

**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
MONDAY, NOVEMBER 21, 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 10/17/2016 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: ANGELA M. NAVARRO
AT OR ABOUT: 400 S. PASCHALL ROAD
REQUEST: MINOR PLAT – PASCHALL ADDITION (BARN AT LONG CREEK)**

- 3. APPLICANT: COLIN HELFFRICH, P.E.
AT OR ABOUT: 334 JOBSON ROAD – 48.77 ACRES EAST OF JOBSON ROAD AND WEST OF WANDERING BROOK DRIVE
REQUEST: PRELIMINARY PLAT – STONEY CREEK PHASE 2E**

- 4. APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT
AT OR ABOUT: NE QUADRANT OF THE INTERSECTION OF TRIPP RD AND JOBSON RD (48.16 ACRES)
REQUEST: CONCEPT PLAN – GLAZER 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 NOVEMBER 18, 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, OCTOBER 17, 2016
TOWN HALL - COUNCIL CHAMBERS
127 N. COLLINS RD.
7:00 P.M.**



CHAIRPERSON	KEN DEMKO
CO-CHAIRPERSON	ANTHONY OKAFOR
COMMISSIONER	JOHN PEASE
COMMISSIONER	SHINEY DANIEL - ABSENT
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 9/19/2016 REGULAR MEETING

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

2. ELECT NEW CHAIRPERSON AND CO-CHAIRPERSON

Commissioner Okafor made a motion to nominate Commissioner Demko to continue as P&Z Chairman. Commissioner Moss seconded the motion. With all members voting affirmative, the motion passed.

Commissioner Okafor made a motion to nominate Commissioner Pease to be P&Z Co-Chair. Commissioner Moss seconded the motion. With all members voting affirmative, the motion passed.

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**

Director Jackson presented the item.

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.

Staff Recommendation

1. *Town staff recommends approval of the minor plat. The proposed plat meets the standards set forth in the zoning & subdivision ordinance. The proposed building will accommodate a need for the Town and SISD.*
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. *A permanent concrete drive shall be constructed for the FFA facility within 90 days of a definitive decision for the possible abandonment / future of Nance Road or within 90 days of the extension of Hounsel Lane to the eastern school boundary.*

David Surdukan, 13970 County Road 480, Anna, Texas, spoke on behalf of the request.

Co-Chair Pease asked if the proposed gravel road would enter from Nance Road.

Mr. Surdukan stated that it would.

Director Jackson explained the reasoning behind the gravel road exception.

Co-Chair Pease made a motion to approve, seconded by Commissioner Moss. Chairman Demko called for a vote, the motion passed unanimously.

4. **APPLICANT: KEITH POOLE & ASSOCIATES**
 AT OR ABOUT: 551 N COLLINS ROAD - 15.89 ACRES
 REQUEST: CONCEPT PLAN – PETRA COURT ESTATES

Director Jackson noted that the applicant was not present and suggested the item be tabled to the next meeting.

Commissioner Moss made a motion to table the item to the next meeting.

Discussion was had amongst the commission regarding tabling the item or denying the item due to lack of representation.

Public Hearing – open

Lori McGinnis, 509 N. Collins Road, spoke. She questioned the details of the development regarding screening and privacy. She stated that she wanted to purchase

abutting property to help keep her privacy. She stated the developer of the property, Dr. Kahn, would not sell the abutting property.

Discussion was had amongst the Commissioner and Ms. McGinnis regarding her concerns and SF-2 zoning standards.

Public Hearing – closed

Co-Chair Pease made a motion to table the item, seconded by Commissioner Mitchell. Chairman Demko called for a vote, the motion passed unanimously.

ADJOURN

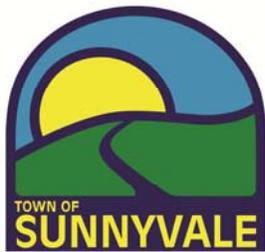
Meeting adjourned at 7:20 p.m.

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

November 21, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: ANGELA NAVARRO
AT OR ABOUT: 400 S. PASCHALL ROAD
REQUEST: MINOR PLAT - PASCHALL ADDITION (BARN @ LONG CREEK)

Background:

The subject property is located at or about 400 S. Paschall Road. The applicant requests approval of a minor plat for the Paschall Addition. The request is for the development of a wedding / event facility. The applicant previously received site plan approval and a conditional use permit (Sept. 2016) in order to build a wedding event venue on the subject property. The subject property is 5.4 acres in size.

At the September 2016 Planning & Zoning meeting, the applicant received a site plan variation in order to use wood siding as opposed to masonry or hardboard siding as required. The applicant also received 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 and concrete for the fire lane and handicap parking spaces. The site will be accessed by two concrete drives, one from Paschall Road and the other from the US HWY 80 frontage road.

Public Notice

Notice was published within the Town's Official Newspaper on November 2nd, 2016. Letters were also provided to surrounding properties meeting the distance requirements as provided within the Ordinance. Thirty-One (31) letters were sent. As of the writing of this staff memo, one letter had been returned in opposition of the request.

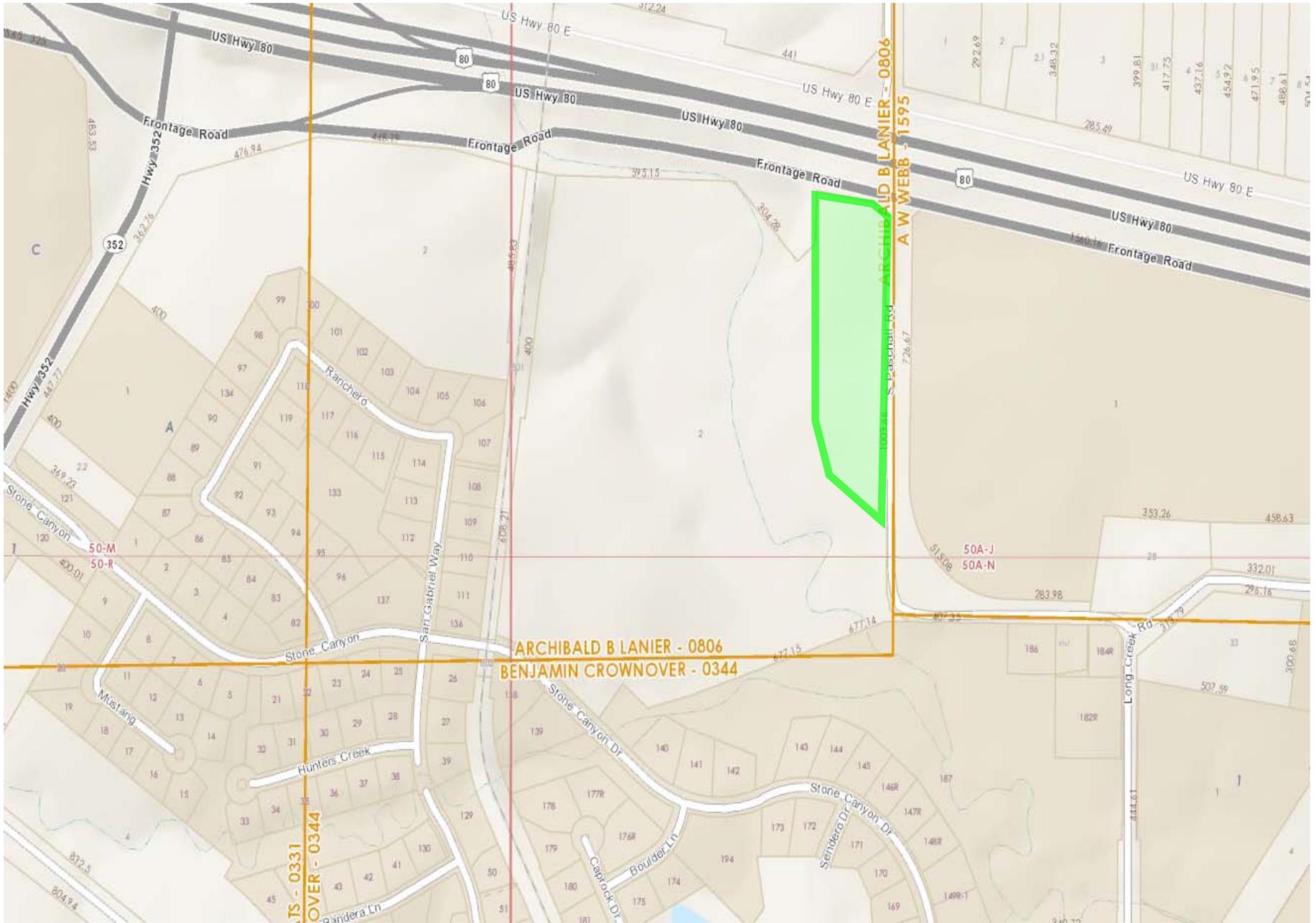
Staff Recommendation

Town staff has the following comments/recommendation for consideration:

1. Town staff recommends approval of the minor plat. Approval is contingent to all Town comments being satisfactorily addressed prior to construction. The proposed plat meets the standards set forth by the Sunnyvale subdivision ordinance.

Attachments

- Location Map
- Proposed Minor Plat
- 400' Notice Letter



U.S. HIGHWAY 80 FRONTAGE ROAD
(VARIABLE PUBLIC RIGHT-OF-WAY)

OWNER'S CERTIFICATE

Whereas Paul E. Cash is the owner of a 5.413 acre tract of land situated in the Archibald B. Lanier Survey, Abstract No. 806, in the Town of Sunnyvale, Dallas County, Texas; said tract being a portion of "Tract 1" (called 105,887 acres) conveyed to Paul E. Cash by General Warranty Deed recorded in Volume 2003093, Page 8718, Deed Records, Dallas County, Texas, said 5.413 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a wooden TxDOT bollard found for the most northerly northeast corner of said Tract 1, said point also being the northwest end of the corner clip at the intersection of the south right-of-way line of U.S. Highway 80 (a variable width right-of-way) with the west right-of-way line of Paschall Road (a variable width right-of-way)

THENCE, South 40 degrees 38 minutes 19 seconds East, with said corner clip, a distance of 77.60 feet to a 5/8-inch with yellow plastic cap stamped "GSES INC RPLS 4804" set for the southeast end of said corner clip;

THENCE, South 00 degrees 44 minutes 38 seconds East, with said west right-of-way line of Paschall Road, a distance of 724.35 feet to a 5/8-inch with yellow plastic cap stamped "GSES INC RPLS 4804" set for corner;

THENCE, North 53 degrees 50 minutes 06 seconds West, a distance of 363.21 feet to a 5/8-inch with yellow plastic cap stamped "GSES INC RPLS 4804" set for corner;

THENCE, North 12 degrees 23 minutes 22 seconds West, a distance of 487.62 feet to a wooden TxDOT bollard found for a corner of said south right-of-way line of U.S. Highway 80;

THENCE, North 08 degrees 21 minutes 24 seconds East, with said south right-of-way line, a distance of 150.00 feet to a 5/8-inch with yellow plastic cap stamped "GSES INC RPLS 4804" set for a corner of said south right-of-way line;

THENCE, South 79 degrees 59 minutes 00 seconds East, with said south right-of-way line, a distance of 321.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 235,801 square feet or 5.413 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **PAUL E. CASH (Owner)**, does hereby adopt this plat, designating the herein above described property as **Paschall Barn Addition**, 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 of 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).

Owner hereby grants and conveys to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication in fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnyvale. This option may be exercised by notice from the Town to Owner or its successors or assigns.

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.

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 and 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.

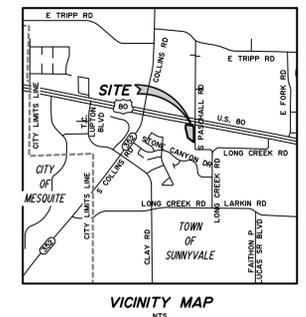
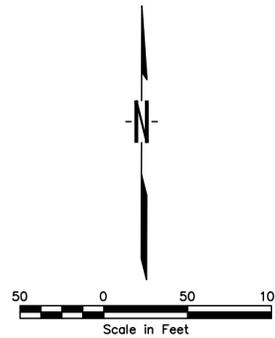
WITNESS, my hand at Dallas, Texas, this the _____ day of November, 2016.

BY: Paul E. Cash

Before me, _____, a Notary Public in and for Dallas County, Texas, on this day personally appeared Paul E. Cash, 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 consideration therein expressed as the act and deed of Paul E. Cash as in the capacity therein stated.

Given under my hand and seal of office this _____ day of November, A.D. 2016.

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



SURVEYOR'S CERTIFICATE

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

RELEASED 11/14/2016 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
COUNTY OF DALLAS

Before me, _____, a Notary Public in and for Dallas County, Texas, on this day personally appeared Robert W. Schneeberg 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D. 20____

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

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

Chairman, Planning and Zoning Commission

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

Mayor

Attest: _____
Town Secretary

MINOR PLAT
OF
PASCHALL BARN ADDITION
LOT 1, BLOCK A
5.413 ACRES
OUT OF THE

ARCHIBALD B. LANIER SURVEY, ABSTRACT NO. 806
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

FILE NO. _____

Gonzalez & Schneeberg engineers ■ surveyors
680 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901

SCALE 1" = 50'
DATE NOVEMBER, 2016
PROJ. NO. 6570-16-10-01
DWG. NO. 6570plat.dwg

NEW HOPE MEMORIAL GARDENS ADDITION
V. 98157, P. 21
D.R.D.C.T.
ZONED: HC-HIGHWAY COMMERCIAL

LOT 1, BLOCK A PASCHALL BARN ADDITION
MINIMUM FINISHED FLOOR = 437.00
ZONED: HC-HIGHWAY COMMERCIAL

5.413 acres
235,801 sq.ft.

PAUL E. CASH
V.2003093, P. 8718
D.R.D.C.T.

PAUL E. CASH
V.2003093, P. 8718
D.R.D.C.T.
ZONED: FP-FLOOD PLAIN

LINE	LENGTH	DIRECTION
FL1	86.73'	S 48°53'32" E
FL2	46.35'	S 19°05'13" E
FL3	45.18'	S 04°40'49" W
FL4	93.66'	S 18°31'09" W
FL5	66.76'	S 34°29'24" W
FL6	50.18'	S 06°22'39" E
FL7	105.32'	S 30°55'19" E
FL8	47.08'	S 47°44'42" E
FL9	79.34'	S 33°04'25" E
FL10	44.75'	S 19°39'19" W
FL11	24.74'	S 33°02'27" W
FL12	39.75'	S 07°30'04" E
FL13	54.31'	S 86°42'37" E
FL14	37.06'	S 18°12'26" E
FL15	90.61'	S 85°59'15" E
FL16	94.03'	S 31°33'33" E

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CH. BEARING
EC1	36°19'40"	30.00'	9.84'	19.02'	18.70'	N 72°15'18" W
EC2	16°25'36"	54.00'	87.14'	109.73'	91.80'	S 32°12'20" E
EC3	26°07'49"	30.00'	6.96'	13.68'	13.56'	N 12°56'34" E
EC4	79°14'22"	30.00'	24.84'	41.49'	38.26'	N 39°44'32" W
EC5	90°00'00"	54.00'	54.00'	84.82'	76.37'	S 34°21'43" E
EC6	90°00'00"	30.00'	30.00'	47.12'	42.43'	S 34°21'43" E
EC7	79°14'22"	54.00'	44.70'	74.68'	68.87'	N 39°44'32" W
EC8	26°07'49"	54.00'	12.53'	24.63'	24.41'	N 12°56'34" E
EC9	152°16'43"	30.00'	121.58'	79.73'	58.25'	S 50°10'53" E
EC10	100°45'38"	5.00'	6.04'	8.79'	7.70'	N 50°15'28" E
EC11	90°00'00"	30.00'	30.00'	47.12'	42.43'	S 34°21'43" E
EC12	90°00'00"	30.00'	30.00'	47.12'	42.43'	S 55°38'17" W
EC13	79°14'22"	30.00'	24.84'	41.49'	38.26'	N 39°44'32" W

LINE	LENGTH	DIRECTION
EL1	3.35'	N 00°07'21" W

- LEGEND**
- PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - - - EASEMENT LINE
 - CENTERLINE
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - V. VOLUME
 - P. PAGE

ENGINEER - SURVEYOR:
GONZALEZ & SCHNEEBERG,
ENGINEERS & SURVEYORS, INC.
680 North Central Expressway, Suite 250
Plano, Texas 75074
Phone: 972-516-8855
Fax: 972-516-8901

OWNER:
PAUL E. CASH
331 Melrose Drive, Suite 102
Richardson, TX 75080

FILED IN INSTRUMENT NO. _____

SURVEYOR'S NOTES

- Bearings are based on the Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 as determined by the WGS VRS network on grid coordinate values, no scale and no projection.
- Notice: 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.
- Subject tract is located in Zone "AE", areas within a flood hazard area and Zone "X", areas outside of a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 4813C0395 K, dated July 7, 2014.



**Notice of Application for
Minor Plat
Town of Sunnyvale
Planning & Zoning Commission**

The Town of Sunnyvale has received a request by Angie Navarro for approval of a minor plat. The request is for the development of a wedding / event facility. The location of the development is shown on the included map.

The Planning and Zoning Commission will hear this application on Monday, November 21, 2016 and the Town Council will consider the application on either Monday, December 12, 2016 or Monday, January 09, 2017. 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 related application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at (972) 203-4103 or rashad.jackson@townofsunnyvale.org.

- I am in favor of the Minor Plat
 I am opposed to the Minor Plat

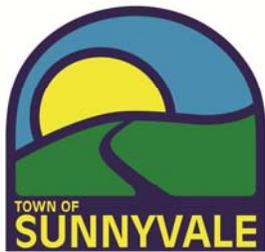
Explanation: S. Paschall Rd can not handle the
traffic produced by this venue. I would
support a plan with a frontage Road
entrance

Signature: Al Barts

Printed Name: Aimee B Barts

Address: 434 San Gabriel Way, Sunnyvale, TX

Date: 11.14.16



Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary

APPLICANT: COLIN HELFFRICH, P.E.
AT OR ABOUT: 334 JOBSON ROAD – 48.77 ACRES EAST OF JOBSON ROAD AND WEST OF WANDERING BROOK DRIVE
REQUEST: PRELIMINARY PLAT – STONEY CREEK PHASE 2E

Background & Analysis

The applicant has submitted plans for preliminary plat approval for Stoney Creek Phase 2E. The proposed plan shows a total of 72 single family residential lots ranging in size from 16,000 square feet to 30,000 square feet. Open space lots will serve as a landscape buffer along the east, north and south sides of the development. The overall design of phase 2E is consistent with the approved tentative development plan. The developer received approval for a tentative development plan of phase 2E in May 2016. The following items were approved with the tentative plan. The applicant has returned with a preliminary plat in accordance with the details noted below.

- *Variation to the Stoney Creek Boulevard roadway alignment. The reason for this variation is to avoid the Water of United States (WOUS) that was determined to be located on this property. The WOUS is located within the called Lot 1X Block A.*
- *Alley requirement shall be waived for lots less than 20,000 square feet.*
- *The minimum lot width for any sized lot shall be 100 feet minimum.*
- *The minimum setback requirements shall be as set forth:*
 - *Front Yard Setback: 50 feet*
 - *Rear Yard Setback: 30 feet*
 - *Side Yard Setback: 20 feet (Street Side: 30 feet)*
- *Deviation from the typical planting of a Red Tipped Photinia as called out in Ordinance No. 463 Exhibit D Open Space & Trail Plan. Due to the growing environment the Town has requested we provide Chinese Photinia in lieu thereof.*

Density and Lot Count Requirements

The property is zoned SF-3 PRO, Single Family Residential 3 Planned Residential Overlay. Ordinance No. 463 provides regulations for how Tract 2 of Stoney Creek is to develop. The total number of dwelling units provided within Tract 2 shall not exceed 472 units. To date, Tract 2 has a total of 318 lots. The overall maximum density per gross usable acre shall not exceed 1.43 dwelling units per acre. The table below shows the ordinance requirements in comparison with current proposed development of Tract 2. Phase 2E is included in the numbers noted below.

TRACT 2 ZONING REQUIREMENTS					
ZONING REQUIREMENTS			CURRENT DEVELOPMENT		
MAXIMUM NUMBER OF UNITS:	472			CURRENT TOTAL NUMBER OF UNITS:	470
MAXIMUM ACRES:	-			TOTAL ACRES:	330.388
MAXIMUM DENSITY:	1.43	UNITS/ACRE		DENSITY:	1.42 UNITS/ACRE
ZONING LOT SIZE REQUIREMENTS			CURRENT RESIDENTIAL LOT SIZE		
15,000-17,999	182	UNITS	15,000-17,999	142	UNITS
18,000-23,999	213	UNITS	18,000-23,999	251	UNITS
≥24,000	77	UNITS	≥24,000	77	UNITS

PHASE 2A			PHASE 2E		
15,000-17,999	43	UNITS	15,000-17,999	38	UNITS
18,000-23,999	32	UNITS	18,000-23,999	31	UNITS
>24,000	9	UNITS	>24,000	3	UNITS
PHASE 2B			PHASE 2F		
15,000-17,999	2	UNITS	15,000-17,999	2	UNITS
18,000-23,999	63	UNITS	18,000-23,999	33	UNITS
>24,000	9	UNITS	>24,000	45	UNITS
PHASE 2C			PHASE 2G		
15,000-17,999	45	UNITS	15,000-17,999	0	UNITS
18,000-23,999	33	UNITS	18,000-23,999	43	UNITS
>24,000	1	UNITS	>24,000	4	UNITS
PHASE 2D					
15,000-17,999	12	UNITS			
18,000-23,999	16	UNITS			
>24,000	6	UNITS			

Setbacks and Lot Size

Per the zoning requirements and the PRO standards, lots within Tract 2 of the Stoney Creek development are required to be a mix of sizes, which include:

Number of Units	Lot Size
182	Greater than or = to 15,000 – 17,999 square feet
213	Greater than or = to 18,000 – 23,999 square feet
77	Greater than or equal to 24,000 square feet

As shown above, the preliminary plat for Phase 2E proposes the following lot sizes.

Number of Units	Lot Size
38	15,000 – 17,999 square feet
31	18,000 – 23,999 square feet
3	Greater than or equal to 24,000 square feet

The proposed plan calls for the following typical lot setbacks. The proposed setbacks are consistent with previous phases of Stoney Creek Tract 2 and the Stoney Creek PRO regulations.

Lot Size	Width	Front Setback	Side Setback	Rear Setback
14,000 to 19,999	100	50	20 (30 if corner lot)	30
20,000 to 34,999	100	50	20 (30 if corner lot)	30

Landscaped Buffer Areas and Open Space

The current open space plan shows a perimeter buffer along the east, north and south side of the phase. The preliminary plat would appear to be consistent with the approved open space/landscape plan for Stoney Creek.

Perimeter buffering is required for Tract 2 of the Stoney Creek development. The minimum buffer area is twenty-five (25) feet in width. The proposed development meets the twenty-five foot minimum requirement. Tract 2 also requires that 45.64 acres of open space be provided. Once complete, approximately 50 acres of open space will have been provided for within Tract 2 based on the open space plan.

Access and Infrastructure

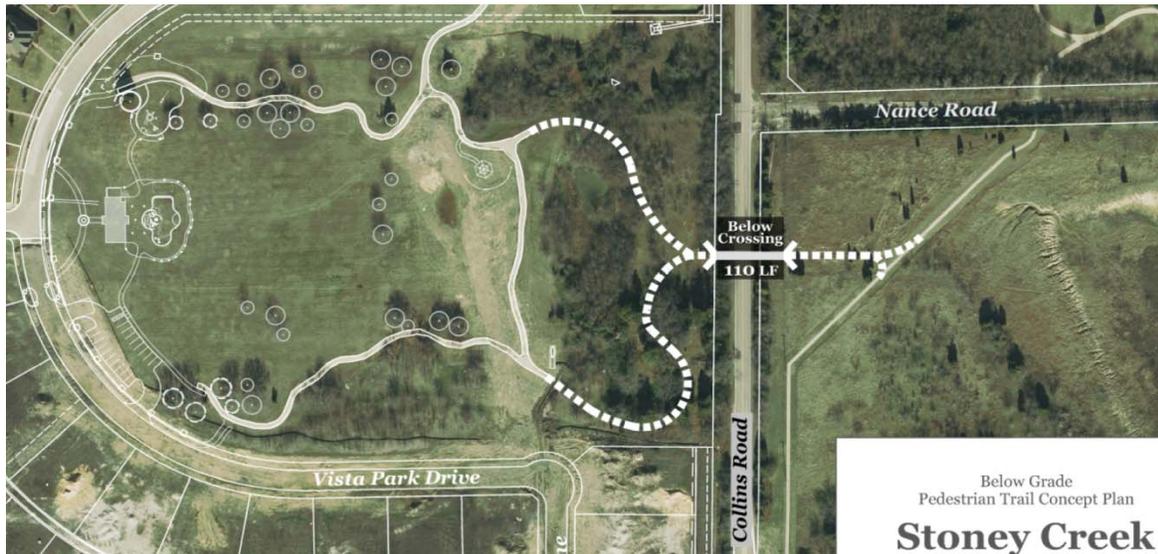
Direct access will be provided to Phase 2E from Jobson Road and Stoney Creek Blvd. A two lane extension of Stoney Creek Blvd will be constructed as part of this phase. The extension will connect Stoney Creek Blvd to Jobson Road.

A subdivision entry monument sign similar to those constructed at Stoney Creek Blvd and Collins Road is proposed at the Stoney Creek Blvd and Jobson Road intersection. Existing roadways from Phase 2B will be extended and continued as part of phase 2E (Ash Brook Lane, Sandy Creek Drive & Marble Creek Court)

Trail Development

Ordinance No. 463 stipulates, *“An Americans with Disabilities Act compliant above-grade crossing shall be constructed over Collins Road within a portion of Nance Road (if abandoned by the Town Council) or in such other suitable location as selected by the Town Council in order to connect the pedestrian and bicycle trails and to provide safe access to the Nature Center, continuation of the trail to Tract 4, and the public school.”*

Based upon resident survey, the residents of Stoney Creek are in favor of an underground trail connection in comparison to an above grade or at grade crossing. The underground trail connection would be located directly east of the Tract 2 amenity center and south of Nance Road (as shown below).



Public Notice

Public notice was provided to the Town's Official Newspaper for publication on November 2nd, 2016. Letters were also sent to property owners' within 400' on November 10th, 2016. The total number of letters sent was thirty-three (33). As of the release of the staff memo, one (1) response was received in favor.

Fiscal Impact

At the final plat stage, ordinance No. 463 requires that the developer contribute \$1,100 per lot for traffic mitigation fees. This would equate to \$79,200. These fees are to be set aside for two (2) designated roadway projects: Collins Rd (from Town East to Tripp Rd) and Tripp Rd/Collins Rd intersection improvements. To date, \$418,800 (not including +\$79,200 for phase 2E) have been contributed to the fund.

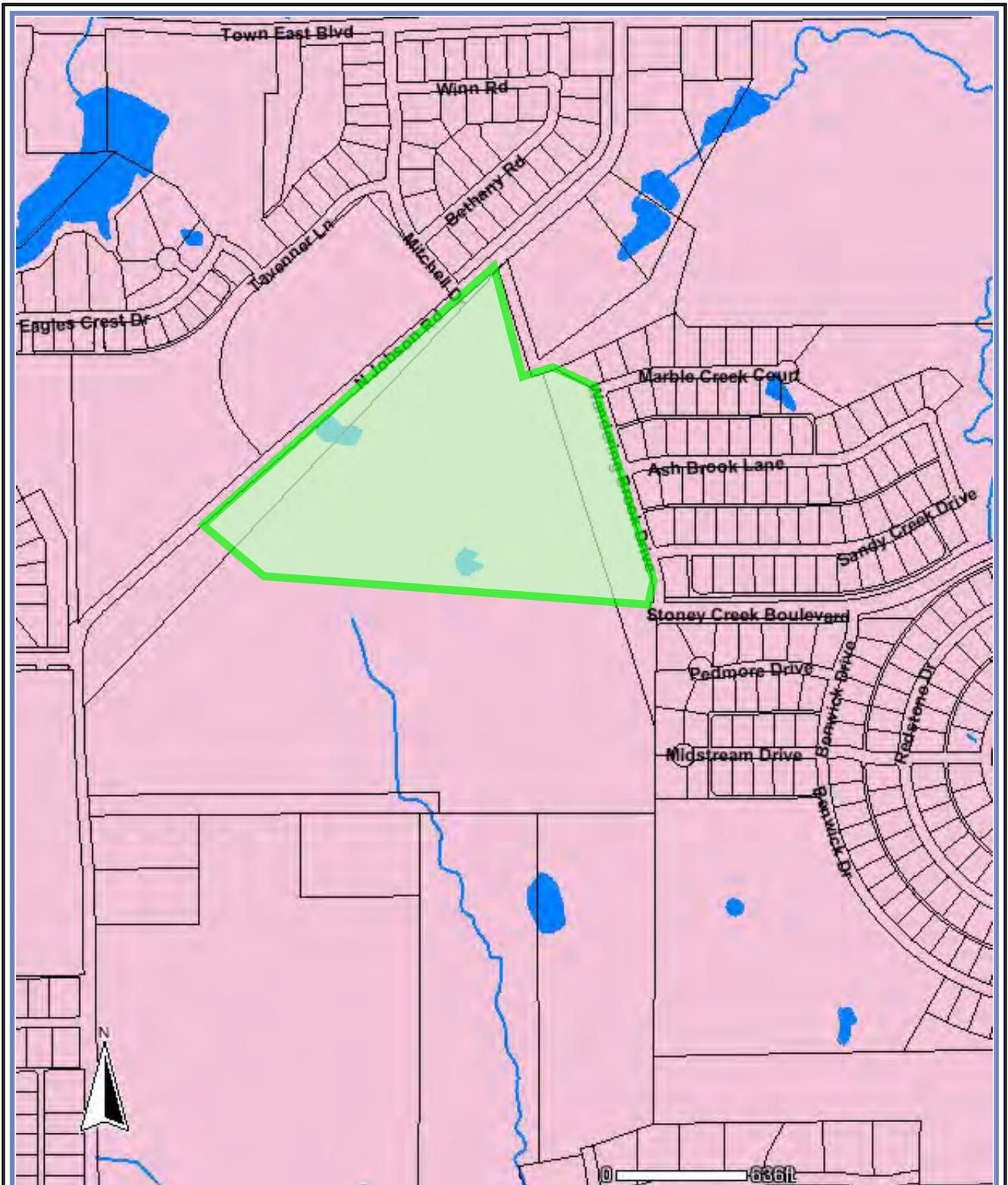
Staff Recommendation

Town staff has the following comments/recommendations for consideration:

1. Staff recommends approval. All department comments must be satisfactorily addressed prior to any development.
2. HOA documents will be required for the proposed development at the final plat approval stage.
3. The applicant will be subject to the payment of traffic mitigation fees in accordance with Ordinance No. 463 at \$1,100 per lot to be paid at final plat approval.

Attachments

- Location Map
- Preliminary plat - Stoney Creek Phase 2E
- 400' notice response letters

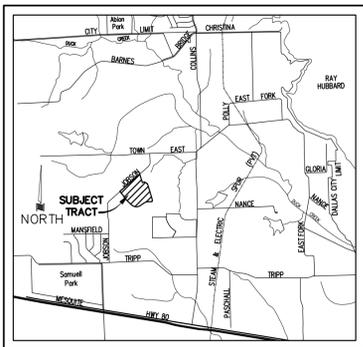


Dallas Central
Appraisal District
www.dallascad.org

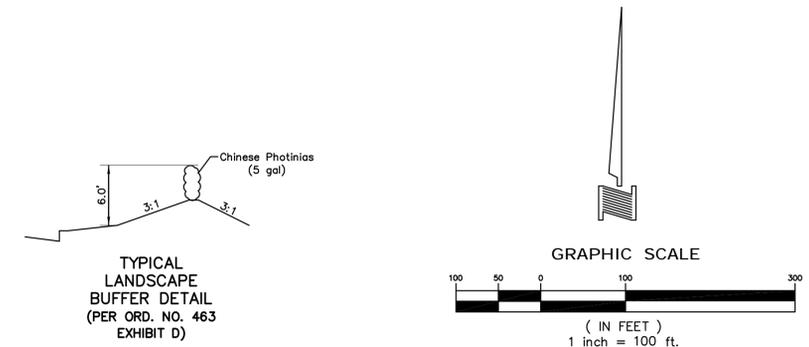
DISCLAIMER

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.

VICINITY MAP

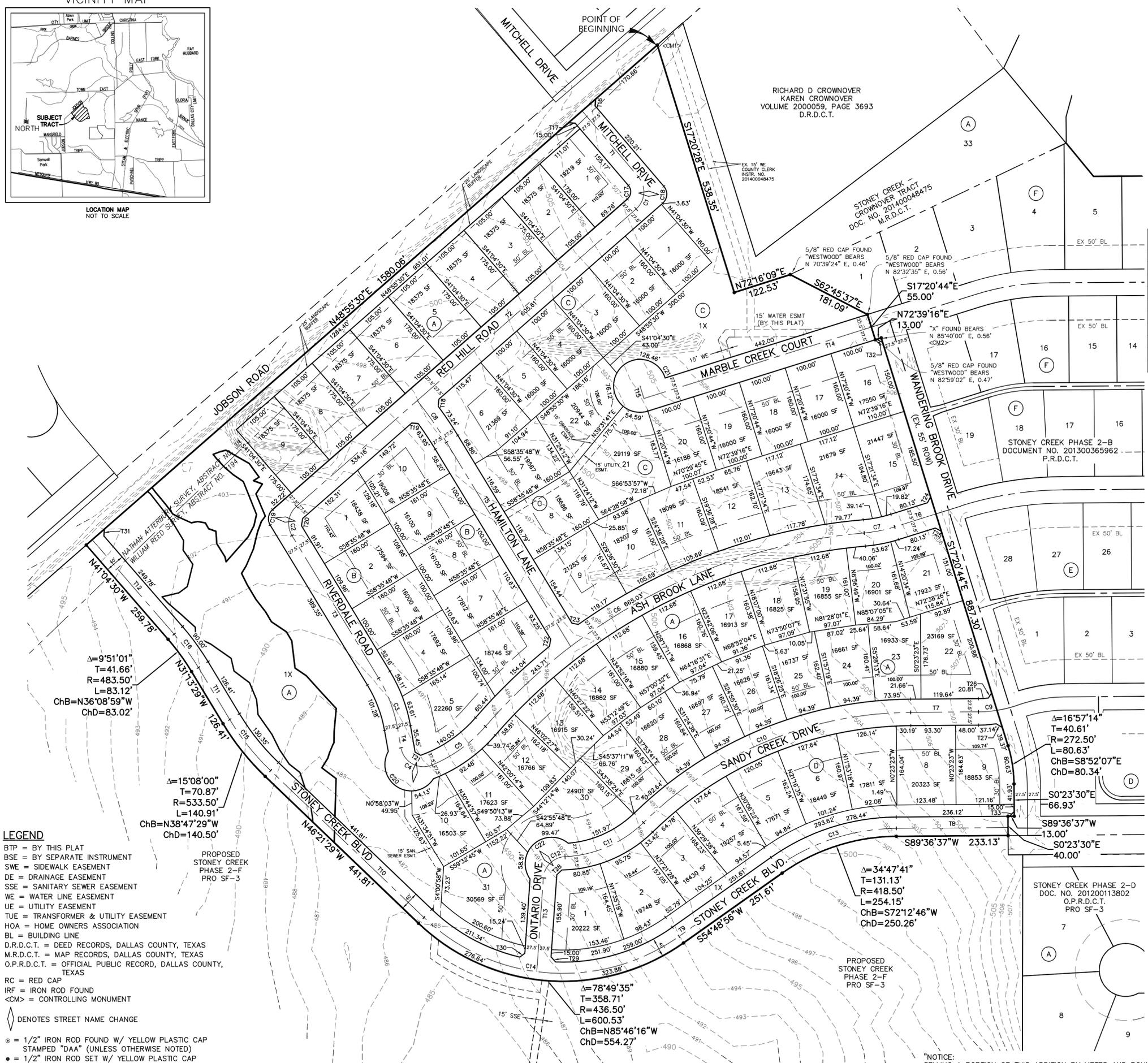


LOCATION MAP NOT TO SCALE



TYPICAL LANDSCAPE BUFFER DETAIL (PER ORD. NO. 463 EXHIBIT D)

RICHARD D. CROWNOVER
KAREN CROWNOVER
VOLUME 2000059, PAGE 3693
D.R.D.C.T.



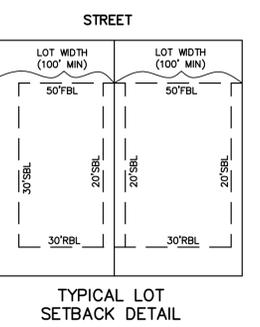
LINE	BEARING	LENGTH
T16	N4°09'21"E	14.20'
T17	N85°50'39"W	14.09'
T18	S6°02'22"W	14.65'
T19	S83°48'34"E	13.57'
T20	S8°45'39"W	15.28'
T21	S59°17'07"E	13.07'
T22	S10°00'45"W	15.00'
T23	S78°26'36"E	13.63'
T24	N27°41'07"E	14.15'

LINE	BEARING	LENGTH
T25	S62°21'09"E	14.14'
T26	N32°48'22"E	12.81'
T27	S58°13'00"E	15.12'
T28	N47°04'30"E	14.61'
T29	S41°30'32"E	14.01'
T30	N53°11'50"E	13.07'
T31	N3°55'30"E	14.14'
T32	S62°20'44"E	14.14'
T33	N44°36'33"E	14.14'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C17	89°32'18"	20.00'	19.84'	31.25'	N4°09'21"E 28.17'
C18	89°32'18"	25.00'	24.80'	39.07'	N4°09'21"E 35.21'
C19	80°19'43"	25.00'	21.10'	35.05'	S8°45'39"W 32.25'
C20	176°38'37"	55.00'	1877.23'	169.57'	S59°01'49"E 109.95'
C21	270°00'00"	55.00'	55.00'	259.18'	S27°39'16"W 77.78'
C22	164°34'54"	55.00'	406.30'	157.99'	S46°54'23"W 109.01'

LINE	BEARING	DISTANCE
T1	S40°36'48"E	180.39'
T2	N48°55'30"E	939.78'
T3	S31°24'12"E	347.15'
T4	S10°06'33"E	41.64'
T5	S31°24'12"E	496.70'
T6	N72°38'26"E	90.14'
T7	N89°36'37"E	141.29'
T8	N89°36'37"E	233.13'
T9	N54°48'56"E	251.61'
T10	S46°21'29"E	441.81'
T11	S31°13'29"E	126.41'
T12	S41°04'30"E	259.78'
T13	N04°00'58"E	195.23'
T14	S72°39'16"W	497.00'
T15	N17°20'44"W	27.50'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°32'18"	47.50'	47.12'	74.23'	S04°09'21"W 66.90'
C2	80°19'43"	47.50'	40.09'	66.59'	S08°45'39"W 61.27'
C3	211°74'00"	300.00'	56.40'	111.50'	S20°45'23"E 110.86'
C4	102°28'45"	47.50'	59.16'	84.96'	S61°20'55"E 74.08'
C5	26°23'03"	299.63'	70.23'	137.97'	N54°14'11"E 136.76'
C6	43°59'39"	1183.50'	478.09'	908.74'	N63°02'29"E 886.58'
C7	12°23'53"	300.00'	32.59'	64.92'	N78°50'22"E 64.79'
C8	7°38'22"	796.00'	53.14'	106.13'	S35°13'23"E 106.05'
C9	8°56'00"	250.00'	19.53'	38.98'	N85°08'37"E 38.94'
C10	43°52'09"	806.50'	324.78'	617.50'	N67°40'32"E 602.53'
C11	41°45'17"	250.00'	95.35'	182.19'	N66°37'07"E 178.18'
C12	83°28'47"	47.50'	42.38'	69.21'	N45°45'21"E 63.25'
C13	34°47'41"	435.00'	136.30'	264.17'	N72°12'46"E 260.13'
C14	78°49'34"	420.00'	345.15'	577.83'	S85°46'16"E 533.32'
C15	15°08'00"	517.00'	68.68'	136.55'	S38°47'29"E 136.16'
C16	9°51'01"	500.00'	43.09'	85.96'	S36°08'59"E 85.85'



TYPICAL LOT SETBACK DETAIL

NOTES:
1. Bearings shown herein are based on Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. Directional control established between <CM1> and <CM2> having a bearing and distance of S 37° 23' 23" E, 766.70'.
2. All lot corners are monumented with a 1/2" iron rod with a yellow plastic cap stamped "DAA" (unless otherwise noted).
3. Lot 1X, Block A, Lot 1X, Block C, and Lot 1X, Block D to be owned and maintained by the Home Owner's Association as Open Space, Landscape, and Drainage Easements.

PRELIMINARY PLAT
STONEY CREEK PHASE 2E
LOTS 1-31, BLOCK A, LOTS 1-10, BLOCK B
LOTS 1-22, BLOCK C, LOTS 1-9, BLOCK D
ZONED PRO "SF-3"
72 SINGLE-FAMILY RESIDENCE &
3 OPEN SPACE LOTS (9.144 ACRES)
48,771 ACRES

NATHAN ATTERBURY SURVEY, ABSTRACT NO. 38
AND WILLIAM REED SURVEY, ABSTRACT NO. 1194
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
DECEMBER 2015 SCALE: 1" = 100"

OWNER
STONEY CREEK PROPERTIES, L.L.C.
14755 PRESTON ROAD ~ SUITE 130
DALLAS, TEXAS 75254
CONTACT: DARREL AMEN ~ 972-702-8699

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

LEGEND
BTP = BY THIS PLAT
BSE = BY SEPARATE INSTRUMENT
SWE = SIDEWALK EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
WE = WATER LINE EASEMENT
UE = UTILITY EASEMENT
TUE = TRANSFORMER & UTILITY EASEMENT
HOA = HOME OWNERS ASSOCIATION
BL = BUILDING LINE
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
RC = RED CAP
IRF = IRON ROD FOUND
<CM> = CONTROLLING MONUMENT
◇ DENOTES STREET NAME CHANGE
○ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES"

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, STONEY CREEK PROPERTIES, L.L.C., is the owner of a tract of land situated in the WILLIAM REED SURVEY, ABSTRACT NO. 1194 and NATHAN ATTERBURY SURVEY, ABSTRACT NO. 38, Town of Sunnyvale, Dallas County, Texas and being part of that tract of land conveyed to Stoney Creek Properties, LLC, as recorded under Document No. 20070448727, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the southeast line of Jobson Road, a variable width right-of-way, for the north corner of this tract, being common with the most northwest corner of Lot 33, Block A of STONEY CREEK - CROWNOVER TRACT, an Addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat filed of record in Document Number 201400048475, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found for the most westerly northeast corner of said Lot 33 bears North 48° 55' 30" East, 70.56 feet;

THENCE South 17° 20' 28" East, leaving said southeast line and with the west line of said Lot 33, a distance of 538.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE North 72° 16' 09" East, with the south line of said Lot 33, a distance of 122.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, being common with the west corner of Lot 1, Block F of STONEY CREEK PHASE 2-B, an Addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat filed of record in Document Number 201300365962, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod with a red plastic cap stamped "WESTWOOD" bears North 70° 39' 24" East, 0.46 feet;

THENCE Leaving said south line and with the west line of said STONEY CREEK PHASE 2-B, the following eight (8) courses and distances:

South 62° 45' 37" East, with the southwest line of the above mentioned Lot 1, a distance of 181.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Marble Creek Court, a 55 foot right-of-way, from which a 5/8 inch iron rod with a red plastic cap stamped "WESTWOOD" bears North 82° 32' 35" East, 0.56 feet;

South 17° 20' 44" East, a distance of 55.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the south line of said Marble Creek Court, from which a 5/8 inch iron rod with a red plastic cap stamped "WESTWOOD" bears South 82° 59' 02" East, 0.47 feet;

North 72° 39' 16" East, with said south line, a distance of 13.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of Wandering Brook Drive, a 55 foot right-of-way, from which a 5/8 inch iron rod with a red plastic cap stamped "WESTWOOD" bears North 85° 40' 00" East, 0.56 feet;

South 17° 20' 44" East, with said west line, a distance of 887.30 feet to a point for 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a tangent curve to the right having a central angle of 16° 57' 14", a radius of 272.50 feet and a chord bearing and distance of S 08° 52' 07" E, 80.34 feet;

With said curve to curve to the right and said west line, an arc distance of 80.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 23' 30" East, continuing with said west line, a distance of 66.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Stoney Creek Boulevard, a 80 foot right-of-way;

South 89° 36' 37" West, with said north line, a distance of 13.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 23' 30" East, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving the above mentioned west line of STONEY CREEK PHASE 2-B, and over and across the above mentioned Stoney Creek Properties, LLC, the following nine (9) courses and distances:

South 89° 36' 37" West, a distance of 233.13 feet to a point for corner at the beginning of a tangent curve the left having a central angle of 34° 47' 41", a radius of 418.50 feet and a chord bearing and distance of South 72° 12' 46" West, 250.26 feet;

With said curve to the left, an arc distance of 254.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set corner;

South 54° 48' 56" West, a distance of 251.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a tangent curve to the right having a central angle of 78° 49' 35", a radius of 436.50 feet and a chord bearing and distance of North 85° 46' 16" West, 554.27 feet;

With said curve to the right, an arc distance of 600.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set corner;

North 46° 21' 29" West, a distance of 441.81 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 15° 08' 00", a radius of 533.50 feet and a chord bearing and distance of North 38° 47' 29" West, 140.50 feet;

With said curve to the right, an arc distance of 140.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set corner;

North 31° 13' 29" West, a distance of 126.41 feet to a point for corner at the beginning of a curve to the left having a central angle of 09° 51' 01", a radius of 483.50 feet and a chord bearing and distance of North 36° 08' 59" West, 83.02 feet;

With said curve to the left, an arc distance of 83.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set corner;

North 41° 04' 30" West, a distance of 259.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned southeast line of Jobson Road;

THENCE North 48° 55' 30" East, with said southeast line, a distance of 1,580.06 feet to the POINT OF BEGINNING and containing 48.711 acres of land, more or less.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STONEY CREEK PROPERTIES, L.L.C., acting by and through its duly authorized officers does hereby adopt this, designating the herein above described property as STONEY CREEK PHASE 2E, 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 heron. 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).

Owner hereby grants and conveys to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under Open Space shown heron. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown heron. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication in fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnyvale. This option may be exercised by notice from the Town to Owner or its successors or assigns.

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.

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 hydrant, water services and 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 THIS _____ DAY OF, _____ 2016

STONEY CREEK PROPERTIES, L.L.C.

By: _____

THE 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 and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as a duly authorized officer of such corporation, for the purposes and consideration therein expressed, and in the capacity herein stated.

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

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Plano, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, 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 purpose 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

CERTIFICATE OF APPROVAL

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

Chairman, Planning and Zoning Commission

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

Mayor

ATTEST:

Town Secretary

PRELIMINARY PLAT
STONEY CREEK PHASE 2E
LOTS 1-31, BLOCK A, LOTS 1-10, BLOCK B
LOTS 1-22, BLOCK C, LOTS 1-9, BLOCK D
ZONED PRO "SF-3"
72 SINGLE-FAMILY RESIDENCE &
3 OPEN SPACE LOTS (9.144 ACRES)
48.771 ACRES

NATHAN ATTERBURY SURVEY, ABSTRACT NO. 38
AND WILLIAM REED SURVEY, ABSTRACT NO. 1194
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

DECEMBER 2015 SCALE: 1" = 100'

OWNER
STONEY CREEK PROPERTIES, L.L.C.
14755 PRESTON ROAD ~ SUITE 130
DALLAS, TEXAS 75254
CONTACT: DARREL AMEN ~ 972-702-8699
ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399



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

The Town of Sunnyvale has received a request from Colin Helffrich, P.E. for a preliminary plat approval of Stoney Creek Phase 2E. The location of the property is shown on the attached exhibit.

The Planning and Zoning Commission will hear this application on Monday, November 21, 2016 and the Town Council will consider the application on either Monday, December 12, 2016 or Monday, January 09, 2017. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

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

I am in favor of the preliminary plat

I am opposed to the preliminary plat

Explanation:

Signature:

Printed Name:

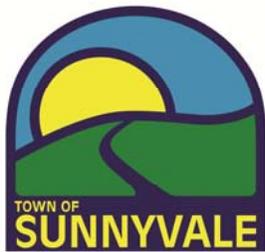
Christopher Jackson

Address:

600 N. Pearl, Suite 650, 48149, Dallas TX 75248

Date:

11/14/16



Town of Sunnyvale

November 21, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT
AT OR ABOUT: NE QUADRANT OF THE INTERSECTION OF TRIPP RD AND
JOBSON RD (48.16 ACRES)
REQUEST: CONCEPT PLAN – GLAZER ESTATES

Background

The applicant is seeking Concept Plan approval for the Glazer Estates. The property is located within the northeast quadrant of the intersection of Tripp Road and Jobson Road. The property is 48.16 acres in size and is zoned Single Family Residential 3 (SF-3). The property abuts Sunnyvale Estates to the west, The Falls development to the east, large single family residential lots to the south, and utility property owned by Texas Power & Light/Oncor Electric Delivery Company on the north.

The development is proposed to be constructed under straight zoning standards. The developer has proposed a development that would provide for 34 single family residential lots which range in size from 1 acre to 2.7 acres. The development would be accessed via two (2) entrances from Jobson Road.

Comprehensive Plan Info

The Comprehensive Plan is the document that provides direction for the development of individual properties, according to the Town's vision. Individual development request should fit into the overall development plan that has been prescribed. The Land Use Diagram shows one land use designation for the site, Low Density Residential. Low Density Residential is "characterized as a residential subdivision with a maximum base density of 1.0 dwelling units per acre. Typical housing types in this land use category include single family detached homes on large and medium sized lots. A minimum lot width of 170 feet is required unless the subdivision is developed at the incentive or bonus density."

As noted, development proposals are meant to fit into the proposed development plan noted for the area. The proposed plan adheres to the future land use intent for the area (large lot development).

Zoning Ordinance Info – Base Density Development

The purpose of the SF-3 District "is intended for low density residential use on large and medium size lots, and the provision of flexible development opportunities through planned residential development. This district is appropriate where low-density urban development is desired and where public services exist or could reasonably be extended to the development".

Details of the proposed SF3 development are as follows.

Total Site Area	48.16 acres
Total Lots (minimum 1 acre)	34
Density	0.7 dwelling units per acre
Zoning	SF - 3

Future Development Details & Requirements

Landscaped Buffer Areas and Right-of-Way

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

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

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

The proposed landscape plan shows a twenty-five (25') foot landscape buffer / common area along the western and eastern boundaries of the development. The applicant has also proposed a 10' buffer on the northeast property boundary (near Texas Power & Light/Oncor Electric Delivery Company site) and a 15' buffer on the northwest property boundary (near two abutting residential parcels).

Tree Preservation / Replacement Plan

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. The site contains only a few trees along the Jobson Road right of way.

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 for base zoning development

- Fencing - Given that fencing will be adjacent to open space / floodplain areas, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used for residential lots that abut open space.
- Zoning ordinance regulations require that garages shall not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face

or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows.

Sidewalks/Trails and Open Space

The Town of Sunnyvale Parks, Recreation, and Open Space Plan shows a future trail extending south along a portion of Jobson Road. The applicant will provide an 8' wide trail along the western portion of the development in accordance with the Town Open Space Master Plan. This connection in the trail system is intended to provide a north/south connection to Samuell North Park and neighboring residential developments.

Public Notice

Public notice was provided to the Town's Official Newspaper for publication on November 2, 2016. Letters were also sent to property owners' within 400' on November 10, 2016. The total number of letters sent was sixty-one (61). As of the release of the staff memo, one response letter in opposition was received.

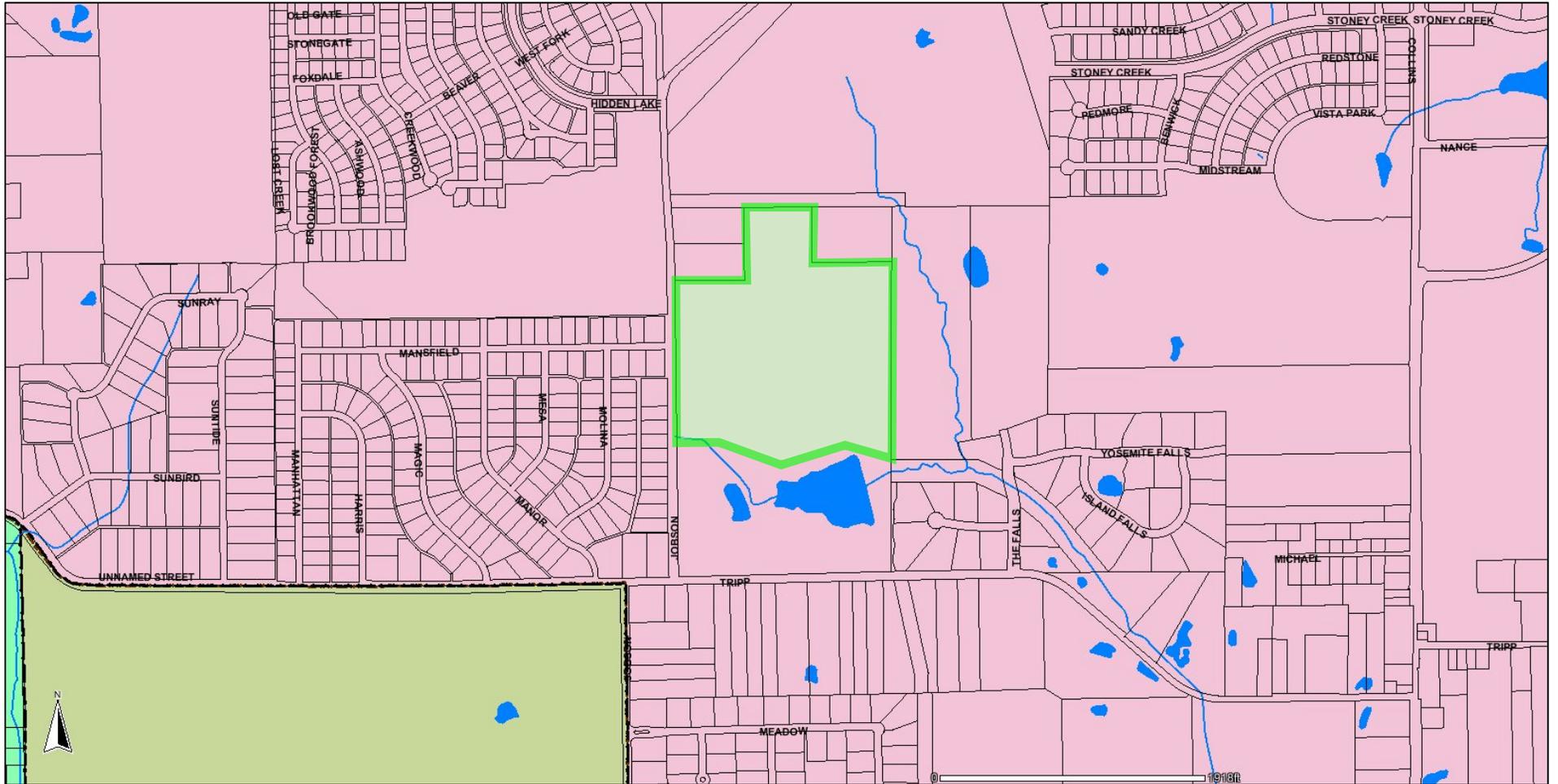
Staff Recommendation

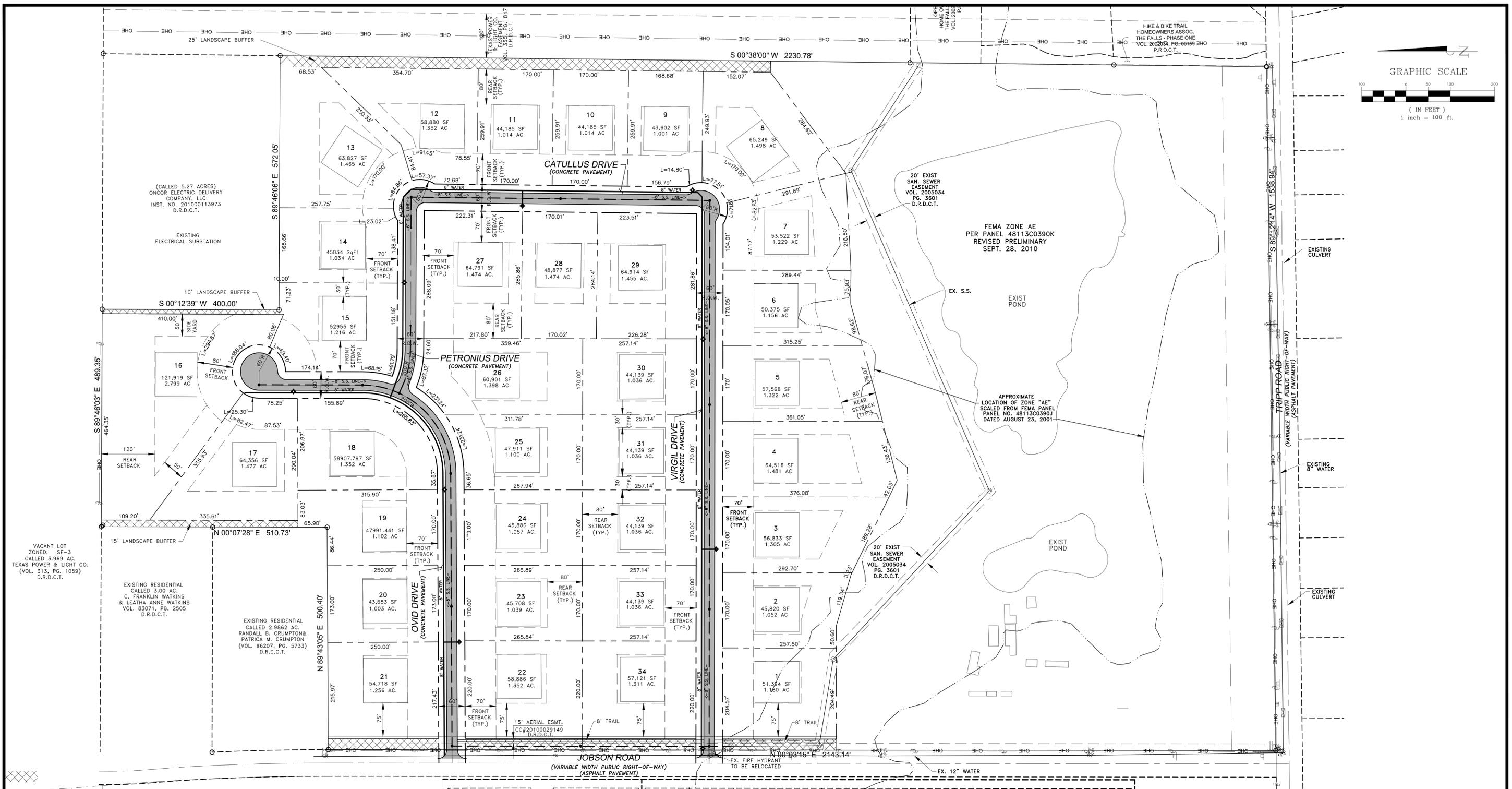
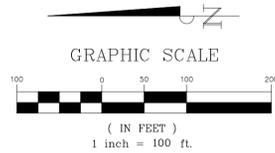
Comments may not represent an all-inclusive list. More detailed plans and drawings would be provided at the Preliminary Plat level to ensure that every regulation required by Town ordinance has been adequately addressed. Town staff provides the following comments for consideration:

1. Staff recommends approval of the base zoning development. The proposed development adheres to the development standards of the zoning ordinance.
2. If approved, the developer will need to address any future comments and/or concerns that may be presented by the Public Works Director and Town Engineer.
3. The applicant would need to verify that no floodplain reclamation is necessary for those lots/pads located near the floodplain area. The FEMA floodplain will have to be removed from the proposed residential lots with a Letter of Map Revision.
4. Additional comments have been provided throughout the staff memo, which must be taken into consideration prior to preliminary plat submittal.

Attachments

- Location Map
- Concept Plan for Glazer Estates
- 400' Notice Letter





VACANT LOT ZONED: SF-3 CALLED 3.969 AC. TEXAS POWER & LIGHT CO. (VOL. 313, PG. 1059) D.R.D.C.T.

EXISTING RESIDENTIAL CALLED 3.00 AC. C. FRANKLIN WATKINS & LEATHA ANNE WATKINS VOL. 83071, PG. 2505 D.R.D.C.T.

EXISTING RESIDENTIAL CALLED 2.862 AC. RANDALL B. CRUMPTON & PATRICA M. CRUMPTON (VOL. 96207, PG. 5733) D.R.D.C.T.

(CALLED 5.27 ACRES) ONCOR ELECTRIC DELIVERY COMPANY, LLC INST. NO. 201000113973 D.R.D.C.T.

EXISTING ELECTRICAL SUBSTATION

FEMA ZONE AE PER PANEL 48113C0390K REVISED PRELIMINARY SEPT. 28, 2010

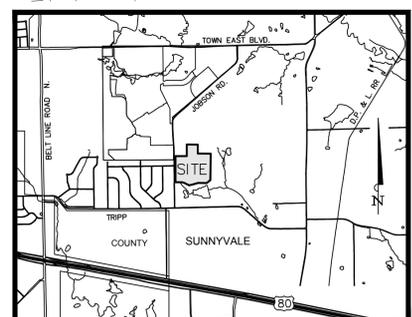
APPROXIMATE LOCATION OF ZONE "AE" SCALED FROM FEMA PANEL NO. 48113C0390J DATED AUGUST 23, 2001

20' EXIST SAN. SEWER EASEMENT VOL. 2005034 PG. 3601 D.R.D.C.T.

20' EXIST SAN. SEWER EASEMENT VOL. 2005034 PG. 3601 D.R.D.C.T.

SITE DATA SUMMARY	
ZONING /	SF-3
TOTAL SITE AREA:	48.16 ACRES
(including buffers)	2,124,513 SF
SF-3 LOT AREA:	48.16 ACRES
	2,124,513 SF
SF-3 DENSITY:	0.70 UNITS/AC (34 LOTS)
TOTAL # OF LOTS:	34 LOTS
MINIMUM SIZE:	43,560 SF
SETBACKS - 1 AC:	
FRONT:	70 FEET
REAR:	80 FEET
SIDE:	30 FEET

LEGEND
 DENOTES COMMON AREA



VICINITY MAP
NOT TO SCALE
SUNNYVALE, TEXAS

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

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

CONCEPT PLAN FOR GLAZER ESTATES

48.16 ACRES
 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
 ABSTRACT NO. 338



**Notice of Application for
Concept Plan
Town of Sunnyvale
Planning & Zoning Commission**

The Town of Sunnyvale has received a request by John Arnold for approval of a Concept Plan for Glazer Estates. The property is located at /or about the northern section of the NE Quadrant of Tripp Rd and Jobson Rd and is shown on the attached exhibit. The concept plan is proposing the development of 34 lots north of the Long Creek floodplain area.

The Planning and Zoning Commission will hear this application on Monday, November 21, 2016 and the Town Council will consider the application on either Monday, December 12, 2016 or Monday, January 09, 2017. 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 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:

poor infrastructure .. i.e. roads,
utilities, traffic congestion

Signature:



Printed Name:

Steven A Davis

Address:

210 Moline

Date:

11-13-16