

**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
& TOWN COUNCIL
MONDAY, OCTOBER 17, 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 9/19/2016 REGULAR MEETING**
- 2. ELECT NEW CHAIRPERSON AND CO-CHAIRPERSON**

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:

- 3. APPLICANT: DAVID SURDUKAN – SURDUKAN SURVEYING
INC
AT OR ABOUT: 222 COLLINS ROAD – SOUTH OF NANCE ROAD
AND EAST OF COLLINS ROAD
REQUEST: MINOR PLAT – SUNNYVALE AG BARN ADDITION**
- 4. APPLICANT: KEITH POOLE & ASSOCIATES
AT OR ABOUT: 551 N COLLINS ROAD - 15.89 ACRES
REQUEST: CONCEPT PLAN – PETRA COURT ESTATES**

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.

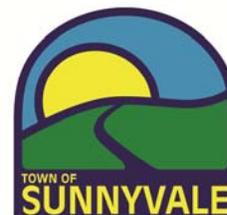
THE FOREGOING NOTICE WAS POSTED IN THE FOLLOWING LOCATIONS:

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

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON OCTOBER 14, 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, SEPTEMBER 19, 2016
TOWN HALL - COUNCIL CHAMBERS
127 N. COLLINS RD.
7:00 P.M.**

CHAIRPERSON	KEN DEMKO
CO-CHAIRPERSON	ANTHONY OKAFOR
COMMISSIONER	JOHN PEASE - ABSENT
COMMISSIONER	SHINEY DANIEL
COMMISSIONER	JOSH SANDLER
COMMISSIONER	SARAH MITCHELL
COMMISSIONER	KING MOSS
ALTERNATE COMMISSIONER	DON KLINE
ALTERNATE COMMISSIONER	VACANT

CALL MEETING TO ORDER

Meeting called to order at 7:02 p.m.

1. APPROVAL OF MINUTES FOR 8/15/2016 REGULAR MEETING

Commissioner Moss made a motion, seconded by Commissioner Daniel, to approve the Regular Meeting Minutes. Chairman 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:

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

Director Jackson presented the request.

The subject property is located at or about 2718 Belt Line Road. The applicant requests approval for a proposed final plat for 2 new lots. Lot 2 will be used for the future development of a Salons Elite establishment. The individual building site is approximately 2 acres. The subject property, located within a Local Retail zoning district is 11.53 acres in size. The proposed use is allowed by right within the Local Retail District.

The plat contains 3 easements that will be recorded by separate instrument.

- A 60' mutual access easement on the south property line*

Public hearing – closed

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

4. **APPLICANT:** **COLIN HELFFRICH, P.E.**
 AT OR ABOUT: **APPROX. 30 ACRES SOUTH OF MIDSTREAM**
 DRIVE AND WEST OF BENWICK DRIVE
 REQUEST: **FINAL PLAT – STONEY CREEK PHASE 2G**

Director Jackson presented the request.

The applicant is requesting final plat approval for Stoney Creek Phase 2G. The proposed final plat shows a total of 47 single family residential lots ranging in size from 18,000 square feet to 31,633 square feet. One (1) open space lot will also be provided within the southeast corner of the development. The total area of Phase 2G is 30.679 acres. Lots provided around the perimeter of the development do not abut alleyways. However, those lots located within Block E, have an internal alleyway. The right-of-way within the development is 55 feet in width. A 25' open space/landscape buffer area has been provided along the west and south sides of the development.

Staff Recommendation

Town staff has the following comments/recommendations for consideration:

1. *The engineering comments, must be satisfactorily addressed prior to Town signature and recording of the plat.*
2. *HOA documents are required for the proposed development.*
3. *The applicant is subject to the payment of traffic mitigation fees in accordance with Ordinance No. 463 at \$1,100 per lot to be paid prior to plat recording. (\$51,700)*
4. *Lighting, fire hydrants, sidewalks, etc. must be in accordance with zoning ordinance as well as PRO requirements. All franchise utilities and landscaping must be inspected and approved by Town staff prior to the recording of the final plat with Dallas County.*

Brent Murphree, Dowdy Anderson & Associates, spoke on behalf of the request.

Public hearing – open

No comments

Public hearing – closed

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

5. APPLICANT: ANGELA NAVARRO
AT OR ABOUT: 400 S. PASCHALL ROAD
REQUEST: CONDITIONAL USE PERMIT FOR A COMMERCIAL
AMUSEMENT USE AND SITE PLAN

Director Jackson presented the request.

The subject property is located at or about 400 S. Paschall Road. The applicant requests approval of a Conditional Use Permit for a Commercial Amusement use and site plan. The request is for the development of a wedding / event facility. The applicant plans to build a venue for events such as weddings, corporate functions, banquets and reunions. The proposed use is allowed with conditional use approval within a Highway Commercial zoning district. The subject property is 5.4 acres in size.

Proposed Development Variations: The applicant has requested variations from our standard development requirements for Highway Commercial development (noted below). Conditional Use Permit applicants may seek variations from standard development requirements per section 24.2 if the zoning ordinance.

Section 24.2 of the zoning ordinance reads as follows:

24.2.A: Whenever an applicant for a conditional use permit seeks to vary or waive any of the regulations or standards applicable within the zoning district, he shall clearly identify such variation or waiver on the site plan required by this chapter.

24.2.B: In order to implement the purposes of this chapter, the Town Council may grant variations or waivers to zoning district standards that have been requested by an applicant and specifically identified in the application, only if it determines that the proposed use is appropriate for the site and that such variations or waivers are necessary to render the use compatible with adjoining land uses and consistent with the purpose of the district in which the use is proposed.

The applicant has requested a variation to use wood siding as opposed to masonry or hardboard siding as required. Other portions of the building façades are shown to be constructed with stone accents. The applicant's site plan also shows a variation from the standard parking space and drive aisle paving regulations. The plans propose crushed granite for standard parking spaces and interior drive aisles as opposed to concrete. Only the fire lanes and accessible parking spaces will be constructed out of concrete.

Angela Navarro, 5101 Alexandria, Rowlett, Texas spoke on behalf of the request. She presented a PowerPoint of her request.

Chairman Demko asked a question about the parking lot variation for crushed granite. He asked if the handicap parking spaces would be crushed granite.

Ms. Navarro stated they would be concrete.

Chairman Moss noted he had some concerns with the service hours.

Ms. Navarro noted that the events would last no longer than 11pm.

Chairman Moss noted a concern with traffic and access. He asked how the guests would exit the venue.

Ms. Navarro noted the exit would be left turn only on Paschall Road. She planned to have police to guide traffic to the service road.

Chairman Moss asked if alcohol would be permitted.

Ms. Navarro stated that alcohol would be allowed. She stated alcohol would be provided by the guest. Hired bartenders would serve the alcohol and there would be a cut off time. She noted that the bartenders would be licensed to serve.

Chairman Sandler asked if the bartenders would be TABC certified.

Ms. Navarro stated the bar tenders would be certified.

Chairman Sandler asked what would be the hours of outdoor weddings.

Ms. Navarro stated the outdoor events and weddings would most likely be in the daytime during daylight hours. She noted that a majority of the surrounding area was heavily wooded to dampen any noise that might be heard by the surrounding neighborhood.

Discussion was had amongst the commission with regard to the property boundaries for the site.

Chairman Moss asked if there would be someone on premise at all times.

Ms. Navarro stated that she planned to office out of the location and would be on premise at all times.

Chairman Moss asked about lighting

Ms. Navarro stated that she planned to adhere to the Town requirements for lighting. She noted that she did not intend to provide an abundance of lighting.

Chairman Okafor asked if the venue would be open on Sunday.

Ms. Navarro stated yes.

Chairman Moss asked about the proposed rental rates

Ms. Navarro stated the rental rates would be 9 – 10 thousand dollars depending on the day of the event.

Public hearing – open

Lyndon James, 497 Long Creek Road, spoke. He was concerned with the position of the building, the location of the driveway and possible traffic along Paschall Road.

John Robinson, the project architect, addressed the Commission. He noted the proposed driveway would be about half way down (approx. 350') along Paschall Road.

Doug Norlie, 455 Stone Canyon Drive, spoke. He noted concerns with the removal of trees, noise / acoustics, trash and possible issues with traffic flowing through the Stone Canyon subdivision.

Jonathan Criswell, 465 Stone Canyon Drive, spoke. He noted concerns with the future phase of Stone Canyon, the location of the proposed exit drive on Paschall and issues with water flow to Long Creek.

Carmen Ayo, 476 South Paschall, spoke. She noted concerns with traffic on Paschall Road. She also asked if a different entrance along the service road could be proposed.

Chairman Demko asked the architect if there was a reason for the location of the proposed entrance.

Ms. Navarro noted the location was selected to provide aesthetic entry into the proposed development. She also noted the driveway on Paschall would alleviate any possible speed and entry from the service road.

Jason Dubose, 451 Stone Canyon Drive, spoke. He noted concerns with acoustics / noise and the location of the event center.

K. Paul Cash, 190 S. Collins, spoke. He noted he was in favor of the business. He noted the highway commercial zoning of the location.

Chairman Sandler asked how close the nearest lot would be to the proposed building.

K. Paul Cash stated the nearest lot would be approximately 1000 feet away.

Discussion was had amongst the commission with regard to entry into the site and the use.

Director Jackson noted that the subject property was zoned Highway Commercial. He noted that Highway Commercial allowed for most all uses in Local Retail and General Business zoning. He noted that the possible uses could be higher in intensity than the proposed use.

K. Paul Cash noted that he had received interest from other possible users such as body shops and restaurants.

Discussion was had amongst the commission with regard to entry into the site.

Paul Cash, 347 Tripp Road, spoke. He noted that the abutting church considered buying the subject property. He stated that would have increased the traffic for the area. He noted the allowed uses for Highway Commercial zoning.

Public hearing – closed

Commissioner Sandler asked if the applicant would consider changing the entry location to the service road.

Ms. Navarro stated she wanted to come in off of Paschall to provide more of an rustic atmosphere for those entering the property. She also noted safety concerns with entry off of the service road.

Commissioner Sandler asked if a majority of the existing tree line would remain.

Ms. Navarro stated she wanted to keep as many trees as possible.

Public hearing – close

Commissioner Sandler noted that he thought the business would be positive for the Town. He wondered if an additional entrance could be made along the service road. He asked if other commissioners felt the same.

Commissioner Daniel noted her concerns with the traffic on Paschall Road. She stated she did not believe the road could handle the increased traffic.

Chairman Demko stated he did foresee traffic being an issue within the Stone Canyon subdivision. He stated he believed a majority of the guest would find the quickest way to exit to the highway.

Commissioner Moss noted he had some concerns with the development but a majority of his questions were answered prior to the meeting by Ms. Navarro and Mr. Cash.

Chairman Demko asked how far the applicant was away from preliminary plat. He suggested the applicant look into creating an entry from the service road while developing the plat.

Commissioner Kline suggested the applicant create an exit only drive to highway 80. He stated the drive would allow direct egress to the highway.

The Commission agreed with the suggestion.

Commissioner Moss made a motion to approve as submitted, seconded by Commissioner Mitchell. Chairman Demko called for a vote, the motion passed 4-2.

- 6. APPLICANT: JAMES W. BURNETT – DYNAMIC ENGINEERING
AT OR ABOUT: 222 COLLINS ROAD – SOUTH OF NANCE ROAD
AND EAST OF COLLINS ROAD
REQUEST: SITE PLAN – SUNNYVALE AG BARN (S.I.S.D.)**

Director Jackson presented the request.

The applicant is requesting approval for a site plan in order to construct an Ag Barn for the Sunnyvale Independent School District. The building will be used by FFA students. The subject building is located south on Nance Road and east of Collins Road on the north end of the school site. The property is a part of an overall development for the Sunnyvale Independent School District.

The applicant proposes to construct a 3,000 sq.ft. barn on the northern end of the overall SISD school site. The barn will have a light stone metal exterior. A high steel fence with treated wood will enclose the outer corral areas of the barn. Section 19.1.D.1 of the zoning ordinance allows for the proposed metal exterior for barns in residential zoning that are only used for agricultural purposes. The applicant proposes to construct the parking spaces and surrounding turn around area out of concrete per Town standards.

Access Drive

An exception has been requested by the applicant to allow for temporary alternative paving (gravel) for the proposed driveway on Nance Road. It is more viable for the school to utilize Nance Road up until Hounsel is extended all the way to the east as shown on the Thoroughfare Plan.

Staff found that it is appropriate for SISD to make such a request for an alternative driveway material, as the SISD is seeking this on a temporary basis only. Staff notes that Nance has been identified in various Town documents as being vacated in the future, under the assumption that Hounsel is continued all the way to the east per the Town's Thoroughfare Plan. Discussions have been had on the different possibilities for Nance Road and Hounsel but a definitive decision has not been made. SISD is not requesting to be absolved the requirement to use concrete; rather they are requesting temporary driveway paving materials until such time a definitive choice is made. Once a decision is made, SISD would then be required to comply with a permanent concrete drive.

Doug Williams, SISD Superintendent, spoke on behalf of the request. He provided background for the request and noted exceptions.

Commissioner Daniel asked if there was a residence along Nance Road.

Director Jackson stated that there was a residence at the end of the roadway. He provided background to the condition of the road and possible abandonment in the future.

Public hearing – open

No comments

Public hearing – closed

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

ADJOURN

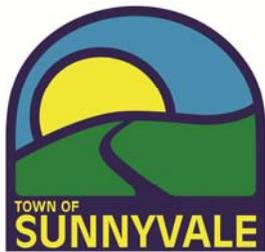
Meeting adjourned at 8:33 p.m.

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

Ken Demko, Chairman

ATTEST:

Leslie Black, Town Secretary



Town of Sunnyvale

October 17, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary

APPLICANT: DAVID SURDUKAN
AT OR ABOUT: 222 COLLINS ROAD – SOUTH OF NANCE
ROAD AND EAST COF OLLINS ROAD
REQUEST: MINOR PLAT – SUNNYVALE AG BARN (S.I.S.D.)

Background

The applicant is requesting approval for a minor plat in order to construct an Ag Barn for the Sunnyvale Independent School District. The building will be used by FFA students. The site is located south of Nance Road and east of Collins Road on the north end of the overall school site. The applicant proposes to construct a 3,000 sq.ft. barn at the subject location. The proposed plat adheres to the standards set forth in the zoning and subdivision ordinance.

Public Notice

Public notice was provided to the Town's Official Newspaper for publication on September 28, 2016. Letters were also sent to property owners within 400' of the subject property. The total number of letters sent was twenty-two (22). As of the release of the staff memo, no responses had been received.

Staff Recommendation

1. Town staff recommends approval of the minor plat. The proposed plat meets the standards set forth in the zoning & subdivision ordinance.
2. A request for a temporary gravel driveway was approved with the development site plan. The proposed driveway should meet the weight capacity standards for fire truck and EMS access.
3. Per Town Council site plan approval, a permanent concrete drive shall be constructed for the FFA facility within 120 days of a definitive decision for the possible abandonment / future of Nance Road or within 120 days of the extension of Hounsel Lane to the eastern school boundary.

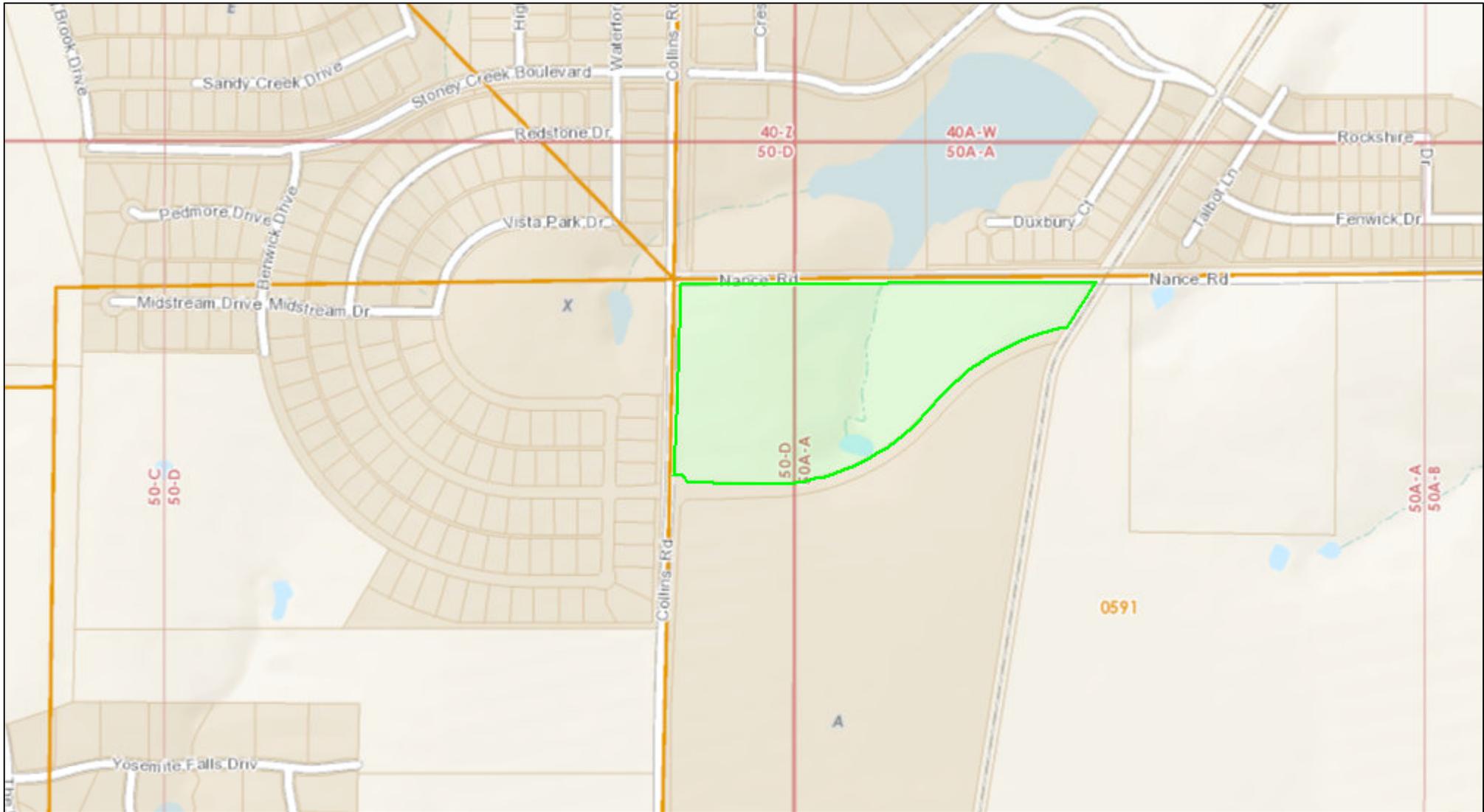
Attachments

Location map
Site Plan Exhibits

ag barn

DCAD ID: 65059104010010000

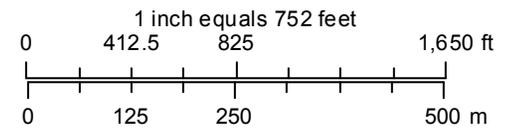
Date of copy: 9/7/2016



This product is for informational purposes only 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.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



DCAD, NCTCOG, USGS, Esri, Inc

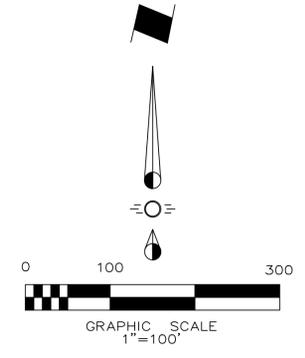
NOTICE:
Selling any portion of this addition by metes and bounds is a violation of town subdivision ordinance and State platting statutes, and is subject to fines and withholding of utilities and building certificates.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	40°10'20"	1030.00'	722.17'	S 58°52'39" W	707.47'
C2	50°08'31"	970.00'	848.89'	S 63°51'44" W	822.06'
C3	42°10'00"	39.00'	122.08'	S 68°59'50" E	21.58'
C4	47°36'01"	54.00'	44.86'	S 66°16'49" E	43.58'
C5	48°07'31"	30.00'	25.20'	S 66°32'34" E	24.48'
C6	27°01'07"	54.00'	254.49'	S 45°00'33" W	76.36'
C7	38°04'33"	30.00'	19.94'	N 19°01'10" W	19.52'
C8	52°01'23"	30.00'	27.24'	N 64°04'08" W	26.31'
C9	64°48'04"	54.00'	61.07'	N 57°40'48" W	57.87'

BASIS OF BEARINGS:
The bearings are based on the Special Warranty Deed with Vendor's Lien as recorded in Volume 2002-241, Page 05844, Deed Records of Dallas County, Texas.

LEGEND
C.M. = CONTROLLING MONUMENT
C.R.S. = CAPPED 1/2" IRON ROD SET STAMPED (4613)
I.R.F. = IRON ROD FOUND

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 88°56'00" W	14.29'	14.29'	S 88°56'00" W	14.29'
L2	S 88°56'00" W	110.82'	110.82'	S 88°56'00" W	110.82'
L3	N 44°45'03" W	37.71'	37.71'	N 44°45'03" W	37.71'
L4	N 88°26'06" W	39.99'	39.99'	N 88°26'06" W	39.99'
L5	S 88°24'48" W	170.93'	170.93'	S 88°24'48" W	170.93'
L6	N 89°55'10" E	44.10'	44.10'	N 89°55'10" E	44.10'
L7	N 90°00'00" E	34.63'	34.63'	N 90°00'00" E	34.63'
L8	N 38°03'26" W	20.93'	20.93'	N 38°03'26" W	20.93'
L9	S 89°55'10" W	44.10'	44.10'	S 89°55'10" W	44.10'



CERTIFICATE OF APPROVAL

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

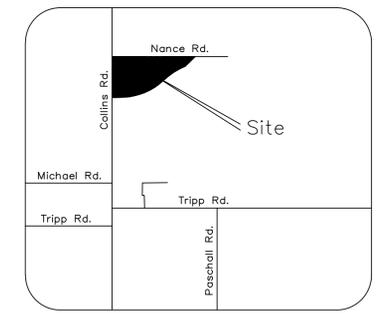
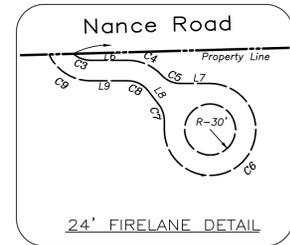
Chairman, Planning and Zoning Commission

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

Mayor

ATTEST:

Town Secretary



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That the Sunnyvale Independent School District, acting by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as SUNNYVALE SCHOOL ADDITION, 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 hereon 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 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 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 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 an 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 _____, this the ____ day of _____, 2016.
Sunnyvale Independent School District
By: _____

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
GIVEN under my hand and seal of office this the ____ day of _____, 2016.

Notary Public in and for the State of Texas

MINOR PLAT
SUNNYVALE
AG-BARN ADDITION
Lot 1, Block B
26.017 Acres Situated In The
JACOB C. HULL SURVEY ~ ABST. 591
SUNNYVALE, DALLAS COUNTY, TEXAS

Owners
Sunnyvale Independent School District
417 East Tripp Road
Sunnyvale, Texas 75182
Telephone 972 226-7601

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
September 23, 2016

SCALE 1" = 100'

JOB No. 2016-91

Lot 1, Block B
26.017 Acres Gross
25.238 Acres Net
Zoned SF-2
Sunnyvale I.S.D.
Vol. 2005 103 12563
Zoned SF-2
Vacant

JACOB C. HULL SURVEY, ABSTRACT NO. 591

Lot 1, Block A
SUNNYVALE SCHOOL
Block A, LOT 1
VOL. 2005103, PG. 12563
Zoned SF-2

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, the Sunnyvale Independent School District and the Town of Sunnyvale, Texas are the owners of a tract of land situated in the Jacob C. Hull Survey, Abstract No. 591, and the Elizabeth Helmstutler Survey, Abstract No. 596, Town of Sunnyvale, Dallas County, Texas, and being a part of that certain tract of land conveyed to the Sunnyvale Independent School District by deed recorded in Volume 2005 103, Page 12563, Deed Records of Dallas County, Texas, and being more particularly described as follows:
BEGINNING at a capped 1/2" iron rod found for corner in the west line of a tract of land conveyed to Dallas Power & Light Company by deed recorded in Volume 296, Page 394, Deed Records of Dallas County, Texas, said point being the northeast corner of a tract of land conveyed to the Sunnyvale Independent School District, said iron rod being in the south Right Of Way line of Nance Road (60' ROW);
THENCE S 31°35'54" W a distance of 228.91' to a capped 1/2" iron rod stamped "4613" found for corner at the beginning of a non tangent curve to the left, said iron rod being in the north Right Of Way line of Honsel Lane (60' ROW);
THENCE along said curve to the left following the north ROW line of Honsel Lane through a central angle of 40°10'20", a radius of 1030.00, an arc length of 722.17.; with a chord bearing of S 58°52'39" W.; and a chord length of 707.47' to a capped 1/2" iron rod stamped "4613" found for corner at the beginning of a curve to the right;
THENCE along said curve to the right following the north ROW line of Honsel Lane through a central angle of 50°08'31", a radius of 970.00, an arc length of 848.89, with a chord bearing of S 63°51'44" W, and a chord length of 822.06' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE S 88°56'00" W following the north ROW line of Honsel Lane a distance of 14.29' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE N 88°29'28" W following the north ROW line of Honsel Lane a distance of 222.52' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE S 88°56'00" W following the north ROW line of Honsel Lane a distance of 110.82' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE N 44°45'03" W following the north ROW line of Honsel Lane a distance of 37.71' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE N 88°26'06" W following the north ROW line of Honsel Lane a distance of 39.99' to a capped 1/2" iron rod stamped "4613" found for corner at the intersection on the north ROW line of Honsel Lane and the east ROW line of Collins Road (100' ROW);
THENCE N 01°33'54" E following the east ROW line of Collins Road a distance of 256.67' to a capped 1/2" iron rod stamped "4613" found for corner;
THENCE N 00°18'54" E following the east ROW line of Collins Road a distance of 583.09' to a capped 1/2" iron rod stamped "4613" found for corner at the intersection of the east ROW line of Collins Road and the south ROW line of Nance Road;
THENCE N 88°24'48" E following the south ROW line of Nance Road a distance of 1868.14' to the POINT OF BEGINNING, and containing 1,133,306 Square Feet or 26.017 Acres of land.

SURVEYOR'S CERTIFICATE

I, David J. Surdukan, Registered Professional Land Surveyor, do hereby certify that the plot shown hereon accurately represents the results of an on-the-ground survey made in March 2005, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plot has been prepared in accordance with the platting rules and regulations of the Town of Sunnyvale, Texas. No interior lot corners were staked for the filing of this plat:

DATE: This the _____ day of _____, 2016.

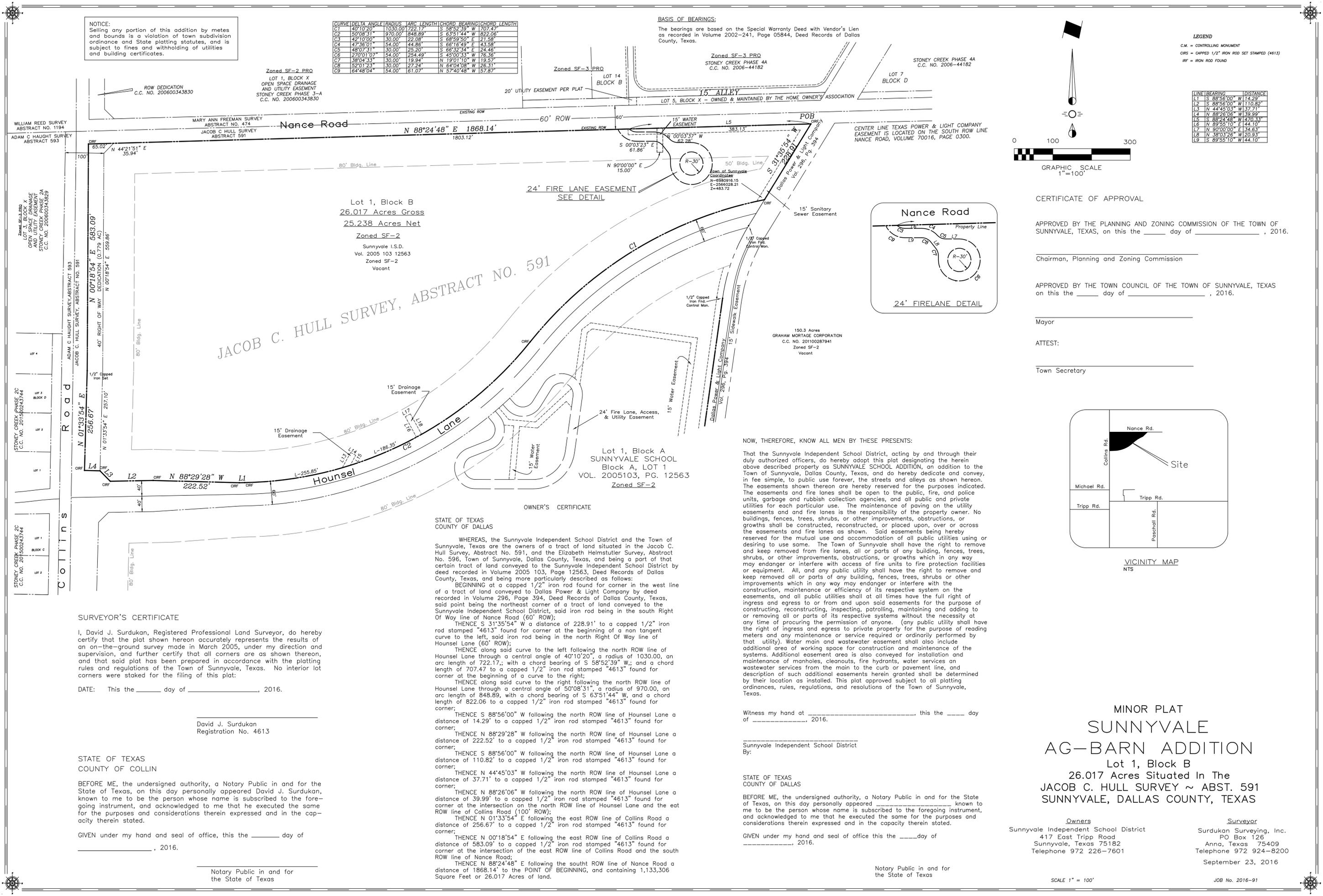
David J. Surdukan
Registration No. 4613

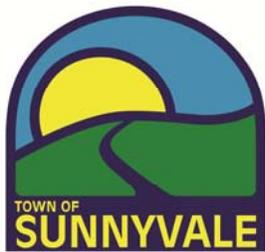
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2016.

Notary Public in and for the State of Texas





Town of Sunnyvale

October 17, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: KEITH POOLE – POOLE EXCAVATION
AT OR ABOUT: 551 NORTH COLLINS ROAD
REQUEST: CONCEPT PLAN – PETRA COURT SUBDIVISION

Background:

The applicant is seeking concept plan approval for a 15.96 acre tract of land for the development of the Petra Court subdivision. The proposed concept shows the development of 7 lots ranging in size from 1 acre to 1.5 acres. The property is located within a Single Family – 2 zoning district and is situated along the northern portion of Duck Creek at or about 551 North Collins Road.

The property abuts existing SF-2 development to the north and south with floodplain designated property to the west. The floodplain area will be designated common area “x” and will remain undeveloped with the current proposal.

As noted, the subdivision will be developed under straight zoning provisions and at base development standards. The subdivision will be served by a single street entering from North Collins Road. A curb and gutter roadway will provide access to the development and will terminate at a cul-de-sac.

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”. Town engineering and public works has noted that the site must be served by public utilities.

Details of the proposed Petra Court development are as follows.

Total Site Area	15.96 acres
Total Lots	7 Lots
Base Zoning	Single Family – 2 (minimum 1 acre lot)
Common Landscape Area	Located at front entry and along Duck Creek

Per the concept plan, all of the lots are one acre (43,560 square feet) or greater in size. Requirements specific to the SF-2 district are as follows:

Max density	.8 dwelling units per acre
Lot size	43,560 square feet (1 acre)
Lot depth	greater than lot width
Lot coverage	30%
Dwelling size	2,200 square feet (minimum)

As proposed, the density for the development is .43 units per acre. The proposed density and lot size meets the standards set forth for the SF-2 District.

Setbacks

Despite the zoning districts, lot widths and setbacks are determined based upon the size of the lot. For lots ranging in size from 1 to 1.49 acres, a lot width of 170' is required with the following setbacks:

Front yard	70 feet
Side yard	30 feet
Rear yard	80 feet

There is one lot placed along the proposed cul-de-sac that will exceed 1.49 acres in size (lot 7). A lot of this size would be required to have a lot width of 200' (measured at the front setback line when along a cul-de-sac) with the following setbacks:

Front yard	80 feet
Side yard	40 feet
Rear yard	100 feet

Town staff has reviewed each of the proposed lots with regard to lot width. It would appear each lot will adhere to the required area standards.

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 designates the subject area as Estate Residential (along the east) and Floodplain (along the west).

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. All Estate Residential lots must have direct public roadway access and be connected to a public water system."

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 opportunities for development of land within the 100-year floodplain as described in the Town's zoning and subdivision ordinances. The Town recognizes that modification of floodplain areas, in accordance

with federal regulations (LOMR process), may remove some land from floodplain designations. Such floodplain modifications should be consistent with the policies of the Natural Resource Element. After land has been removed from floodplain, development can be proposed at the same density provided for adjacent non-floodplain land.

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 the Homeowner's Association.

The applicant has provided a sixty (50) foot right-of-way within the development. The pavement distance is proposed at twenty-six (26) feet from face of curb to face of curb. This would appear to meet the standards provided for class 3 local residential streets. All public improvements would need to be constructed to meet Town engineering design standards.

Buffers with screens are required for residential projects located in SF-2, SF-3, SF-4, or AH Districts proposing base density, which have a common boundary with a less intensive residential district. An area of ten (10) feet is required. However, it does not appear that a landscaped buffer would be required between any of the property since the zoning within each of these areas is consistent to the area being developed.

Tree Preservation / Replacement Plan

There are a few trees located on the site. Town staff would request that as many of these existing trees are preserved as possible to retain the rural character 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

Fencing adjacent to open space shall be designed with openings that do not cover more than fifty (50) percent of the fence area.

The Zoning ordinance stipulates that garages may not face the front. It also notes that 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 require a minimum dwelling size of 2,200 square feet.

Common Area & Open Space

Whenever private open space / common area 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.

Public Notice

Public notice was provided to the Town's Official Newspaper for publication on September 28, 2016. Letters were also sent to property owners' within 400' on October 6, 2016. The total number of letters sent was fifteen (15). As of the release of the staff memo, one response in favor had been received.

Staff Recommendation

Due to the conceptual nature of the plans, 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 recommends approval with the following comments/recommendations for consideration:

1. All comments noted in the staff comment letter dated 9.30.16 should be addressed prior to preliminary plat submittal.
2. Additional comments have been provided throughout the staff memo, which must be taken into consideration as well prior to preliminary plat submittal.

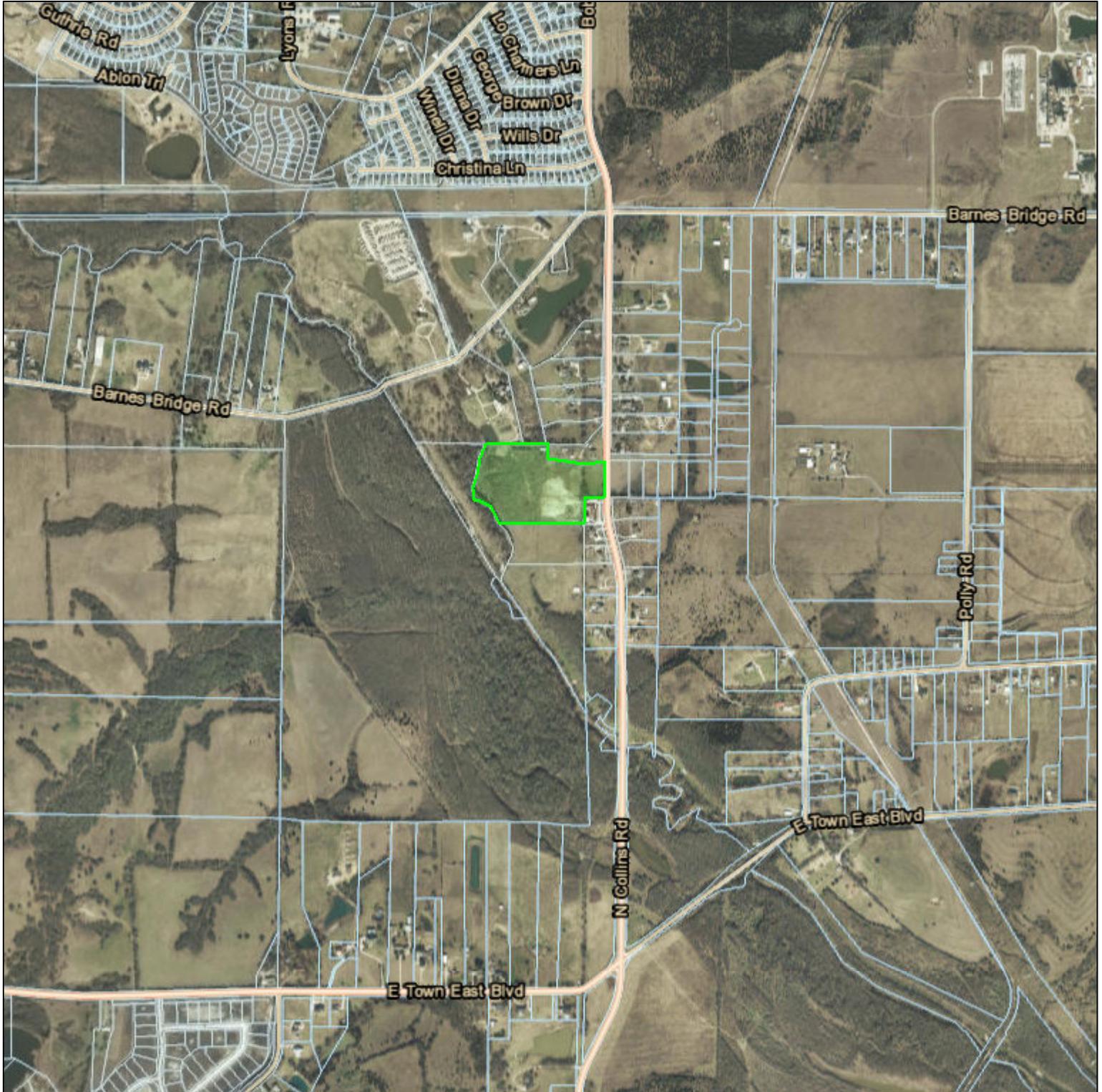
Attachments

- Location Map
- Concept Plan for Petra Court Subdivision
- Area Standards for lots
- 400' Notification Resident Letters

Petra Court

DCAD ID: 65151067010180000

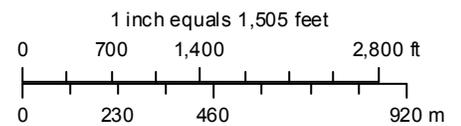
Date of copy: 9/28/2016



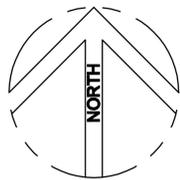
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



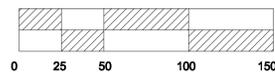
Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org



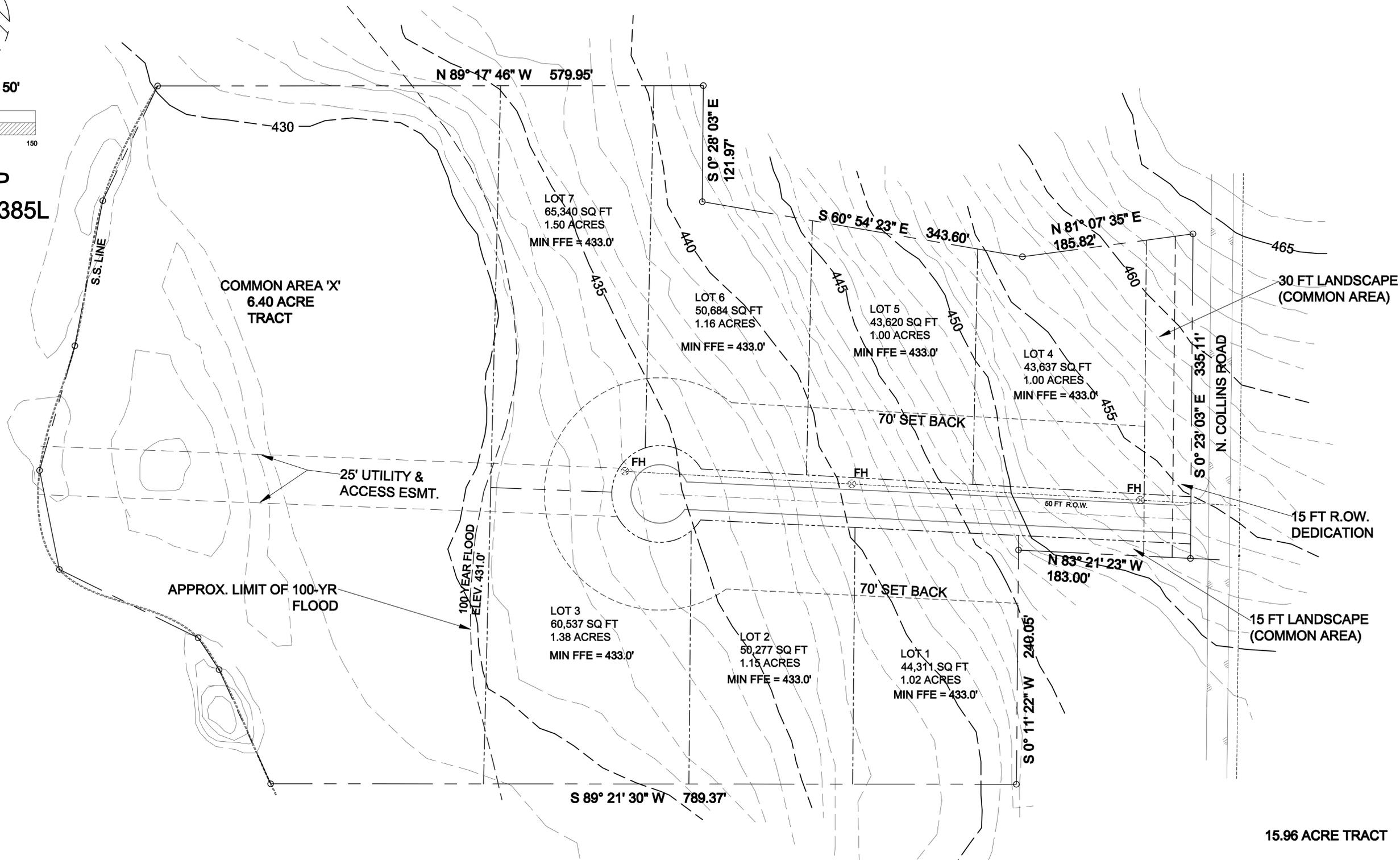
DCAD, NCTCOG, USGS, Esri, Inc



SCALE: 1" = 50'



FEMA MAP
#48113C0385L



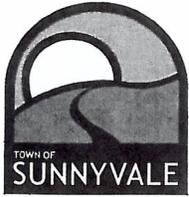
15.96 ACRE TRACT

REV				
CONCEPT SITE PLAN PETRA COURT SUBDIVISION SUNNYVALE, TEXAS				
DESIGN	DRAWN	DATE	EZZELL & ASSOCIATES 2211 TEXAS DRIVE IRVING, TEXAS 75062 972-768-0781 FIRM REG. NO. F-4775	SHEET
JWE	JWE	10/07/16		C-1

**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.



Notice of Application for Concept Plan
Town of Sunnyvale

The Town of Sunnyvale has received a request by Keith Poole & Associates for approval of a Concept Plan for Petra Court subdivision. The property is located at /or about 551 N. Collins Road as shown on the attached exhibit.

The Planning and Zoning Commission will hear this application on Monday, October 17, 2016 and the Town Council will consider the application on either Monday, October 24, 2016 or Monday, November 14, 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 you may submit written comments at any time on or before the date of the hearings.

The concept plan 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.

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 Concept Plan

I am opposed to the Concept Plan

Explanation:

N.C. Lupton

Signature: _____

Printed Name: _____

Address: _____

Date: _____

RECEIVED
OCT 10 2016
RECEIVED