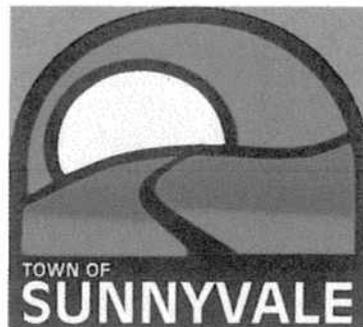


TOWN OF SUNNYVALE

PLANNING AND ZONING MEETING



June 20, 2011

7:00 PM



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
JUNE 20, 2011
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON JUNE 20, 2011 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041 AND GOVERNMENT CODE SECTION 551.071. ITEMS TO BE DISCUSSED:

• **CALL MEETING TO ORDER**

• **1. APPROVAL OF MINUTES**

A. REGULAR MEETING - 05-16-11

• **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. APPLICATION FOR PRELIMINARY AND FINAL PLAT

APPLICANT: EUGENE FISHER
AT OR ABOUT: 514 N. COLLINS RD
REQUEST: FISHER ESTATES

3. APPLICATION FOR SITE PLAN

APPLICANT: MICHAEL OLTEAN
AT OR ABOUT: 430 ASTON DR
REQUEST: MORLEY-MOSS EXPANSION

• **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.

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON THIS THE 17TH DAY OF JUNE 2011 IN THE FOLLOWING LOCATIONS

**TOWN HALL AT 127 N. COLLINS ROAD SUNNYVALE ISD 417 E. TRIPP ROAD
SUNNYVALE LIBRARY AT 402 TOWER PLACE**

KATHRYN DEWEY, TOWN SECRETARY



**MINUTES
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
MAY 16, 2011
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A REGULAR MEETING ON MAY 16, 2011 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041. THOSE PRESENT WERE:

	CHAIRPERSON	MARK EGAN
	CO-CHAIRPERSON	RICKEY HOFFMAN
	MEMBER	PERRY GRAHAM
	MEMBER	CHARLES LOCKHART
	MEMBER	CHRIS MCNEILL
	MEMBER	DIANE TURNER
	MEMBER	JACK KIRKLAND
ABSENT	ALTERNATE MEMBER	JOS JOSEPH
	ALTERNATE MEMBER	KEN WILSON

• **CALL MEETING TO ORDER**

Chairperson Egan called the meeting to order at 7:01 p.m.

• **1. APPROVAL OF MINUTES**

- A. REGULAR MEETING - 03-21-11
- B. SPECIAL CALLED MEETING - 04-11-11
- C. SPECIAL CALLED MEETING - 04-18-11
- D. REGULAR MEETING - 04-18-11
- E. SPECIAL CALLED MEETING - 04-25-11
- F. JOINT MEETING WITH COUNCIL - 04-25-11

Member McNeill asked for an attendance correction to be made on the 4-25-11 minutes. Motion was made by Member Graham to approve all the minutes as amended. Motion seconded by Member Hoffman. Motion carried 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. TO CONSIDER AND MAKE RECOMMENDATIONS REGARDING CONDITIONAL CHANGES TO THE TOWN'S COMPREHENSIVE PLAN AND LAND USE DIAGRAM FROM URBAN DENSITY RESIDENTIAL (UDR) TO COMMERCIAL (C) AND INDUSTRIAL (I) AND THE TOWN'S OFFICIAL ZONING MAP FROM ATTACHED HOUSING COMMERCIAL (AHC) TO HIGHWAY COMMERCIAL (HC) AND INDUSTRIAL (I) ON A PORTION OF THAT CERTAIN PROPERTY LYING WITHIN THE TRINITY COLWELL SURVEY, ABSTRACT NO 335, CONSISTING OF 17.25 ACRES MORE OR LESS, IN THE

TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS AND LOCATED GENERALLY ON THE WEST SIDE OF PLANTERS ROAD, APPROXIMATELY 1,000 FEET SOUTH OF U.S. HIGHWAY 80, (A MORE DETAILED DESCRIPTION TO INCLUDE METES AND BOUNDS BEING AVAILABLE AT SUNNYVALE TOWN HALL).

Chairperson Egan read Item #2 into the record.

Terry Morgan, Town Attorney, explained the property owner had asked to revert the property, recently rezoned, back to the original zoning and land use category on August 31, 2013, unless the developer is awarded tax credits by the state.

Chairperson Egan opened the public hearing.

Public Comments:

1) Tommy Mann, representing Homatex LP, owner of the Dal-Tile building, spoke in favor of reverting the zoning to Industrial and Heavy Commercial permanently.

No other public comments.

Chairperson Egan closed the public hearing.

Motion was made by Member McNeill to recommend an ordinance to approve changes to the Town's Comprehensive Plan and Land Use Diagram from Urban Density Residential (UDR) to Commercial (C) and Industrial (I) and the Town's Official Zoning Map from Attached Housing Commercial (AHC) to Highway Commercial (HC) and Industrial (I) on a portion of that certain property lying within the Trinity Colwell Survey, Abstract no 335, consisting of 17.25 acres more or less, in the Town of Sunnyvale, Dallas County, Texas and located generally on the west side of planters road, approximately 1,000 feet south of US Highway 80. Motion seconded by Member Graham. Motion carried unanimously.

3. TO CONSIDER AND MAKE RECOMMENDATIONS REGARDING CHANGES TO THE TOWN'S OFFICIAL ZONING MAP FROM AGRICULTURAL RESIDENTIAL (AR) TO SINGLE FAMILY -2 (SF-2) ON A PORTION OF THAT CERTAIN PROPERTY LYING WITHIN THE WILLIAM ROWE SURVEY, ABSTRACT NO 1236 CONSISTING OF 6.000 ACRES IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS AND LOCATED GENERALLY ON THE EAST SIDE OF COLLINS ROAD APPROXIMATELY 2646 FEET FROM THE INTERSECTION CENTERLINE OF COLLINS ROAD AND THE CENTERLINE OF BARNES BRIDGE

APPLICANT: EUGENE FISHER
AT OR ABOUT: 514 N. COLLINS RD
REQUEST: ZONING CHANGE

Steve Gilbert, Building Official, advised the property was the only property within the Town that currently had the AR zoning. The applicant operated a pecan orchard. The property would remain a working orchard, the intent of the zoning change was to separate the property into three equal parts for Mr. Fisher's three children to live there and continue to operate the family farm.

Chairperson Egan opened the public hearing. There were no public comments. Chairperson Egan closed the public hearing.

Motion was made by Member Graham to recommend approval regarding changes to the town's official zoning map from Agricultural Residential (AR) to Single Family -2 (SF-2) on a portion of that certain property lying within the William Rowe survey, abstract no. 1236 consisting of 6.000 acres in the town of Sunnyvale, Dallas county, Texas and located generally on the east side of Collins Road approximately 2646 feet from the intersection centerline of Collins Road and the centerline of Barnes Bridge Road (514 N. Collins Road). Motion seconded by Member Turner. Motion carried unanimously.

4. APPLICATION FOR FINAL PLAT

APPLICANT: TOMMY SATTERFIELD

AT OR ABOUT: 618 US HWY 80 E

REQUEST: O'CAMPO PLAZA

Steve Gilbert advised a final plat application had been received from Tommy Satterfield for a project at 618 US Hwy 80 E known as the Bull's Pen Cafe. He stated the project was complete and ready for final platting with all items on the town's list resolved.

Tommy Satterfield was present to answer any questions.

Chairperson Egan opened the public hearing. There were no public comments. Chairperson Egan closed the public hearing.

Motion was made by Member Turner to approve the final plat at 618 US Hwy 80 E otherwise known as the Bull's Pen Cafe. Motion seconded by Member Graham. Motion carried unanimously.

5. APPLICATION FOR PRELIMINARY PLAT AND SITE PLAN

APPLICANT: SETH KELLY

AT OR ABOUT: 330 TOWN EAST BLVD

REQUEST: ROBERTSON MEDICAL

Steve Gilbert advised the applicant had successfully obtained necessary variances from the Board of Adjustments. The preliminary and site plan were for medical offices.

Seth Kelly was present to answer any questions. He advised there were no issues with the town engineer's review of the project.

Minutes
Planning and Zoning Commission
May 16, 2011
Page 4

Chairperson Egan opened the public hearing. There were no public comments. Chairperson Egan closed the public hearing.

Motion was made by Member Hoffman to approve the preliminary plat and site plan for applicant Seth Kelly, at or about 330 Town East Blvd, for Robertson Medical as presented. Motion seconded by Member Kirkland. Motion carried unanimously.

- **ADJOURN**

Chairperson Egan adjourned the meeting at 7:29 p.m.

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

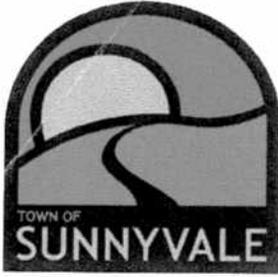
Chairperson Mark Egan

ATTEST:

Kathryn Dewey, Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM

Meeting dates pg 4 - June 20th 7:00pm
 Council = June 27th 7:00pm.



TOWN OF SUNNYVALE
 127 N Collins Road
 Sunnyvale, Texas 75182
 (972) 203-4188

DEVELOPMENT APPLICATION

- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Replat |
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Preliminary Site/Concept Plan | |
| <input type="checkbox"/> Landscape | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Tree survey | <input type="checkbox"/> Building Elevations |

PROPERTY INFORMATION

FILE NO: 1293

Addition Name: FISHER ESTATES	Address/Location: 514 N. COLLINS, SUNNYVALE
Lot(s): 1-3	Block: A
# of Acres: 6	# of Lots: 3
	Current Zoning:
	# of Units:

APPLICANT INFORMATION

Name: EUGENE FISHER	Company:
Mailing Address: 514 N. COLLINS	
City: SUNNYVALE	State: TX
Phone: 972-226-1273	Zip: 75182
Fax:	Email:

OWNER INFORMATION

Name: EUGENE FISHER	Company:
Mailing Address: 514 N. COLLINS	
City: SUNNYVALE	State: TX
Phone: 972-226-1273	Zip: 75182
Fax:	Email:

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

- Preliminary Plat & Checklist 24"x36", 4 copies (folded)
- Final Plat & Checklist 24"x36", 4 copies (folded)
- Amended Plat & Checklist* 24"x36", 4 copies (folded)
- Minor Plat & Checklist* 24"x36", 4 copies (folded)
- Replat & Checklist* 24"x36", 4 copies (folded)
- Preliminary Site/Concept Plan & Checklist 24"x36", 4 copies (folded)
- Site Plan & Checklist 24"x36", 4 copies (folded)
- Landscape Plan & Checklist 24"x36", 4 copies (folded)
- Building Elevations 24"x36", 4 copies (folded)
- Photometric/Lighting 24"x36", 2 copies (folded)
- Tree Survey & Checklist 24"x36", 4 copies (folded)
- Civil Engineering Plans 2 Sets (rolled)

*Use final plat checklist

(See Fee Schedule for all Amounts)

Fee: 530
 Fee: 515
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____

pd 7 5/24

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize _____ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

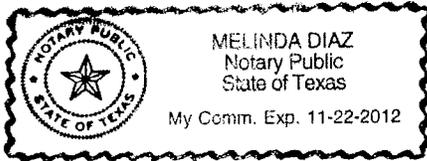
Owner's Signature: Eugene Fisher Date: 5-24-11

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Eugene Fisher the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 24th day of May, 2011

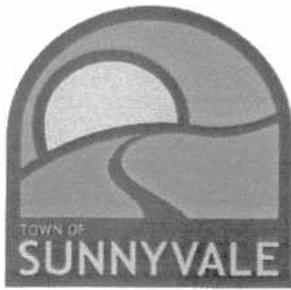


Melinda Diaz
Notary Public in and for the State of Texas

This application is not considered accepted by the Town until the Town Engineer or Chief Building Official has signed below.

Town Engineer

Melinda Diaz
Chief Building Official



STAFF REPORT

DATE: June 16, 2011
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: Fisher Estates
File No. 1273
PAGES: 1

Eugene & Sarah Fisher has made application for preliminary and final plat for the subject project. The project is located at 514 N Collins Road and consists of three residential lots on 6 acres of land. There are two items that need to be completed: installation of two Town required corner monuments and two water service lines. One lot currently has a water service to the existing residence.

Based on staff's review, the preliminary and final plat conforms to the platting requirements of the Town. Staff is recommending approval of the final plat with the owner's understanding that the plat will not be filed of record nor any building permits issued until the two stated items above have been completed.



Marc Bentley, P.E.
Town Engineer



**Notice of Application for Preliminary and Final Plat
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Eugene Fisher for approval of a Preliminary and Final Plat for FISHER ESTATES. The property being platted is located at 514 N. Collins Road and is shown on the attached exhibit.

Plat Description- William Rowe Survey, Abstract. 1236, Town of Sunnyvale, Dallas County, Texas. Lot's 1, 2 & 3

The Planning and Zoning Commission will hear this application on June 20, 2011 and the Town Council will consider the application on June 27, or July 11, 2011. 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 the development department at 972-203-4188.

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 Preliminary Plat
 I am opposed to the Preliminary Plat

Explanation:

Signature: Pamela Hart
Printed Name: Pamela Hart
Address: 515 N Collins Rd
Date: 6-14-11



**Notice of Application for Preliminary and Final Plat
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Eugene Fisher for approval of a Preliminary and Final Plat for FISHER ESTATES. The property being platted is located at 514 N. Collins Road and is shown on the attached exhibit.

Plat Description- William Rowe Survey, Abstract. 1236, Town of Sunnyvale, Dallas County, Texas. Lot's 1, 2 & 3

The Planning and Zoning Commission will hear this application on June 20, 2011 and the Town Council will consider the application on June 27, or July 11, 2011. 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 the development department at 972-203-4188.

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 Preliminary Plat
- I am opposed to the Preliminary Plat

Explanation:

Signature:

Printed Name:

Address:

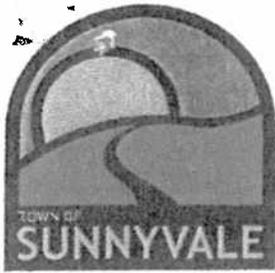
Date:



514 N. Collins
Dallas Central Appraisal District
www.dallascad.org



DISCLAIMER
 The Dallas Central Appraisal District does not control or guarantee the accuracy, relevancy, timeliness or completeness of this data. DCAD assumes no legal responsibilities for the information represented on this map. Users should independently verify the data on this map before making any conclusions based on this data.



TOWN OF SUNNYVALE
 127 N Collins Road
 Sunnyvale, Texas 75182
 (972) 203-4188

194 Council 6-27-11 @ 7:00 pm.

DEVELOPMENT APPLICATION

- | | |
|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Replat |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Amending Plat |
| <input type="checkbox"/> Preliminary Site Plan | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Tree survey |
| <input type="checkbox"/> Building Elevations | |

FILE NO: 1274

PROPERTY INFORMATION

Addition Name: SUNNYVALE INDUSTRIAL PARK	Address/Location: 430 ASTON DRIVE
Lot(s): 1.14 Block: A	Current Zoning: I
# of Acres: 1.60	# of Lots: 1 # of Units: N/A

APPLICANT INFORMATION

Name: MICHAEL O'NEAL	Company: MORLEY MOSS, INC.
Mailing Address: 430 ASTON DRIVE	
City: SUNNYVALE State: TX	Zip: 75182
Phone: (214) 388-1177	Fax: Email:

OWNER INFORMATION

Name: (SAME AS ABOVE)	Company:
Mailing Address:	
City: State: Zip:	
Phone: Fax: Email:	

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule for all Amounts)

- | | | |
|--|----------------------------|---------------------|
| <input type="checkbox"/> Preliminary Plat & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Final Plat & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Amended Plat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Minor Plat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Replat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Preliminary Site Plan & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input checked="" type="checkbox"/> Site Plan & Checklist | 24"x36", 4 copies (folded) | Fee: 505.00 5-25-11 |
| <input type="checkbox"/> Landscape Plan & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Building Elevations | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Photometric/Lighting | 24"x36", 2 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Tree Survey & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Civil Engineering Plans | 2 Sets (rolled) | Fee: _____ |

*Use final plat checklist

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize _____ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

Owner's Signature: *Michael Oltean* Date: 5/25/11

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Michael Oltean the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 25th day of May, 2011

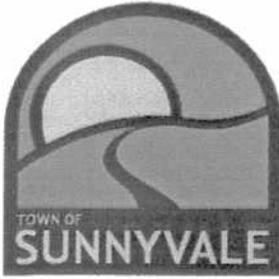


Melinda Diaz
Notary Public in and for the State of Texas

This application is not considered accepted by the Town until the Town Engineer or Chief Building Official has signed below.

Town Engineer

Melinda Diaz
Chief Building Official



STAFF REPORT

DATE: June 16, 2011
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: Morley Moss
File No. 1274
PAGES: 1

Morley Moss, Inc. has made application for site plan for the subject project. The property is located at 430 Aston Drive. The project is a proposed 6,400 square foot expansion of existing facility within the I (Industrial) zoning district.

There were twelve (12) notices mailed and none returned as of June 16, 2011.

Staff has worked with the applicant to arrive at plans that conform to Town regulations. The following are staff comments based on the drawings you have in front of you:

SITE PLAN

- Need to show fire lane that was on originally submitted drawing

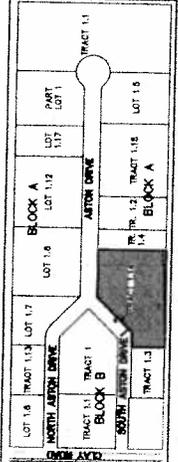
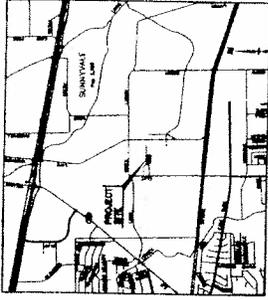
PHOTOMETRIC PLAN

- The proposed lighting exceeds the requirement at the property line.

We are recommending approval of the of the site plan subject to the above items being satisfactorily completed and final approval of the engineering plans.



Marc Bentley, P.E.
Town Engineer

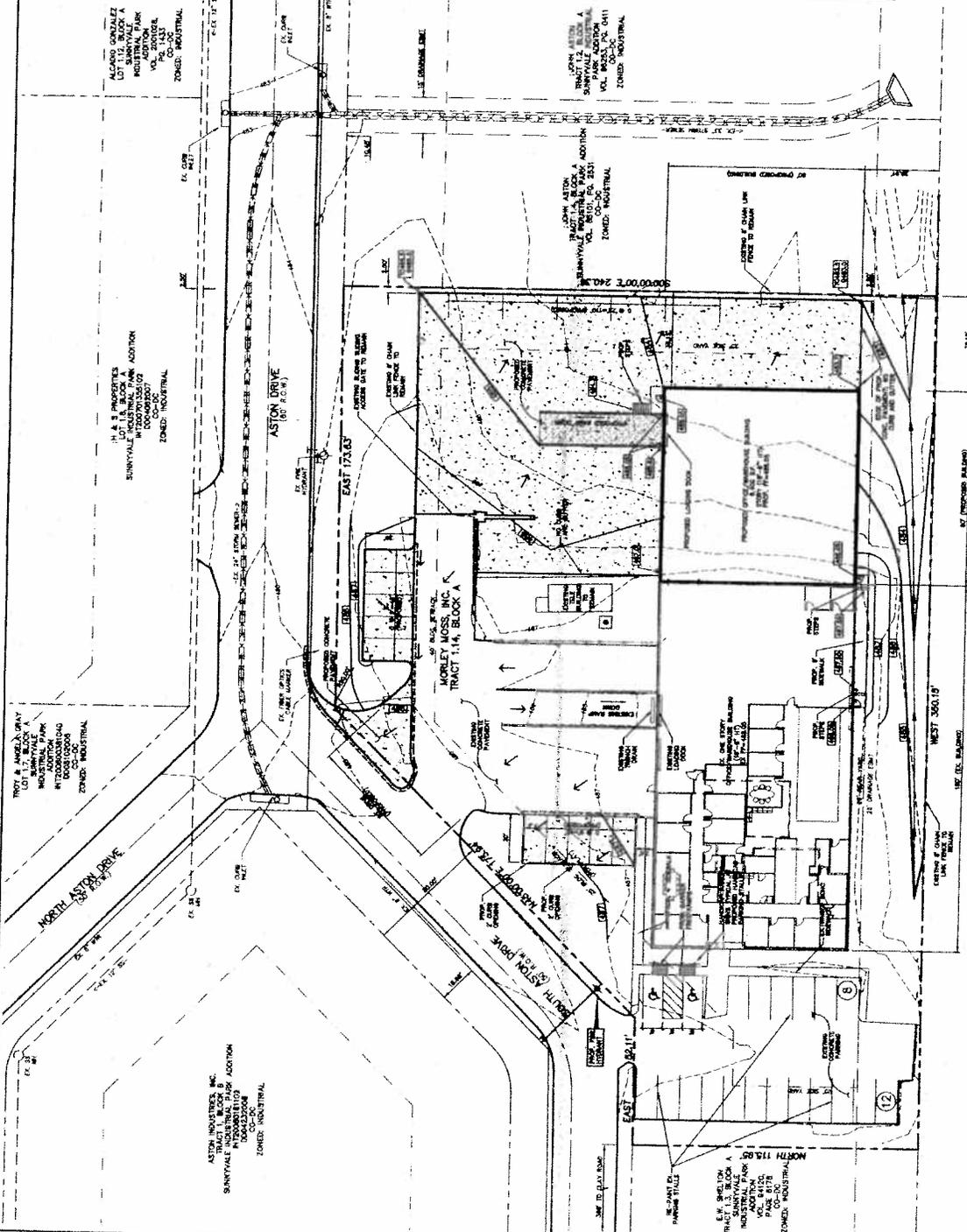


GENERAL SITE DATA	
ZONING	(INDUSTRIAL)
LAND USE	OFFICE / WAREHOUSE
TRACT	TRACT 1.14, BLOCK A
TRACT AREA	18,940 S.F.
BUILDING FOOTPRINT AREA	12,000 S.F.
BUILDING HEIGHT	1 STORY
LOT COVERAGE	(64-47)
FLOOR AREA RATIO (F.A.R.)	0.631
PARKING RATIO	1 SPACE/200 S.F.
PARKING REQUIRED	1 SPACE/200 S.F.
PARKING PROVIDED	35 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA	18,940 S.F.
TOTAL BUILDING FOOTPRINT AREA	12,000 S.F.
TOTAL IMPERVIOUS SURFACES	30,940 S.F.
TOTAL IMPERVIOUS SURFACES	30,940 S.F.
TOTAL IMPERVIOUS SURFACES	(71.86)

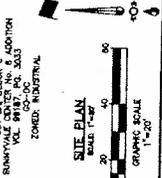
SITE PLAN
MORLEY MOSS EXPANSION
 TOWN OF SUNNYVALE
 DALLAS COUNTY, TEXAS
 SUNNYVALE INDUSTRIAL PARK ADDITION
 BEING A 1,600 (86,940 S.F.) TRACT OF LAND
 L.L. MOSS SURVEY, ABSTRACT NO. 1293

PREPARED BY:
 QUAL ENGINEERS/ARCHITECTS
 1414 N. CENTRAL EXPRESSWAY
 DALLAS, TEXAS 75201
 CONTACT: JEFF BIRRE
 PHONE: 214-821-3472
 FAX: 214-821-3473
 DATE: 06/12/2011

DATE: 06/12/2011



TRACT LEGAL DESCRIPTION	
TRACT 1.14, BLOCK A	SUNNYVALE INDUSTRIAL PARK ADDITION
TRACT AREA	1,600 AC (86,940 S.F.)
SECTION INFORMATION	SECTION 28, TOWNSHIP 14N, RANGE 14E, COUNTY OF DALLAS, TEXAS
SECTION INFORMATION	SECTION 28, TOWNSHIP 14N, RANGE 14E, COUNTY OF DALLAS, TEXAS
SECTION INFORMATION	SECTION 28, TOWNSHIP 14N, RANGE 14E, COUNTY OF DALLAS, TEXAS
SECTION INFORMATION	SECTION 28, TOWNSHIP 14N, RANGE 14E, COUNTY OF DALLAS, TEXAS



- SITE PLAN GENERAL NOTES:**
1. PROPOSED HATCHED PARKING SPACES ARE EXPOSED. ALL OTHER PROPOSED POT PARKING SPACES ARE TO BE DETERMINED BY THE USER.
 2. SITE LIGHTING SHALL COMPLY WITH LIGHTING AND GLARE REQUIREMENTS. REFER TO PROTECTIVE PHOTOGRAPHY FOR LIGHTING AND GLARE REQUIREMENTS.
 3. ALL PROPOSED CONCRETE PAVEMENT SHALL BE 6" THICK, 3000 P.S.I. CONCRETE WITH #3 BARS AT 18" O.C.E.L.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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**Notice of Application for Site Plan
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Michael Oltean/ Morley Moss Inc, for approval of a Site Plan for an expansion of the existing building. The property being developed is located at 430 Aston Drive and is shown on the attached exhibit.

Site Plan Description-MORLEY MOSS EXPANSION, Tract 1.14, block A, Sunnyvale Industrial Park Addition being a 1.606 acre tract of land, L.J. Ridlin Survey, abstract no. 1253, Town of Sunnyvale, Dallas County, Texas.

The Planning and Zoning Commission will hear this application on June 20, 2011 and the Town Council will consider the application on June 27, or July 11, 2011. 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 Site Plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department at 972-203-4188.

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 Site Plan
- I am opposed to the Site Plan

Explanation:

Signature:

Printed Name:

Address:

Date:



430 Aston Dr.

Dallas Central Appraisal District
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