Request from Tommy Satterfield for a Variance from Section 3.7 Area Standards for Detached Single Family Dwellings; Chart 3.2 Area Standards for Residential Lots to reduce the lot width requirement from 250' to 124.48'**

Member Golder made a motion, seconded by Member Turner, to approve the variance as requested, and with all members voting affirmative, the motion passed unanimously.

## **Public Notice**

Notice was published within the Town's Official Newspaper on Wednesday, June 29<sup>th</sup>, 2016. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Town Ordinance. Ten (10) letters were sent out. As of the writing of this staff memo, no letters had been returned either in favor or in opposition of the request.

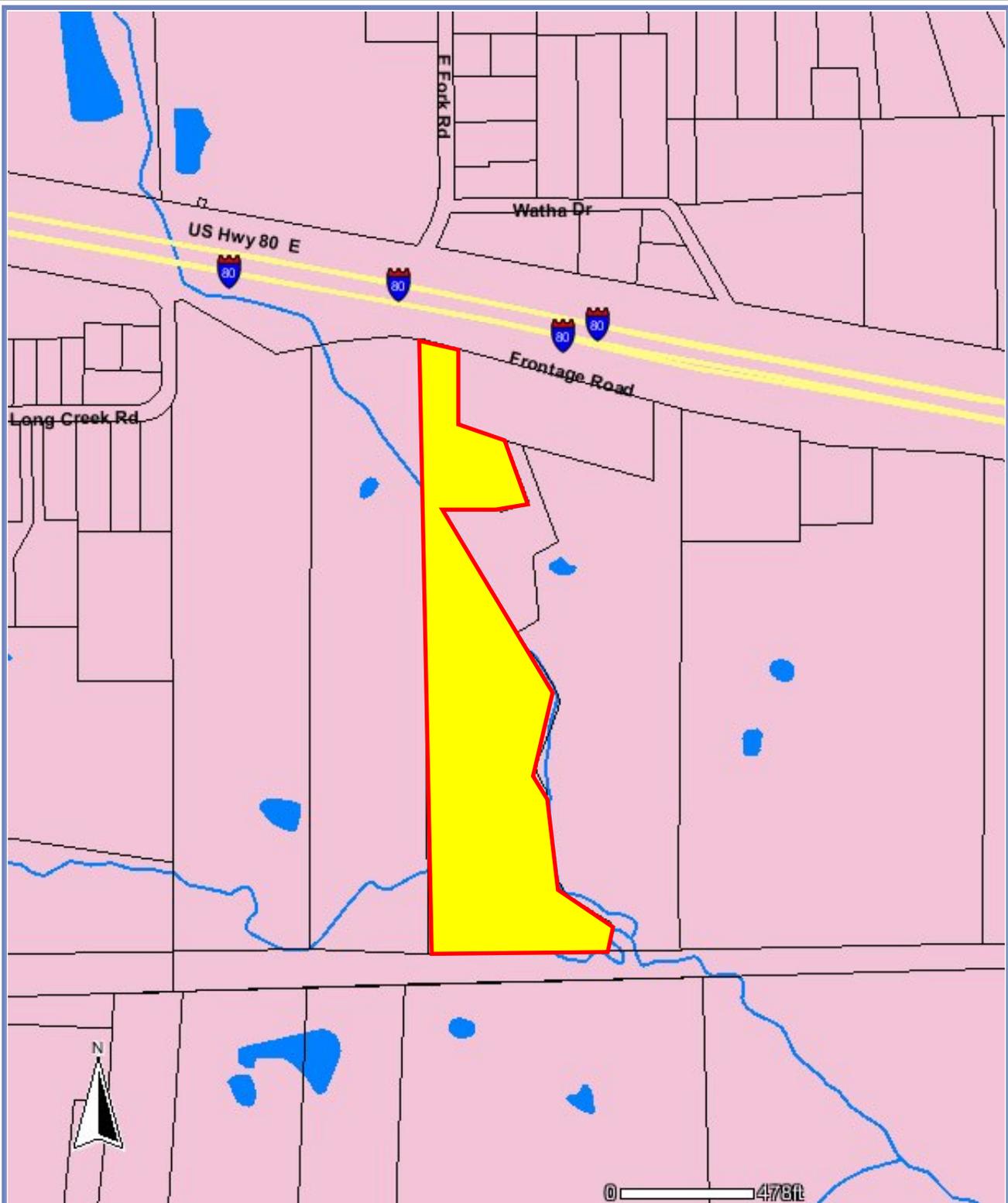
## **Staff Recommendation**

Town staff has the following comments/recommendation for consideration:

1. Town staff recommends approval. Staff comments must be satisfactorily addressed prior to construction.
2. Note 3 says that lot-to-lot drainage is not allowed unless it is within a drainage easement. This is incorrect; lot-to-lot drainage is not allowed at all. The statement needs to be corrected.
3. There is an 8" and 18" sanitary sewer on the southern portion of the property; the utility easement for the sanitary sewer needs to be shown on the plat.

## **Attachments**

- Location Map
- Chart 3.2 Area Standards for Residential Lots from the Zoning Ordinance
- Proposed final plat



**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.

**Chart 3.2**  
**Area Standards for Residential Lots**

Lot Size	Width <sup>1</sup>	Front Yard Setback	Side Yard Setback <sup>2</sup>	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.

STATE OF TEXAS §  
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS, Rumalda Valdez is the owner of a 19.129 acre parcel of land situated in the Thomas Coats, Survey, Abstract No. 330, Town of Sunnyvale, Dallas County, Texas, said tract being comprised of a called 2.58 acre tract of land conveyed in Deed without Warranty, dated October 15, 2014 by Fausto Martinez to Rumalda Valdez, recorded in Instrument No. 201400270824 in the Official Public Records of Dallas County, Texas, and a called 16.588 acre tract of land conveyed in Deed without Warranty, dated September 19, 2013 by Fausto Martinez to Rumalda Valdez, recorded in Instrument No. 201300305340 in the Official Public Records of Dallas County, Texas, said parcel being more particularly described as follows:

BEGINNING at 1/2-inch steel rod found in the South right-of-way line of State Highway 80 (a variable width right-of-way) as dedicated in instrument recorded in Volume 4053, Page 538 of the Deed Records of Dallas County, Texas, and being the Northwest corner of the Miller Addition, an addition to the Town of Sunnyvale, Dallas County, Texas according to the plat thereof recorded in Volume 95247, Page 854 of the Deed Records of Dallas County, Texas;

THENCE South 00°37'50" East, departing said South right-of-way and with the West line of said Miller Addition for a distance of 280.53 feet to a 1/2-inch steel rod found at the Southwest corner of said Miller Addition;

THENCE South 75°18'11" East, With the south line of said Miller Addition for a distance of 233.79 feet to a 5/8-inch steel rod with "TERRACORP" cap set, said point being the most westerly corner of the remainder of a tract land conveyed in Warranty Deed dated October 21, 2004 by The Lower Forty Ranch Inc. to Fausto Martinez, recorded in Volume 2004208, Page 3902 of the Official Public Records of Dallas County, Texas;

THENCE Southerly, departing said South line and with the West line of said remainder of the Martinez tract the following four calls:

1. South 20°56'22" East for a distance of 365.35 feet to a 5/8-inch steel rod with "TERRACORP" cap set;
2. South 61°03'43" West for a distance of 103.13 feet 1/2-inch steel rod found;
3. South 06°10'10" East for a distance of 228.12 feet to a 5/8-inch steel rod with "TERRACORP" cap set;
4. South 58°39'46" West for a distance of 94.95 feet to a point in a creek;

THENCE Southerly, continuing with said West line and centerline of said creek for the following seventeen calls:

1. South 34°47'03" East for a distance of 47.62 feet;
2. South 39°46'11" East for a distance of 115.68 feet;
3. South 27°30'59" East for a distance of 102.42 feet;
4. South 15°44'01" East for a distance of 21.24 feet;
5. South 07°49'55" West for a distance of 21.24 feet;
6. South 19°36'53" West for a distance of 82.06 feet;
7. South 22°21'19" West for a distance of 128.47 feet;
8. South 09°22'50" West for a distance of 23.35 feet;
9. South 16°34'07" East for a distance of 23.35 feet;
10. South 29°32'36" East for a distance of 61.74 feet;
11. South 02°51'14" East for a distance of 56.84 feet;
12. South 04°02'04" West for a distance of 56.67 feet;
13. South 06°04'53" East for a distance of 108.34 feet;
14. South 14°41'54" East for a distance of 84.92 feet;
15. South 33°05'51" East for a distance of 87.92 feet;
16. South 58°31'18" East for a distance of 172.92 feet;
17. South 36°28'11" East for a distance of 16.37 feet;

1. South 15°25'45" West for a distance of 93.50 feet to a point in the South line of said Thomas Coats Survey and being in the North line of a called 14.25a acre tract of land conveyed in Deed, dated May 15, 1964 by Sanford H. and Martha Ruth Whitehurst to Texas Power & Light Company, recorded in Volume 571, Page 843 of the Deed Records of Dallas County, Texas;

THENCE South 88°41'49" West, with South line of said Thomas Coats Survey and the North line of said Texas Power & Light Company tract, passing at a distance of 100.00 feet a 5/8-inch steel rod with "TERRACORP" cap set for reference, then continuing on the same course for a total distance of 626.26 feet to a 60d nail found, said point being the Southeast corner of a called 20 acre tract of land conveyed in Special Warranty Deed, dated July 1, 2009 by Setco International Forwarding Corporation to B&A Sunnyvale Joint Venture, recorded in Instrument No. 201000302750 Official Public Records of Dallas County, Texas;

THENCE North 00°43'49" West, departing said North line of the Texas Power & Light tract and South line of said Thomas Coats Survey and with the East line of said B&A Sunnyvale tract, for a distance of 2,178.89 feet to a 1/2-inch steel rod found at the Northeast corner of said B&A Sunnyvale tract and being in the said South right-of-way of State Highway 80;

THENCE South 75°25'01" East, with said South right-of-way line for a distance of 124.48 feet to the POINT OF BEGINNING and containing 833,267 square feet or 19.129 acres of land, more or less.

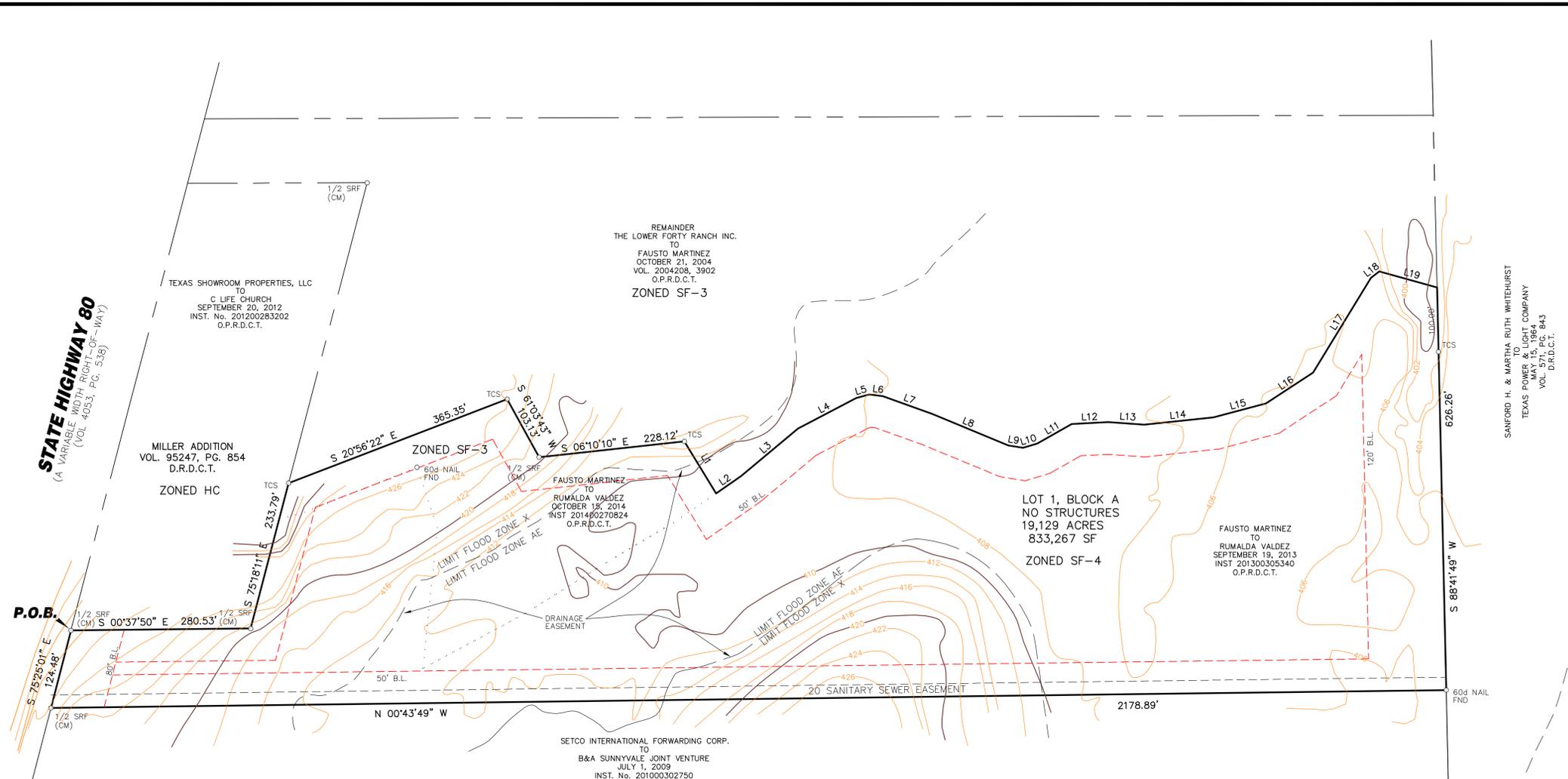


# FINAL PLAT OF VALDEZ-HWY 80 ADDITION BLOCK A, LOT 1

AND BEING SITUATED IN THE THOMAS COATS SURVEY, ABSTRACT No. 330 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS 1 LOT, 833,267 SQUARE FEET

TerraCorp Associates LLC 3960 Broadway Blvd. Ste 236 Garland, TX 75043 ph. 972-805-4528, fax 972-805-4527 www.terraCorpsurvey.com	Owners Rumalda Valdez 8002 Huttig Ave Dallas, TX 75217 ph. 972-285-0141,
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7/11/2016



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

ATTEST:

Town Secretary

### SURVEYORS CERTIFICATE

I, Neil D. Culver, Registered Professional Land Surveyor for TerraCorp LLC., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in October, 2015, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas.

This the \_\_\_ day of \_\_\_\_\_, 2016

Registered Professional Land Surveyor No. 5211

THE STATE OF TEXAS §  
COUNTY OF DALLAS §



BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TerraCorp LLC, a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas



**FLOOD NOTE**  
According to the F.I.R.M. # 481130395K this property does lie in part of "Zone X" and part of "Zone AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood. Base flood elevations determined. Dated 07/07/2014

LINE	LENGTH	BEARING
L1	94.95'	S 58°39'46" W
L2	47.62'	S 34°47'03" E
L3	115.68'	S 39°46'11" E
L4	102.42'	S 27°30'59" E
L5	21.24'	S 15°44'01" E
L6	21.24'	S 07°49'55" W
L7	82.06'	S 19°36'53" W
L8	128.47'	S 22°21'19" W
L9	23.35'	S 09°22'50" W
L10	23.35'	S 16°34'07" E
L11	61.74'	S 29°32'36" E
L12	56.84'	S 02°51'14" E
L13	56.67'	S 04°02'04" W
L14	108.34'	S 06°04'53" E
L15	84.92'	S 14°41'54" E
L16	87.92'	S 33°05'51" E
L17	172.92'	S 58°31'18" E
L18	16.37'	S 36°28'11" E
L19	93.50'	S 15°25'45" W

- LEGEND**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - CSRF CAPPED STEEL ROD FOUND
  - CM CONTROL MARK
  - P.O.B. POINT OF BEGINNING
  - SRF STEEL ROD FOUND
  - TCS 5/8-INCH STEEL ROD
  - INST. No. INSTRUMENT NUMBER
  - ( ) DEED CALL
  - X OUT FOUND

CONTOUR INFORMATION SHOWN FROM NTCOG WEB SITE

- NOTES**
1. Coordinates and bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.
  2. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  3. No lot to lot drainage unless it is within a drainage easement. Lot grading plans required prior to building permit issuance.
  4. No structures on property.
  5. Lot frontage width approved by board of adjustment, December 7, 2015
  6. Minimum Finished Floor Elevation = 414.00'

### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Rumalda Valdez, does hereby adopt this plat, designating the herein above described property as VALDEZ-HWY 80 ADDITION, BLOCK A, LOT 1 an addition to the Town of Sunnyvale, Dallas County, Texas, and does 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).

The easement rights and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property.

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

Rumalda Valdez  
Owner

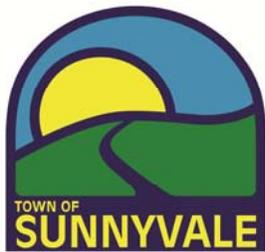
THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Rumalda Valdez whose name is subscribed to the foregoing instrument and acknowledged to me that the same and that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this This the \_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas

DRAWING NO. 150811922.dwg



# Town of Sunnyvale

July 18, 2016

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

## **Summary:**

**APPLICANT:** SUNNYVALE GALLOWAY OLD HOME PLACE  
TRUST (DEBORAH FRANKLIN)  
**AT OR ABOUT:** 622 & 626 PECAN CREEK DRIVE  
**REQUEST:** REPLAT – EAST FORK ESTATES, LOT13R & LOT 14, BLOCK  
2

## **Background:**

The applicant is the representative for 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 received a lot width variance from the 250' lot width requirement. The proposed subdivision will create one lot of 5 acres and one lot of 9 acres.

Both lots will have right of way access via an existing cul-de-sac at the end of Pecan Creek Drive. Upon review, it was discovered that the existing cul-de-sac was initially constructed by the property owner to provide access to the home located at the end of Pecan Creek Drive (the Franklin Estates Property). As it exists, a portion of cul-de-sac is currently part of private property. With approval of the subject plat, the private portions of the existing cul-de-sac will be dedicated as public right of way. The cul-de-sac will provide access to both proposed lots.

The subject property was originally platted as part of a master planned subdivision called East Fork Estates. The current property owner plans to subdivide the property for the development of a single family residence on Lot 14 of the proposed plat. Lot 13R is a heavily wooded lot and is not planned for development at this time. For the proposed lots, the lot width would be measured at the front yard setback line for each lot. The zoning ordinance stipulates...*"for lots on cul-de-sacs or similar circumstances, the minimum lot width shall apply at the front yard setback line."* The front yard setback is measured 80 feet back from the front property line.

## **Board of Adjustment – 5/24/16**

**Request from Deborah Franklin for a variance from Section 3.7 Area Standards for Detached Single Family Dwellings; Chart 3.2 Area Standards for Residential Lots to reduce the lot width requirement from 250' for two lots.**

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.

**Public Notice**

Notice was published within the Town's Official Newspaper on Wednesday, June 29, 2016. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Ten (10) letters were sent out. As of the writing of this staff memo, one (1) letter had been returned in favor of the request.

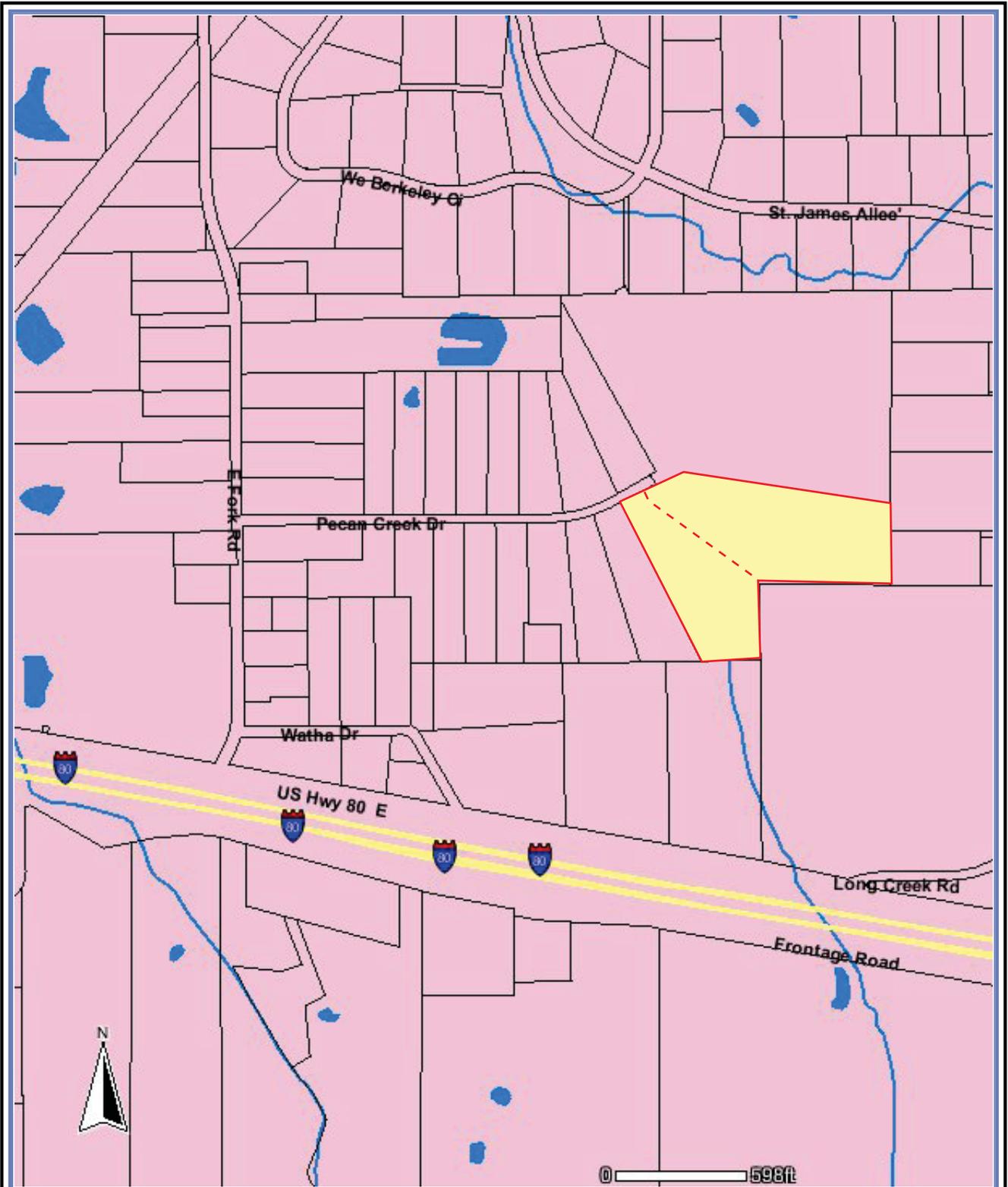
**Staff Recommendation**

Town staff has the following comments/recommendation for consideration:

1. Town staff recommends approval. Staff comments must be satisfactorily addressed prior to any construction.
2. Revise plat to note an 80' front yard setback for both lots. It currently states 60'.

**Attachments**

- Location Map
- Chart 3.2 Area Standards for Residential Lots from the Zoning Ordinance
- Proposed replat
- 400' resident response letter



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

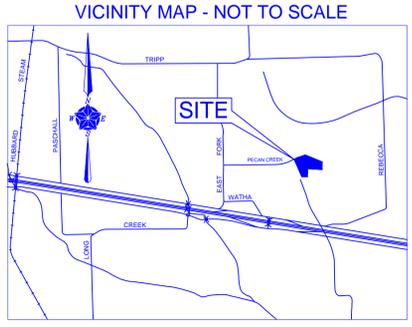
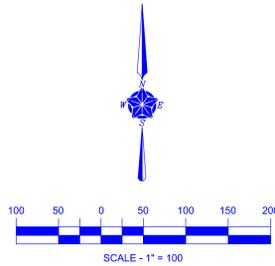
**DISCLAIMER**

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.

**Chart 3.2  
Area Standards for Residential Lots**

Lot Size	Width <sup>1</sup>	Front Yard Setback	Side Yard Setback <sup>2</sup>	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.



LINE #	LENGTH	DIRECTION
L1	2.97'	S67°06'36E

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	38.82'	55.00'	55°36'19"	N83°53'28"E 37.31'
C2	33.19	55.00'	47°32'47"	N47°32'47"E 32.25'

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

BEING a tract of land out of the Thomas D. Coats Survey, Abstract No. 330, in the Town of Sunnyvale, Dallas County, Texas, and being all of Lot 13, Block 2 of East Fork Estates No. 2 an addition to the Town of Sunnyvale as recorded in Volume 78230, Page 951, of the Map Records of Dallas County, Texas and being a tract of land conveyed to Sunnyvale-Galloway Old Home Place Trust by General Warranty Deed recorded in Instrument No. 201300304417, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly southeast corner of said Sunny-Galloway Tract, and lying on the North line of a tract of land conveyed to SETCO Enterprise Corporation by Warranty Deed recorded in Volume 2003163, Page 9435, Deed Records, Dallas County, Texas, and being the southwest corner of Lot 1, Richardson Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat thereof recorded in Volume 98016, Page 60, Plat Records, Dallas County, Texas;

THENCE North 89 degrees 58 minutes 29 seconds West, along the most northerly South line of said Sunny-Galloway tract and along the North line of said SETCO Tract, a distance of 594.11 feet to a 1/2 inch iron rod found for an inner ell;

THENCE South 00 degrees 14 minutes 50 minutes East, along the most westerly East line of said Sunnyvale-Galloway tract and being the West line of said SETCO tract, a distance of 334.66 feet to a 1/2 inch iron rod found on the northeast corner of a tract of land conveyed to Annebeth Waldrip Boyd by Special Warranty Deed recorded in Instrument No. 20070031549, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 10 minutes 32 seconds West, along the South line of said Sunnyvale-Galloway tract passing at 27.53 feet the southeast corner of Lot 13 and continuing along the North line of said Boyd Tract, a total distance of 248.51 feet to a 1/2 inch iron rod found for the southwest corner of Lot 13, Block 2 of said East Fork Estates No. 2;

THENCE North 26 degrees 45 minutes 59 seconds West along the West line of said Lot 13, and along the East line of said Lot 12, a distance of 798.19 feet to a 1/2 inch iron rod with cap stamped "TXHS" set lying on the East right-of-way line of Pecan Creek Drive (50 foot right-of-way);

THENCE North 60 degrees 07 minutes 05 seconds East, along the North line of said Lot 13 and the South right-of-way line of said Pecan Creek Drive, a distance of 147.87 feet to a 1/2 inch iron rod with cap stamped "TXHS" set for corner;

THENCE South 67 degrees 06 minutes 36 seconds East, over and across Lot 13, a distance of 6.13 feet to a 1/2 inch iron rod with cap stamped "CBG" found for corner;

THENCE over and across said Sunny-Galloway tract the following bearing and distances:

North 59 degrees 24 minutes 50 seconds East, a distance of 47.33 feet to a 1/2 inch iron rod with cap stamped "CBG" found for corner;

North 67 degrees 50 minutes 21 seconds East, a distance of 306.21 feet to a 1/2 inch iron rod with cap stamped "CBG" found for corner;

South 71 degrees 06 minutes 29 minutes East, a distance of 779.13 feet to a 1/2 inch iron rod with cap stamped "CBG" found for the West line of a tract of land Conveyed to Tambuli N.G. Panginoo, by Warranty Deed With Vendor's Lien, recorded in Volume 92165, Page 3801, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 54 minutes 23 seconds East, along the East line of said Sunnyvale-Galloway Tract passing at the southwest corner of said Panginoo tract and continuing along the West line of said Richardson Addition, a total distance of 333.35 feet to the POINT OF BEGINNING and containing 639,809 square feet or 14.688 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Sunnyvale-Galloway Old Home Place Trust, acting by and through its duly authorized agents Deborah Parson Franklin and Eunice Wheat Futrell, Co-Trustees, does hereby adopt this plat, designating the herein described property as **EAST FORK ESTATES NO. 2 LOT 13R AND 14, BLOCK 2**, an addition to the Town of Sunnyvale, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements 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 and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. 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 the utility).

Witness, my hand at Town of Sunnyvale. This the \_\_\_\_ day of \_\_\_\_\_, 2016.

Deborah Parson Franklin, Co-Trustee

Eunice Wheat Futrell, Co-Trustee

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Deborah Parson Franklin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Eunice Wheat Futrell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

SURVEYOR'S STATEMENT

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2016.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (6/21/2016)**

Gary E. Johnson  
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Signature

- GENERAL NOTES:
- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011)
  - 2) THE PURPOSE OF THIS PLAT IS TO REPLAT INTO TWO LOTS.
  - 3) ACCORDING TO THE F.I.R.M. PANEL NO. 48113C0395K THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARDOUS AREA AS SHOWN.
  - 4) COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.
  - 5) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
  - 6) THERE ARE NO STRUCTURES ON THE SUBJECT TRACT.
  - 7) BOARD OF ADJUSTMENT LOT WIDTH VARIANCE APPROVED ON MAY 24, 2016.

- LEGEND
- D.R.D.C.T.
  - M.R.D.C.T.
  - O.P.R.D.C.T.
  - INST. NO.
  - VOL., PG.
  - SQ.FT.
  - IRON ROD FOUND
  - "X" CUT FOUND
  - IRON ROD SET
  - CONTROL MONUMENT
  - DEED RECORDS, DALLAS COUNTY, TEXAS
  - MAP RECORDS, DALLAS COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INSTRUMENT NUMBER
  - VOLUME, PAGE
  - SQUARE FEET
  - "X" CUT FOUND
  - IRON ROD SET
  - CONTROL MONUMENT

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF SUNNYVALE, TEXAS, on the \_\_\_\_ day of \_\_\_\_\_, 2016

ATTEST:  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Town Secretary

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

ATTEST:  
\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Town Secretary

OWNER  
SUNNYVALE-GALLOWAY  
OLD HOME PLACE TRUST  
DEBORAH PARSON FRANKLIN  
629 PECAN CREEK DRIVE  
SUNNYVALE, TX. 75182  
(972) 754-4990

EUNICE WHEAT FUTRELL  
2433 PINEHURST LANE  
MESQUITE, TX. 75150  
(972) 279-3730

SURVEYOR  
**TEXAS HERITAGE**  
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



**FINAL PLAT  
REPLAT  
EAST FORK ESTATES NO. 2**  
LOT 13R AND 14, BLOCK 2  
14,688 ACRES  
BEING REPLAT OF LOT 13, BLOCK 2  
VOLUME 78230, PAGE 591 P.R.D.C.T.  
AND BEING A PORTION OF TRACT 1 OF  
SUNNYVALE-GALLOWAY OLD HOME PLACE TRUST  
THOMAS D. COATS SURVEY, ABSTRACT NO. 330  
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS



**Notice of Application for replat  
Town of Sunnyvale  
Planning & Zoning Commission**

The Town of Sunnyvale has received a request from Sunnyvale Galloway Old Home Place Trust (Deborah Franklin) for a replat approval of the East Fork Estates No.2 Addition. The location of the property is shown on the attached exhibit. The replat is for 2 residential lots.

The Planning and Zoning Commission will hear this application on Monday, July 18, 2016 and the Town Council will consider the application on either Monday, July 25, 2016 or Monday, August 8, 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 replat 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 replat  
 I am opposed to the replat

Explanation:

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Signature:

*Mike Sage*

Printed Name:

MIKE SAGE

Address:

137 REBECCA

Date:

7/9/16