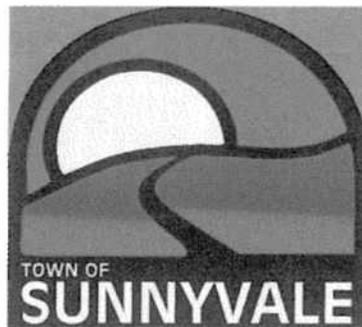


# TOWN OF SUNNYVALE

## PLANNING AND ZONING MEETING



OCTOBER 17, 2011

7:00 PM



**AGENDA  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
OCTOBER 17, 2011  
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON OCTOBER 17, 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 - 09-19-11

• **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 REPLAT**

APPLICANT: DEAN ZIMMERMAN  
AT OR ABOUT: 286 AND 284 N. COLLINS RD  
REQUEST: TUCKER ESTATES

**3. APPLICATION FOR PRELIMINARY AND FINAL PLAT**

APPLICANT: WILLIAM SHEAHAN  
AT OR ABOUT: 321 S. LARKIN  
REQUEST: LOMAD ADDITION, LOTS 1 AND 2

• **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.*

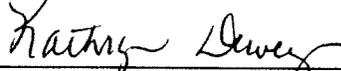
*THE SUNNYVALE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT 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 13TH DAY OF OCTOBER 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  
SEPTEMBER 19, 2011  
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A REGULAR MEETING ON SEPTEMBER 19, 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. THOSE PRESENT WERE:

CHAIRPERSON	MARK EGAN
CO-CHAIRPERSON	RICKEY HOFFMAN
MEMBER	KEN WILSON
MEMBER	JOS JOSEPH
MEMBER	CHRIS MCNEILL
MEMBER	DIANE TURNER
MEMBER	JACK KIRKLAND
ALTERNATE MEMBER	KEN DEMKO
ALTERNATE MEMBER	ANTHONY OKAFOR

• **CALL MEETING TO ORDER**

Co-Chairperson Hoffman called the meeting to order at 7:01 p.m.

• **1. APPROVAL OF MINUTES**

A. REGULAR MEETING - 07-18-11

Motion was made by Member Kirkland to approve the regular meeting minutes from July 18, 2011. Motion seconded by Member Turner. 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. APPLICATION FOR SITE PLAN**

APPLICANT: PAT WILEY

AT OR ABOUT: 100 CLAY RD

REQUEST: COMMERCIAL BUILDING

Steve Gilbert, Building Official, advised the application before the Commission had been previously approved on October 8, 2007, but had expired.

Co-Chairperson Hoffman opened the public hearing. There were no public comments. Co-Chairperson Hoffman closed the public hearing.

Motion was made by Member McNeill to approve the application for site plan for Pat Wiley at or about 100 Clay Rd. for a commercial building in accordance with the recommendation made by staff dated September 15, 2011. Motion seconded by Member Kirkland. Motion carried unanimously.

**3. APPLICATION FOR SITE PLAN**

APPLICANT: SUNNYVALE ISD  
AT OR ABOUT: 200 BLOCK OF N. COLLINS RD  
REQUEST: SUNNYVALE ELEMENTARY

Steve Gilbert explained the Sunnyvale ISD had made an application for a site plan for the Sunnyvale Elementary School to be located just north of the existing high school baseball field on Collins Rd.

Seth Kelly, representing the Sunnyvale ISD, was present to answer any questions.

Co-Chairperson Hoffman opened the public hearing. There were no public comments. Co-Chairperson Hoffman closed the public hearing.

Motion was made by Member Turner to approve the application for site plan for Sunnyvale ISD at or about the 200 block of N. Collins Rd. for the Sunnyvale Elementary School subject to the staff letter dated September 15, 2011. Motion seconded by Member Joseph. Motion carried unanimously.

**4. APPLICATION FOR FINAL PLAT**

APPLICANT: RANKIN EGWU  
AT OR ABOUT: 3635 N. BELTLINE RD  
REQUEST: CROSSROADS AT SUNNYVALE

Steve Gilbert stated the final plat application was being requested for the Crossroads at Sunnyvale. The project was a retail center located at 3635 N. Beltline Rd, just north of Town East Blvd.

Rankin Egwu, representing Crossroads at Sunnyvale, was present to answer any questions.

Co-Chairperson Hoffman opened the public hearing. There were no public comments. Co-Chairperson Hoffman closed the public hearing.

Motion was made by Member McNeill to approve the final plat for Rankin Egwu at or about 3635 N. Beltline Rd. for Crossroads at Sunnyvale subject to the terms and conditions of the staff letter dated September 15, 2011. Motion seconded by Member Turner. Motion carried unanimously.

**5. APPLICATION FOR REPLAT**

APPLICANT: DEAN ZIMMERMAN  
AT OR ABOUT: 286 AND 284 N. COLLINS RD.  
REQUEST: TUCKER ESTATES

Steve Gilbert asked for a continuation of the request for replat since the application was incomplete at this time.

Motion was made by Member Turner to continue the request for the application for replat for Dean Zimmerman at or about 286 and 284 N. Collins Rd. for Tucker Estates. Motion seconded by Member Kirkland. Motion carried unanimously.

- **DISCUSSION/ACTION:**

- **6. SUNNYVALE ISD TREE MITIGATION**

Marc Bentley, Town Engineer, presented a landscape and tree mitigation plan for the Sunnyvale Elementary School property. The proposed elementary school project would have an impact on 939 caliper inches of existing trees. Mr. Bentley said the total trees to be mitigated would be 339 inches.

Mr. Bentley stated the staff's opinion was that this reduction required tree mitigation and would allow the planting of quality trees within the project area.

Motion was made by Member Kirkland to accept and approve the request for a variance of tree mitigation for the Sunnyvale ISD landscape plan and tree mitigation of the elementary school based on the number of inches proposed and tree names mentioned by the town engineer, Marc Bentley in his letter dated Sept. 15, 2011. Motion seconded by Member Turner. Motion carried unanimously.

- **ADJOURN**

Co-Chairperson Hoffman adjourned the meeting at 7:20 p.m.

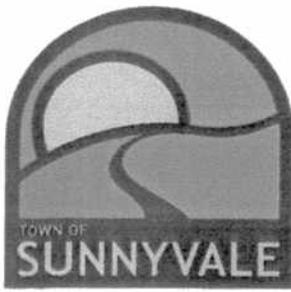
*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*

\_\_\_\_\_  
Co-Chairperson Rickey Hoffman

ATTEST:

\_\_\_\_\_  
Kathryn Dewey, Town Secretary

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



## STAFF REPORT

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DATE: October 13, 2011  
TO: Planning & Zoning Commission  
FROM: Community Development Department  
SUBJECT: Tucker Estates, Lots 7R1 & 8R1, Block 1  
File No. 1285  
PAGES: 1

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Dean & Connie Zimmerman has made application for a replat for the subject project. The project is located at 584 & 586 Collins Road and consists of two residential lots of 1.0 acres and 4.21 acres. The property falls within the SF-2 zoning district:

Three items to be resolved:

- Due to the reconfiguration of the lots, verify each lot's septic system does not affect or cross into the other lot's platted area.
- Verification that the required Town monuments have been set as indicated on the replat.
- Provide verification of ownership for existing Lot 8R. Records indicate property to be owned by the Estate of Juanita Gladys Lyons. If the Zimmerman's are authorized to sign for the estate, then additional signature block should be added along with notary block. Also, please add deed reference for Lot 8R to preamble of metes and bounds description. The deed reference shown is for Lot 7R.

There were thirteen (13) notices mailed and none returned as of the date above.

Based on staff's review, we are recommending approval of the replat subject to the above stated items being verified

Marc Bentley, P.E.  
Town Engineer



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

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

FILE NO: 1285

**PROPERTY INFORMATION**

Addition Name: <u>Tucker Estates Revised</u>		Address/Location: <u>554 &amp; 586 N Collins Rd</u>	
Lot(s): <u>8 R &amp; 7 R</u>	Block: <u>1</u>	Current Zoning: <u>Residential</u>	
# of Acres: <u>2.7 &amp; 2.7 acres</u>	# of Lots: <u>2</u>	# of Units:	

**APPLICANT INFORMATION**

Name: <u>Dean Zimmerman</u>		Company:	
Mailing Address: <u>586 N Collins Rd</u>			
City: <u>Sunnyvale</u>	State: <u>Tx</u>	Zip: <u>75182</u>	
Phone: <u>972-203-5864</u>	Fax: <u>972-203-5864</u>	Email: <u>deanzman@TP.M.com</u>	

**OWNER INFORMATION**

Name: <u>Dean Zimmerman</u>		Company:	
Mailing Address: <u>586 N Collins Rd</u>			
City: <u>Sunnyvale</u>	State: <u>Tx</u>	Zip: <u>75182</u>	
Phone: <u>972-203-5864</u>	Fax: <u>972-203-5864</u>	Email: <u>deanzman@Tx.tr.com</u>	

**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 checked="" type="checkbox"/> | Replat & Checklist*               | 24"x36", 4 copies (folded) | Fee: <u>250.00</u> |
| <input type="checkbox"/>            | Preliminary Site Plan & Checklist | 24"x36", 4 copies (folded) | Fee: _____         |
| <input type="checkbox"/>            | Site Plan & Checklist             | 24"x36", 4 copies (folded) | Fee: _____         |
| <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: _____         |

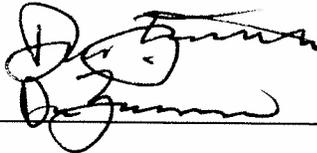
*PD 7-14-11  
c/c*

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.

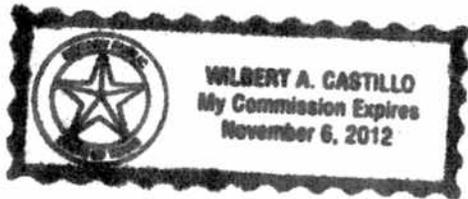
Owner's Signature:  Date: 7-14-2011 ~~7-13-2011~~ <sup>DF</sup> <sub>(M)</sub>

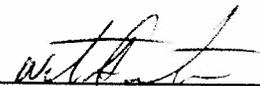
STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Dean A. Zimmerman 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 14<sup>th</sup> day of July, 2011.



  
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

  
Chief Building Official



586 N. Collins  
 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.







Notice of Application for Re- Plat  
Town of Sunnyvale

The Town of Sunnyvale has received a request by Dean Zimmerman for approval of the Re-Plat for Tucker Estates. The property being platted is located at 586 and 584 N. Collins Road and is shown on the attached exhibit.

Plat Description – ZIMMERMAN ADDITION LOTS 7R1 AND 8R1, BLOCK A, being a re-plat of lots 7R & 8R of Tucker Estates revised and being a 5.380 acre subdivision out of William Rowe survey abstract no. 1236, Town of Sunnyvale, Dallas County, Texas

The Planning and Zoning Commission will hear this application on October 17, 2011, and the Town Council will consider the application on October 24, 2011 or November 14, 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 Final 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 Final Plat

I am opposed to the Final Plat

Explanation:

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Signature:

Printed Name:

Address:

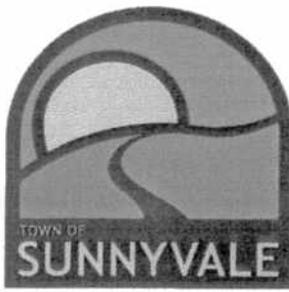
Date:

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## STAFF REPORT

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DATE: October 13, 2011  
TO: Planning & Zoning Commission  
FROM: Community Development Department  
SUBJECT: Lomad Addition  
File No. 1290  
PAGES: 2

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William Sheahan has made application for a preliminary and final plat for the subject project. The property is located at 321 S. Larkin Rd. and consists of two residential lots of 0.82 acres and 2.18 acres. The property falls within the SF-4 zoning district. Minimum lot size in the SF-4 zoning is 24,000 SF (0.55 acres):

### PROPERTY HISTORY

This property has obtained variances from BOA and P&Z/Council in the past as follows:

#### BOA - November 2, 2009

Variances granted:

- 25 foot landscape buffer not required.
- Reduce side yard setback on Lot 2 to 18.9 feet
- Reduce side yard on east side of Lot 2 to 41 feet
- Reduce Lot width on Lot 2 to 190.39 feet.

#### P&Z/Council - December 2004

A variance for hose lay of 300 feet from fire hydrant to all parts of the structure was granted as part of a CUP request for accessory building. This variance was granted on the basis of both structures being on one lot under one ownership.

### CURRENT PLATTING ISSUES

Items to be resolved or addressed:

- Variance for rear setback on Lot 1 from 60 feet to 40 feet.
- Verification that the required Town monuments have been set as indicated on the replat.
- Install separate 1" water service to serve Lot 2. Currently, building on Lot 2 is being served by the service to Lot 1.
- Fire Hydrant to be installed on the south side of common access drive.
- Due to the reconfiguration of the lots, verify each lot's septic system does not affect or cross into the other lot's platted area.
- Minor drafting revisions to the plats. Comments to be provided to applicant on October 17, 2011.

Applicant has requested a variance to the required fire hydrant on the basis of the previous variance granted in December 2004. It is staff's opinion that the previous variance was granted on the basis of one ownership of both structures on one lot which only impacted the applicant. However, the current platting request would impact two lots and potentially two ownerships should the lot or lots be sold in the future. **Therefore, due to public health and safety issues, staff does not support the fire hydrant variance.**

There were five (5) notices mailed and one (1) returned in favor as of the date above.

Based on staff's review, we are recommending approval of the preliminary and final plat subject to the above stated items being addressed or resolved and engineering plans for the water service and fire hydrant to submitted for review.



Marc Bentley, P.E.  
Town Engineer



**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 Plan	<input type="checkbox"/> Landscape
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Tree survey
<input type="checkbox"/> Building Elevations	

FILE NO: 1290

**PROPERTY INFORMATION**

Addition Name: LOMAD ADDITION	Address/Location: 321 S. LARKIN
Lot(s): 1+2 Block: A	Current Zoning: SFA
# of Acres: 3.00	# of Lots: 2
	# of Units: 2

**APPLICANT INFORMATION**

Name: William SHEAHAN	Company:
Mailing Address: 321 S. LARKIN	
City: SUNNYVALE	State: TX
	Zip: 75182
Phone: 214-808-8160	Fax:
	Email: <del>Bill@billsheahan.com</del> Bill@bSheahan.com

**OWNER INFORMATION**

Name: William SHEAHAN	Company:
Mailing Address: 321 S. LARKIN	
City: SUNNYVALE	State: TX
	Zip: 75182
Phone: 214-808-8160	Fax:
	Email: Bill@BILLSHE. Bill@BSheahan.com

**SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS**

(Check those that apply)

(See Fee Schedule for all Amounts)

<input checked="" type="checkbox"/>	Preliminary Plat & Checklist	24"x36", 4 copies (folded)	Fee: 520
<input checked="" type="checkbox"/>	Final Plat & Checklist	24"x36", 4 copies (folded)	Fee: 510
<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 type="checkbox"/>	Site Plan & Checklist	24"x36", 4 copies (folded)	Fee: _____
<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 William Sheahan (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.

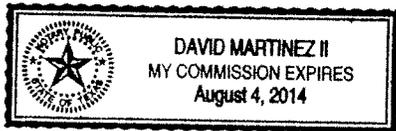
Owner's Signature: William Sheahan Date: 9-19-2011

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared William Sheahan 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 19 day of Sept., 20011

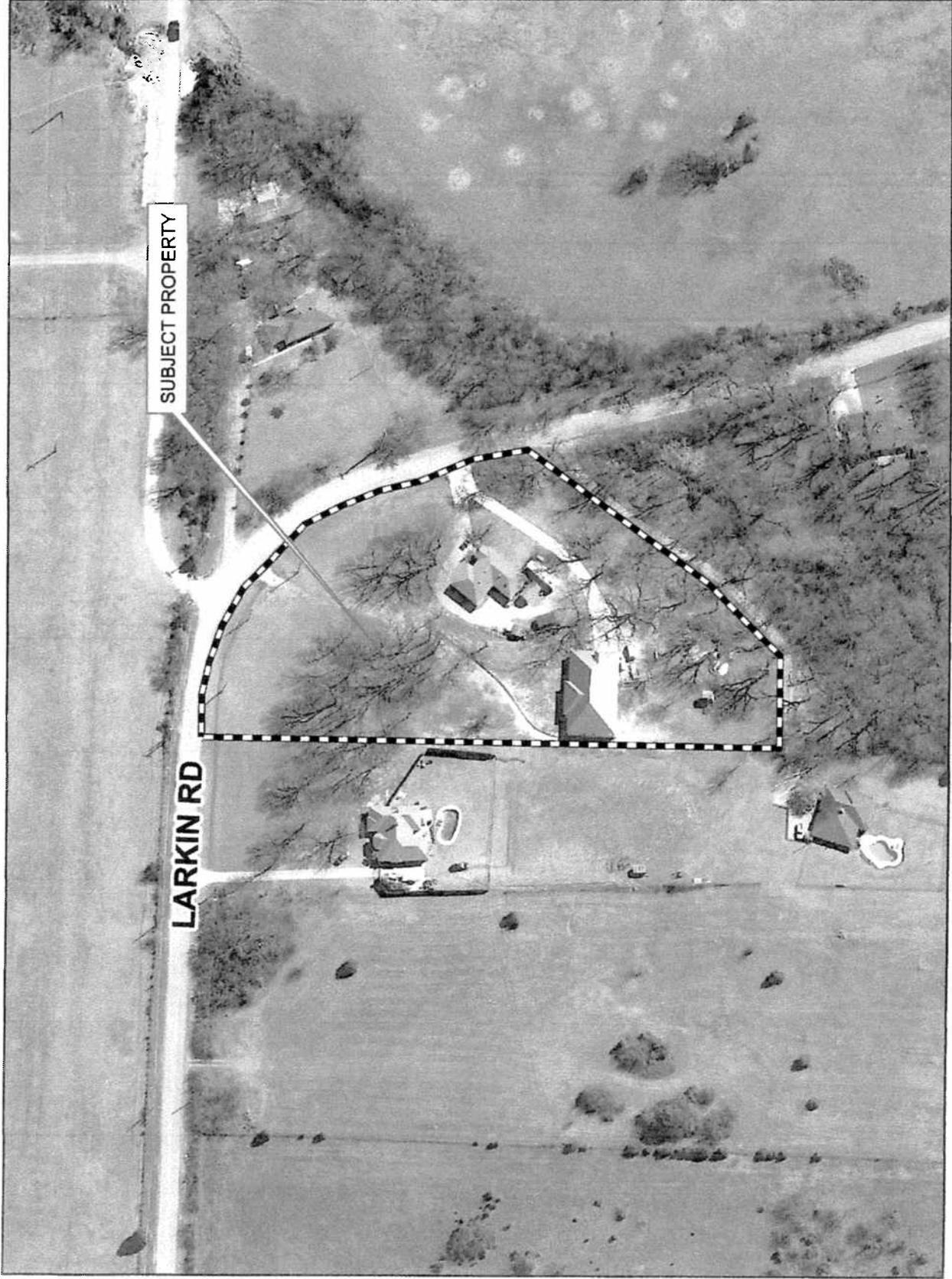


David Martinez II  
Notary Public in and for the State of Texas

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

\_\_\_\_\_  
Town Engineer

\_\_\_\_\_  
Chief Building Official

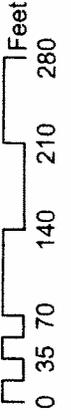


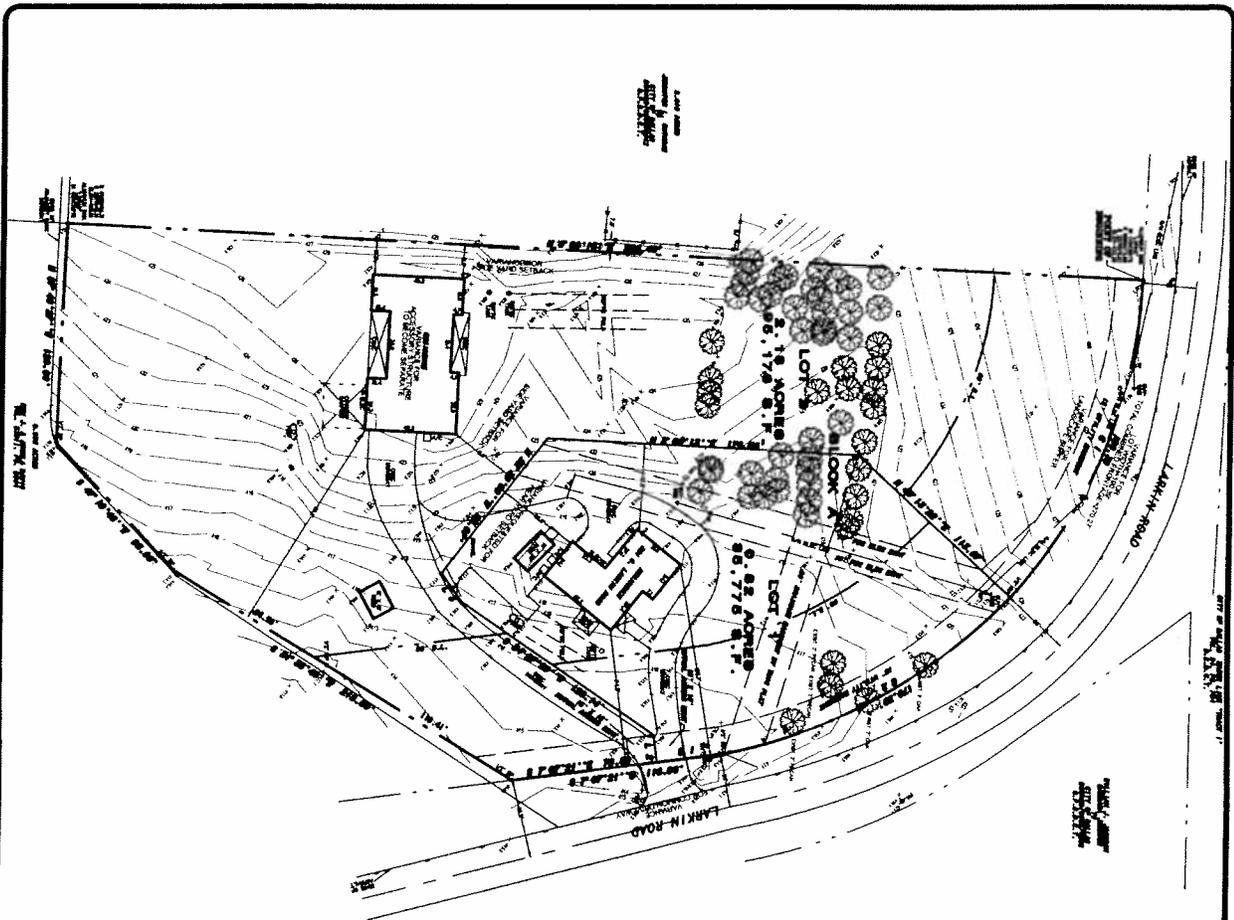
SUBJECT PROPERTY

LARKIN RD

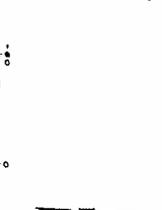


321 S LARKIN ROAD

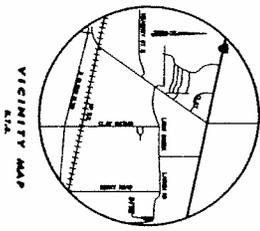




DATE	DESCRIPTION	BY
11/10/10	PRELIMINARY PLAN	H.D. FETTY
08/22/10	REVISION	H.D. FETTY
05/21/10	REVISION	H.D. FETTY
02/12/10	REVISION	H.D. FETTY
01/20/10	REVISION	H.D. FETTY



NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**NOTICE**

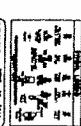
THIS PRELIMINARY PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

THE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**PRELIMINARY PLAN  
LOMAD ADDITION  
LOT 1 & LOT 2  
BLOCK A**

JAMES M. BENNETT SURVEY, ASST. NO. 88  
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

H.D. Fetty Land Surveyor, LLC  
2170 FM 1348 MOORE CITY, TX 75456 OFFICE PHONE 817-338-8877 FAX 817-338-8878







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

The Town of Sunnyvale has received a request by William Sheahan for approval of a Preliminary Plat for Lomad Addition. The property being platted is located at 321 S. Larkin Road and is shown on the attached exhibit.

Plat Description LOMAD ADDITION LOT 1 & LOT 2 BLOCK A James M. Bennett survey, abstract No. 85 Town Of Sunnyvale, Dallas County, Texas

The Planning and Zoning Commission will hear this application on October 17, 2011 and the Town Council will consider the application on October 24, 2011 or November 14, 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:

I JUST MAKES SENSE TO HAVE IT  
PLATTED. I WISH THEM LUCK.

Signature:

Printed Name:

DARRELL JOHNSON

Address:

331 S LARKIN RD

Date:

10/6/11



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

The Town of Sunnyvale has received a request by William Sheahan for approval of a Preliminary Plat for Lomad Addition. The property being platted is located at 321 S. Larkin Road and is shown on the attached exhibit.

Plat Description LOMAD ADDITION LOT 1 & LOT 2 BLOCK A James M. Bennett survey, abstract No. 85 Town Of Sunnyvale, Dallas County, Texas

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- I am in favor of the Preliminary Plat
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Explanation:

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Signature:

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Printed Name:

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Address:

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Date:

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