



**AGENDA  
TOWN OF SUNNYVALE TOWN COUNCIL  
PLANNING AND ZONING COMMISSION  
JOINT WORKSHOP SESSION  
OCTOBER 24, 2011  
6:00 P.M.**

THE TOWN COUNCIL AND PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE WILL MEET IN JOINT WORKSHOP SESSION ON OCTOBER 24, 2011 AT 6:00 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**

- **WORKSHOP DISCUSSION:**

DISCUSS AND RECEIVE INFORMATION REGARDING THE APPLICATION OF DOUGLAS PROPERTIES/DEVELOPMENT INC. FOR REZONING OF CERTAIN PORTIONS OF TRACT FIVE OF THE PLANNED RESIDENTIAL OVERLAY DISTRICT KNOWN AS STONEY CREEK AS DEFINED IN ORDINANCE NO. 463 FROM SINGLE FAMILY RESIDENTIAL (SF-2) TO ATTACHED HOUSING (AH)

**THE ABOVE ITEM IS FOR DISCUSSION AND DELIBERATION ONLY, AND NO FORMAL ACTION WILL BE TAKEN AT THIS WORKSHOP. THERE WILL BE OPPORTUNITY FOR PUBLIC COMMENT.**

- **ADJOURN**

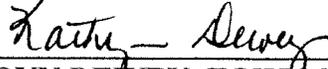
*ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING.*

*THE SUNNYVALE TOWN COUNCIL 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 21ST 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



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KATHRYN DEWEY, TOWN SECRETARY

## Town of Sunnyvale

**To:** Town Council and Planning and Zoning Commission  
**From:** Scott Campbell, Town Manager   
**CC:**  
**Date:** October 21, 2011  
**Re:** Joint Workshop – Monday, October 24 – 6:00 p.m.

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Attached please find the agenda for the joint workshop on Monday night. As you can see, the purpose of this workshop is to discuss the recent application from Douglass Properties to rezone certain portions of Stoney Creek (tract 5) from Single Family Residential (SF-2) to Attached Housing (AH). The Attached Housing (AH) classification is the only zoning classification available that will accommodate the density and lot size being sought by the applicant; however the request is for single-family, detached dwellings.

Attached please find the application for zoning change. As indicated on the agenda, this is not posted for formal action, rather an opportunity for the applicant to present the proposal to P&Z and Council and answer any specific questions you may have. The agenda also indicates an opportunity for public comment. Staff is currently reviewing the application, and there is a formal joint hearing scheduled for November 14 where formal action may be taken. A separate town-wide notice will be distributed prior to that public hearing.



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

## ZONING APPLICATION

- Standard Zoning or Rezoning
- Conditional Use Permit
- Planned Development

FILE NO: 1291

### PROPERTY INFORMATION

Addition Name: <u>STONEY CREEK TRACT 7</u>		Address/Location: <u>EAST OF COLLINS - SOUTH OF WALKER</u>	
Lot(s):	Block:	Current Zoning: <u>PRO/SF-</u>	
# of Acres: <u>113</u>	# of Lots: <u>250</u>	# of Units:	

### APPLICANT INFORMATION

Name: <u>JIM DOUGLAS</u>		Company: <u>DOUGLAS PROPERTIES/DEVELOPMENT INC.</u>	
Mailing Address: <u>2309 AV. K SUITE 100</u>			
City: <u>PLANO</u>	State: <u>TX</u>	Zip: <u>75074</u>	
Phone: <u>972-422-1678</u>	Fax: <u>972-516-2254</u>	Email: <u>JIM.DOUGLAS PROPERTIES @ GMAIL.COM</u>	

### OWNER INFORMATION

Name: <u>SAME</u>		Company:	
Mailing Address:			
City:	State:	Zip:	
Phone:	Fax:	Email:	

### ZONING APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule for all Amounts)

- Concept Plan 24"x36", 5 copies (folded)
- Checklist
- Legal Description
- Letter stating reason for request

Fee: \$1930.00

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.

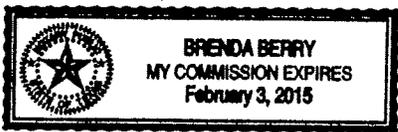
Owner's Signature: *[Signature]* Date: 9/8/11

STATE OF TEXAS

COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared *[Signature]* 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 8th day of September, 2011.



*[Signature]*  
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

*[Signature]*  
Chief Building Official

METES AND BOUNDS DESCRIPTION  
TRACT VII

5027

BEING a tract of land situated in the Jacob C. Hull Survey, Abstract No. 591, and the Elizabeth Helmstutler Survey – Abstract No. 596 Town of Sunnyvale, Dallas County, Texas, the subject tract being all of Tract V as described in the deed to Mayhew Properties I, Ltd. according to the deed recorded in Volume 2001039, Page 3541 of the Deed Records of Dallas County, Texas (DRDCT), the subject tract being more particularly described as follows;

COMMENCING at the intersection of the east line of Collins Road (a called 60' ROW) (ROW varies on ground) with the south line of Nance Road (a called 60' ROW), a 1/2" iron pin with a red cap stamped T.E.I. found at corner;

THENCE, N 88° 24' 49" E, along the south line of said Nance Road, a distance of 1929.15 feet to the northwest corner of said Tract V and the PLACE OF BEGINNING of the herein described tract of land, a 1/2" iron pin with a red cap stamped T.E.I. found at corner;

THENCE, N 88° 24' 49" E, along the south line of said Nance Road, a distance of 1014.15 feet to a 1/2" iron pin with a red cap stamped T.E.I. found at corner;

THENCE, N 88° 35' 35" E, along the south line of said Nance Road, a distance of 910.70 feet to a 3/4" iron pin found at corner;

THENCE, S 01° 24' 25" E, along the west line of a tract of land conveyed to Rankln, LLC. according to the deed recorded in Volume 2003149, Page 2357 (DRDCT), a distance of 1147.67 feet;

THENCE, S 34° 20' 35" W, a distance of 743.53 feet to a point for corner;

THENCE, Around a non-tangent curve to the right having a central angle of 29° 25' 40", a radius of 680.00 feet, a chord of S 76° 28' 40" E – 345.44 feet, an arc distance of 349.27 feet;

THENCE, N 88° 48' 32" W, a distance of 404.27 feet to a point for corner;

THENCE, Around a tangent curve to the left having a central angle of 66° 27' 10", a radius of 1180.00 feet, a chord of S 57° 57' 50" W – 1293.16 feet, an arc distance of 1368.58 feet;

THENCE, N 65° 15' 42" W, a distance of 481.59 feet to a point for corner;

THENCE N 81° 59' 15" W, a distance of 587.50 feet to a point on the easterly line of a tract of land conveyed to D. P. & L. Co., a 1/2" iron pin with a red cap stamped T.E.I. set at corner;

THENCE, Along the southeasterly line of said D. P. & L. Co., tract, the following;

THENCE N 08° 00' 45" E, a distance of 1741.80 feet to a point for corner;

THENCE, Around a tangent curve to the right having a central angle of 23° 35' 10", a radius of 435.21 feet, a chord of N 19° 48' 20" E – 177.90 feet, an arc distance of 179.16 feet;

THENCE, N 31° 35' 55" E, a distance of 344.60 feet to the PLACE OF BEGINNING with the subject tract containing 4,885,501 square feet or 112.1556 acres of land.

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*E. Tract 5 Requirements.* Section IV. F of Ordinance No 403 pertaining to requirements applicable to Tract 5 is amended as follows:

1. *Number of dwelling units.* The number of dwelling units shall not exceed ~~177~~ **90**.
2. *Density.* The maximum residential density per gross usable acre shall not exceed 0.78.
3. *Lot Size.* The minimum lot size shall be one (1) acre.
4. *Open space and amenities.*
  - ~~a. A minimum of 1.17 acres of open space shall be constructed in accordance with the phasing plan in Section VI of this Ordinance.~~
  - b. A minimum of ~~9,100~~ **1,000** linear feet improved hike and bike trail shall be constructed concurrent with development of this tract.
  - c. The open space and amenities shall be located consistent with the Concept Plan and Exhibit D and developed in accordance with the standards and the Construction Details established in Section V of this Ordinance. The amenities shall be provided in accordance with the phasing plan in Section VI of this Ordinance.
5. *Improvements.* Construction of the collector street and associated utilities through the school site shall be constructed at the Developer's cost contemporaneously with development of the first phase of Tract 5 or such subsequent phase as may be permitted by the Town Council. The existing sanitary sewer lift station for the elementary school shall be removed and replaced with gravity sewer in conjunction with development of the first phase of Tract 5.

A. Tract 7 Requirements.

1. *Gated community.* The dwelling units authorized in Tract 7 may be developed as a gated community, subject to the following design standards:
  - a. Private streets shall be designed and constructed in accordance with the Town's standards for public streets, but shall not originally be accepted for dedication and shall be initially maintained by a separate Tract 7 homeowners association ("Tract 7 HOA"), consistent with the specific delineation of such responsibilities in the documents creating and governing the Tract 7 HOA.
  - b. Developer or its successors or assigns, specifically including the Tract 7 HOA, shall comply with all requirements of the Town's regulations governing private streets, whether now existing or enacted hereinafter.
  - c. The entrance shall be designed with extensive landscaping, in accordance with Exhibit A, which is attached hereto and incorporated herein by reference.
  - d. The gated community shall be demarcated by a fence enclosing and separating the residential lots and all amenities limited to the use of homeowners within Tract 7 from the public open space and amenities for public use provided in Tract 7, as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.
2. *Number of dwelling units.* The number of dwelling units shall not exceed 250.
3. *Lot size.* The lot sizes shall be a mix of 50ft, 60ft, and 70ft Wide and 110ft Deep.
4. *Open space and amenities.*
  - a. A minimum of 18 acres of open space shall be provided, all of which shall be improved, including the following:
    - i. A minimum of 3000 linear feet of improved pedestrian and bike trail shall be constructed.

- ii. The amenity center in tract 7 shall be constructed with a minimum of 2,000 square feet consisting of masonry with metal roofing. A minimum 2,800 square foot swimming pool area with extensive landscaping shall be constructed with the center. The center shall have a minimum 20-car, concrete parking lot. Construction shall be in accordance with the conceptual drawings attached hereto and incorporated by reference as Exhibit A of this ordinance, which is attached hereto and incorporated herein by reference.
  - iii. The open space and amenities shall be located and developed in accordance with the Concept Plan and Exhibit A.
- b. Perimeter buffering, landscaping and screening for Tract 7 shall be located as depicted on Exhibit A.



BEARINGS BASED ON STATE PLANE COORDINATES (NAD 83) AND TIED TO THE CITY OF GARLAND GPS MONUMENT SYSTEM

# ZONING EXHIBIT CEDAR RIDGE AT STONEY CREEK

TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

OWNER  
DOUGLAS PROPERTIES/DEVELOPMENT, INC.

2800 AVE. E. - SUITE 100 - FARM, TEXAS 75074 - 876-4881668

ENGINEERING/SURVEYING/PLANNING

TIPTON ENGINEERING, INC.

4306 Broadway Blvd. - Suite C - Dallas, Texas 75243

118.12 Total Acres ~ 11.717 Open Space Acres

08/05/11 14650

