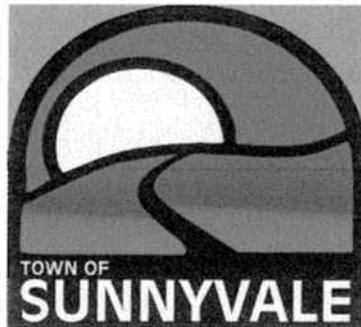


# TOWN OF SUNNYVALE

## PLANNING AND ZONING MEETING



**JANUARY 16, 2012**

**7:00 PM**



**AGENDA  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
JANUARY 16, 2012  
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON JANUARY 16, 2012 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:

**1. APPLICATION FOR PRELIMINARY PLAT AND SITE PLAN**

APPLICANT: VASQUEZ ENGINEERING  
AT OR ABOUT: 2800 BLK OF N BELTLINE  
REQUEST: MEDICAL OFFICE BUILDING

**2. APPLICATION FOR CONCEPT PLAN**

APPLICANT: HP CIVIL ENGINEERING  
AT OR ABOUT: 3217 N BELTLINE RD  
REQUEST: CONCEPT PLAN FOR AHC

**(APPLICATION WITHDRAWN BY APPLICANT  
NO PUBLIC HEARING OR ACTION WILL BE TAKEN)**

• **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 JANUARY, 2012 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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**SCOTT CAMPBELL,  
TOWN MANAGER/ASST. TOWN SECRETARY**



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

P42 = 1-16-12  
 Council = 1-23-12  
 Council = 2-13-12

DEVELOPMENT APPLICATION	
<input checked="" 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 checked="" type="checkbox"/> Landscape
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Tree survey
<input checked="" type="checkbox"/> Building Elevations	

**PROPERTY INFORMATION**

FILE NO: 1300

Addition Name: <u>The Villages of Sunnyvale</u>	Address/Location: <u>2800 BIR</u>
Lot(s): <u>2</u> Block: <u>1</u>	Current Zoning: <u>LR</u>
# of Acres: <u>2.22</u>	# of Lots: <u>1</u> # of Units: <u>    </u>

**APPLICANT INFORMATION**

Name: <u>Juan J. Vasquez</u>	Company: <u>Vasquet Engineering</u>
Mailing Address: <u>705 W. AVE B</u>	
City: <u>Garland</u>	State: <u>TX</u> Zip: <u>75040</u>
Phone: <u>972-272-4610</u>	Fax: <u>972-272-4620</u> Email: <u>jvasquez@vasquetengineering.com</u>

**OWNER INFORMATION**

Name: <u>R. Scott Dobbs - Bus. Admin</u>	Company: <u>First Baptist Church of Sunnyvale</u>
Mailing Address: <u>3013 N. Beltline Road</u>	
City: <u>Sunnyvale</u>	State: <u>TX</u> Zip: <u>75132</u>
Phone: <u>972-226-7105</u>	Fax: <u>972-226-0759</u> Email: <u>scottdobbs@sunnyvalefbc.com</u>

**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: <u>510.00</u>
<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: <u>515.00</u>
<input checked="" type="checkbox"/>	Landscape Plan & Checklist	24"x36", 4 copies (folded)	Fee: <u>200.00</u>
<input checked="" type="checkbox"/>	Building Elevations	24"x36", 4 copies (folded)	
<input checked="" type="checkbox"/>	Photometric/Lighting	24"x36", 2 copies (folded)	
<input type="checkbox"/>	Tree Survey & Checklist	24"x36", 4 copies (folded)	Fee: _____
<input checked="" type="checkbox"/>	Civil Engineering Plans	2 Sets (rolled)	Fee: <u>1,000.00</u>

\*Use final plat checklist

\$ 2,025.00

OWNER AUTHORIZATION

Check one of the following:

I will represent the application myself; or

I authorize VASQUEZ ENGINEERING (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: 12-8-11

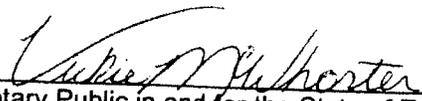
STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared R. Scott Dobbs 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 8<sup>th</sup> day of December, 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



## STAFF REPORT

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DATE: January 12, 2012  
TO: Planning & Zoning Commission  
FROM: Community Development Department  
SUBJECT: The Villages of Sunnyvale, Block 1, Lot 2  
Medical Office Complex  
PAGES: 1

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First Baptist Church of Sunnyvale has made application for preliminary plat and site plan for the subject project. The proposed 2.22 acre development has a total of 18,288 square feet of medical office space. The current zoning of the property is LR - Local Retail. This project is located on the east side of Belt Line Road south of the Sweeney Eye Clinic office.

There were fourteen (14) notices mailed and one (1) returned in favor as of January 12, 2012.

Staff has worked with the applicant to arrive at plats and plans that conform to Town regulations. The following requested variances will need to be approved by BOA:

- Ten (10) foot required landscape buffer along east property line. Property line falls along the centerline of a common access drive and fire lane.
- Ten (10) foot parking setback from building. The front building on the east side only has five (5) foot setback. All remaining sides of both building meet the requirement.

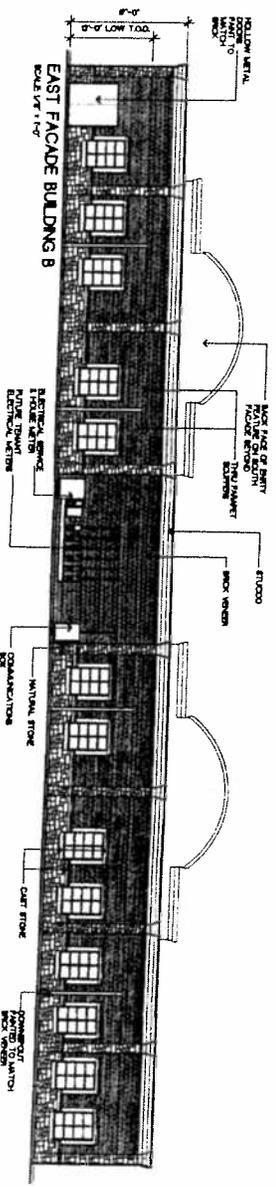
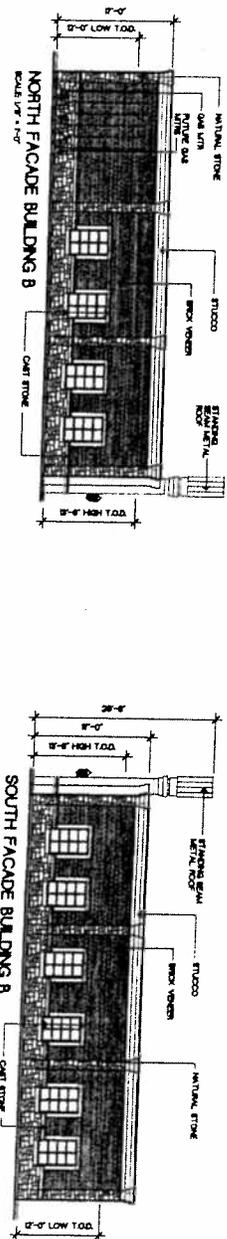
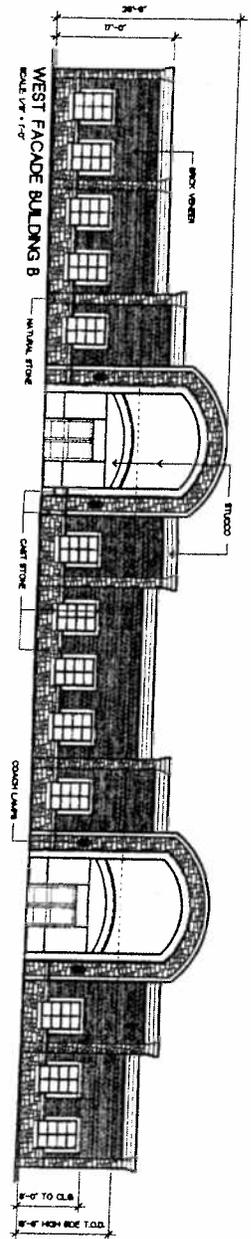
Staff is recommending approval of the preliminary plat and site plan subject to the following:

- BOA approval of the requested variances. Staff supports the request on the basis that the variances mirror previous phases within the overall development. Applicant will be making application for the February 6, 2012 BOA meeting.
- Approval of civil engineering plans.

Marc Bentley, P.E.  
Town Engineer



THE TEXAS BOARD OF ARCHITECTURE, LICENSED ARCHITECT  
 ANDREW J. LEE, ARCHITECT FOR STATE CAPITAL BUILDING, 10100 EAST  
 MCKAY ROAD, SUITE 100, PLANO, TEXAS 75024  
 IN TESTAMENTS THE ARCHITECTURE RESOLUTIONS OF ARCHITECTS  
 IN TEXAS, 2007-2008



BUILDING B PRELIMINARY FACADE DESIGN

A-2

**D LEE DUNLAP ARCHITECT**  
 5917 VALLEYBROOK DR  
 PLANO TX 75093  
 214-244-2458

**SUNNYVALE MEDICAL**  
 8,000 SF SPECULATIVE OFFICE BUILDING  
 IN  
 SUNNYVALE, TEXAS

**CORNERSTONE**  
 CONSTRUCTION MANAGEMENT - SPECIAL PROJECTS  
 214-577-0051











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

The Town of Sunnyvale has received a request by Vasquez Engineering for approval of a Site Plan for medical office building. The property being developed is located at 2820 N. Beltline Rd and is shown on the attached exhibit.

Site Plan Description BLOCK 1, LOT 2 THE VILLAGES SUNNYVALE, 2.22 ACRES, HENRY J. SURVEY ABSTRACT NO. 1588, TOWN OF SUNNYVALE, DALLAS COUNTY.

The Planning and Zoning Commission will hear this application on January 16, 2012 and the Town Council will consider the application on January 23, 2012 or February 13, 2012. 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:

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Signature:

*Cathy Judd*

Printed Name:

Cathy Judd

Address:

2763 N. Beltline Rd

116 Sunbird Ln.

Date:

January 8, 2012



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

The Town of Sunnyvale has received a request by Vasquez Engineering for approval of a Preliminary Plat for the villages of Sunnyvale. The property being platted is located at 2820 N. Beltline Rd and is shown on the attached exhibit.

Plat Description BLOCK 1, LOT 2 BEING A 2.22 ACRE TRACT TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS HENRY J. SURVEY, ABSTRACT NO. 1588

The Planning and Zoning Commission will hear this application on January 16, 2012 and the Town Council will consider the application on January 23, 2012 or February 13, 2012. 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.

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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:

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Signature: Cathy Judd  
Printed Name: Cathy Judd  
Address: 2763 N. Beltline Road  
Date: January 8, 2012



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.

2820 N. Beltline



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I am in favor of the Site Plan

I am opposed to the Site Plan

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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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:

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Signature:

Printed Name:

Address:

Date:

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