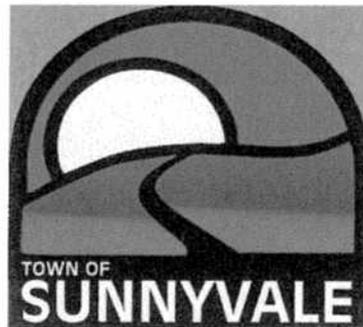


TOWN OF SUNNYVALE

PLANNING AND ZONING MEETING



NOVEMBER 21, 2011

7:00 PM



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2011
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON NOVEMBER 21, 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**

- **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: JOHN BEZNER/RAY VANEK
AT OR ABOUT: 304 TOWN EAST BLVD
REQUEST: VANEK ADDITION

- **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



STAFF REPORT

DATE: November 17, 2011
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: Vanek Addition
File No. 1294
PAGES: 1

Alphonse Vanek has made application for preliminary and final plat for the subject project. The project is located at 320 Town East and consists of one residential lot on 5.4 acres of land. The property falls within the SF-3 PRO zoning district:

Items to be resolved:

- Submittal of tree survey for trees within the landscape buffer and landscape plan for the landscape buffer.
- Required to install a lighted entrance instead of providing a street light. Should the lighted entrance not be installed, then applicant would need to install a street light within the frontage of the lot.
- Property is within 300 feet of a sanitary sewer line, however, it is not feasible to install a sewer lateral due location of lake and distance to house. Therefore, a variance is requested.
- Verification that the required Town monuments have been set as indicated on the final plat.
- Final plat will be held until all public improvements have been installed (water line & fire hydrant). Certificate of occupancy will not be issued until plat is filed with Dallas County.

There were seven (7) notices mailed and one returned in favor as of November 17, 2011.

Based on staff's review, we are recommending approval of the preliminary and final plats subject to the above stated items being resolved and approval of the engineering plans.

Marc Bentley, P.E.
Town Engineer

f42 = 11-21-11 @ 1:00 PM
 Council 11-28-11 @ 7:00 PM.



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

FILE NO: 1294

PROPERTY INFORMATION

Addition Name: Vanek Addition		Address/Location: Town East Blvd	
Lot(s): 1	Block: 1	Current Zoning: SF-3 PRO	
# of Acres: 5.466	# of Lots: 1	# of Units:	

APPLICANT INFORMATION

Name: John Bezner		Company: Civil Point Engineers, Inc.	
Mailing Address: 206 N Walnut St.			
City: Muenster	State: TX	Zip: 76252	
Phone: 940-759-2009	Fax: 866-682-8129	Email: john@civilpt.com	

OWNER INFORMATION

Name: Alphonse R. Vanek		Company:	
Mailing Address: 303 Toccoa Rd			
City: Waxahachie	State: TX	Zip: 75165-6436	
Phone: 817-808-8233	Fax:	Email: rvanek@vanek-group.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: \$510 |
| <input checked="" type="checkbox"/> Final Plat & Checklist | 24"x36", 4 copies (folded) | Fee: \$505 |
| <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/Concept 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) | |
| <input type="checkbox"/> Photometric/Lighting | 24"x36", 2 copies (folded) | |
| <input type="checkbox"/> Tree Survey & Checklist | 24"x36", 4 copies (folded) | |
| <input checked="" type="checkbox"/> Civil Engineering Plans | 2 Sets (rolled) | Fee: \$400 |
- *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.

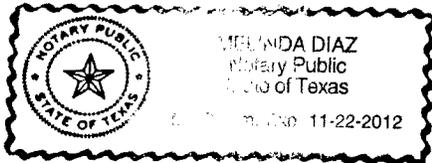
Owner's Signature:  Date: OCTOBER 19, 2011

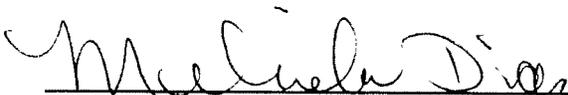
STATE OF TEXAS

COUNTY OF: Dallas

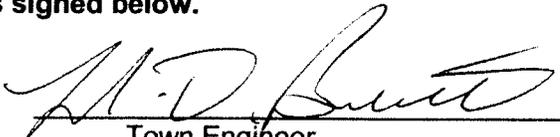
BEFORE ME, a Notary Public, on this day personally appeared Alphonse R. Vanek Jr. the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and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

Subscribed and sworn to before me this 19th day of Oct., 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



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.

300 Blk Town East



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

The Town of Sunnyvale has received a request by Ray Vanek for approval of a Preliminary Plat and final plat for the Vanek Addition. The property being platted is located at 304 Town East blvd and is shown on the attached exhibit.

Plat Description- 5.466 acres situated in the Nathan Atterbury survey, A-38 and the Phillip Green survey, A-498, Town of Sunnyvale, Dallas County, Texas.

The Planning and Zoning Commission will hear this application on November 21, 2011 and the Town Council will consider the application on November 28, or December 12, 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 and 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 Preliminary Plat
 I am opposed to the Preliminary Plat

Explanation:

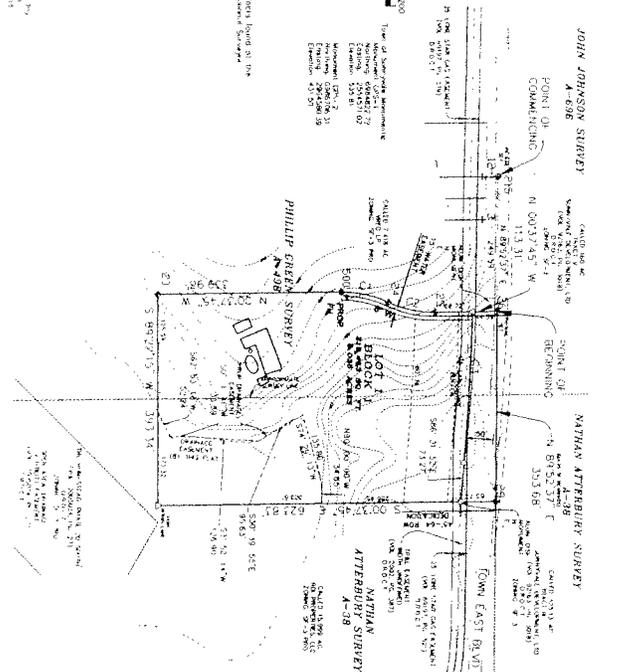
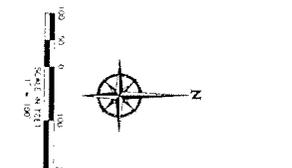
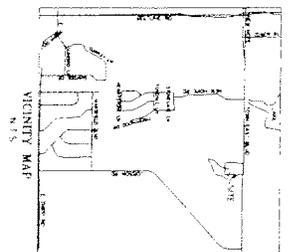
Signature:

TC. Supter

Printed Name:

Address:

Date:



STATE OF TEXAS
COUNTY OF DALLAS



LINE	BEARING	DISTANCE
1	N 60°37'45" W	113.31'
2	N 89°25'37" E	333.68'
3	S 89°25'37" W	333.68'
4	S 60°37'45" W	113.31'

1. Name of Survey: VAN EK ADDITION
2. Date of Survey: NOVEMBER 11, 2011
3. Name of Surveyor: PHILLIP GREEN, P.E.
4. Name of Owner: VAN EK ADDITION
5. Name of Engineer: PHILLIP GREEN, P.E.
6. Name of Surveyor: PHILLIP GREEN, P.E.
7. Name of Engineer: PHILLIP GREEN, P.E.
8. Name of Surveyor: PHILLIP GREEN, P.E.
9. Name of Engineer: PHILLIP GREEN, P.E.
10. Name of Surveyor: PHILLIP GREEN, P.E.

Engineer
CIVIL POINT ENGINEERS, INC.
1400 WEST 17TH STREET
DALLAS, TEXAS 75201

Supervisor
NATHAN ATTENBURY SURVEY, A-738
& PHILLIP GREEN SURVEY, A-439
DALLAS COUNTY, TEXAS

Date Prepared: NOVEMBER 11, 2011

OWNER
VAN EK ADDITION
5.666 ACRES
PREPARED BY
PHILLIP GREEN

APPROVED BY THE DALLAS COUNTY BOARD OF COUNTY COMMISSIONERS
DATE: NOVEMBER 11, 2011

APPROVED BY THE DALLAS COUNTY BOARD OF COUNTY COMMISSIONERS
DATE: NOVEMBER 11, 2011

APPROVED BY THE DALLAS COUNTY BOARD OF COUNTY COMMISSIONERS
DATE: NOVEMBER 11, 2011

PHILLIP GREEN, P.E. is a duly licensed Professional Engineer in the State of Texas, License No. 12345. He is the author of this survey plat. The survey was conducted on November 11, 2011. The plat shows the boundaries of the Vanek Addition, which is 5.666 acres in area. The plat is subject to the provisions of the Texas Surveying Act. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in Texas. The plat is a true and correct copy of the original survey. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in Texas. The plat is a true and correct copy of the original survey. The survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession in Texas. The plat is a true and correct copy of the original survey.

DALLAS ELECTRICAL AND TELEPHONE

STATE OF TEXAS
COUNTY OF DALLAS

PHILLIP GREEN, P.E.
1400 WEST 17TH STREET
DALLAS, TEXAS 75201

NATHAN ATTENBURY SURVEY, A-738
& PHILLIP GREEN SURVEY, A-439
DALLAS COUNTY, TEXAS

DATE PREPARED: NOVEMBER 11, 2011

