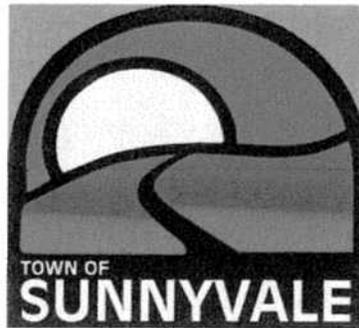


TOWN OF SUNNYVALE

PLANNING AND ZONING MEETING



FEBRUARY 20, 2012

7:00 PM



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
FEBRUARY 20, 2012
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON FEBRUARY 20, 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**

- **1. APPROVAL OF MINUTES**

- A. REGULAR MEETING - 10-17-11
- B. REGULAR MEETING - 11-21-11
- C. REGULAR MEETING - 01-16-12

- **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 FINAL PLAT**

APPLICANT: RANKIN EGWU
AT OR ABOUT: 3705 N. BELTLINE
REQUEST: BELTLINE CROSSING

- 3. APPLICATION FOR FINAL PLAT**

APPLICANT: RICHARD HOVAS
AT OR ABOUT: STONEY CREEK BLVD.
REQUEST: STONEY CREEK PHASE 2-D

- 4. APPLICATIONS FOR PRELIMINARY PLAT & SITE PLAN**

APPLICANT: KYLE BENNETT
AT OR ABOUT: 2862 N. BELTLINE
REQUEST: THE VILLAGES OF SUNNYVALE

- 5. APPLICATIONS FOR CONDITIONAL USE PERMIT**

APPLICANT: BEN LAMONTE
AT OR ABOUT: 536 LONG CREEK
REQUEST: INDOOR BATTING CAGES

- **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 FEBRUARY, 2012 IN THE FOLLOWING LOCATIONS

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

**LESLIE MALONE,
TOWN SECRETARY**



**MINUTES
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 CONDUCTED 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. THOSE PRESENT WERE:

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

• **CALL MEETING TO ORDER**

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

• **1. APPROVAL OF MINUTES**

A. REGULAR MEETING - 09-19-11

Motion was made by Member Hoffman to approve the minutes from regular meeting of Sept. 19, 2011. Motion seconded by Member Kirkland. 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 REPLAT

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

Steve Gilbert, Building Official, advised that an application for replat of Tucker Estates, Lots 7R1 and 8R1, Block 1 had been received by the Town. The project consisted of two residential lots with SF-2 zoning.

Dean Zimmerman 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 Hoffman to approve the application for replat for Dean Zimmerman at or about 286 and 284 N. Collins Rd subject to the staff report dated October 13, 2011 from Marc Bentley, Town Engineer. Motion seconded by Member McNeill. Motion carried unanimously.

3. APPLICATION FOR PRELIMINARY AND FINAL PLAT

APPLICANT: WILLIAM SHEAHAN

AT OR ABOUT: 321 S. LARKIN

REQUEST: LOMAD ADDITION, LOTS 1 AND 2

Steve Gilbert stated that an application for a preliminary and final plat for 321 S. Larkin had been received by the Town for consideration. The property consisted of two residential lots of 0.82 acres and 2.18 acres. The property falls within the SF-4 zoning district. SF-4 zoning required minimum lot size of 0.55 acres. Mr. Gilbert gave a property history of previous conditional use permit for accessory dwelling.

William Sheahan was present to answer any questions. Chairperson Egan discussed the staff report from October 13, 2011 with Mr. Sheahan specifically addressing the current platting issues. Discussion followed regarding previous variance for hose lay of 300 feet from fire hydrant to all parts of the structure. Staff did not support the fire hydrant variance.

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

Motion was made by Member Egan, clarified by Member McNeill, to approve the application for preliminary and final plat for William Sheahan at or about 321 S. Larkin for Lomad Addition Lots 1 and 2 subject to the town staff report letter dated October 13, 2011 including specifically the bold concern, **Therefore, due to public health and safety issues, staff does not support the fire hydrant variance;** however, we would ask the Town Council to consider in consultation with the town staff and town attorney if there is an alternate method to approve this that will protect both the property owners and the town from liability by providing some sort of legal notification to the future owners in the record that would allow this to be approved by the Council without the requirement of a new fire hydrant. Motion seconded by Member Wilson. Motion carried unanimously.

• **ADJOURN**

Chairperson Egan adjourned the meeting at 7:50 p.m.

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

Chairperson Mark Egan

ATTEST:

Scott Campbell, Assistant Town Secretary

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



**MINUTES
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 CONDUCTED 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. **THOSE PRESENT WERE: ??????**

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

• **CALL MEETING TO ORDER**

Chairperson Egan called the meeting to order at 7:00 p.m.

• **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 AND FINAL PLAT

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

Director of Community Development Steve Gilbert informed the Commission the site will be a home site for the applicant.

Applicant Ray Vanek of 105 Sunview, of Sunnyvale, stated everything is moving according to plan and verified he had received a letter from Town Staff and was aware of the requirements for the preliminary and final plat.

Chairperson Egan opened the Public Hearing. No comments were made. Chairperson Egan closed the public hearing.

Commissioner McNeill verified the applicant was installing a septic system in lieu of connecting to the sanitary sewer line.

Commissioner Hoffman asked if we knew why the negative response was sent in reference to the application.

Director of Community Development Steve Gilbert stated he was unaware of the reason behind the negative response received regarding the preliminary and final plat approval.

Commissioner Turner made a motion to accept and approve a preliminary and final plat at or about 304 or 320 Block of Town East Boulevard with reference to the staff letter dated November 17, 2011. Commissioner McNeill seconded the motion. Chairperson Egan called for a vote with all commissioners voting affirmative, the motion passed unanimously.

- **ADJOURN**

Chairperson Egan adjourned the meeting at 7:11 p.m.

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

Chairperson Mark Egan

ATTEST:

Scott Campbell, Assistant Town Secretary



**MINUTES
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 CONDUCTED 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. 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**

Chairperson Egan called the meeting to order at 7:00 p.m.

• **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

Director of Community Development Steve Gilbert informed the Commission this application was for Phase 2 of the Villages of Sunnyvale. The applicant has asked for Variances from the Board of Adjustments.

Applicant Juan Vasquez, Vasquez Engineering, located at 705 W. Ave. B Suite 316, Garland, Texas. The applicant is relocating and is under a time crunch. The goal is to construct both office buildings at the same time. The applicant is aware of the Board of Adjustment requirements and is aware of the January 12, 2012, letter from Town Staff regarding the Board of Adjustment requirements.

Co-Chairperson Hoffman voiced concerns regarding the entrance and exit to the property on Beltline Road, and asked if the landscaping is far enough away from Beltline Road so as not to hinder visibility of those exiting the parking lot.

The applicant stated they would be constructing a dedicated left turn lane.

Director of Community Development Steve Gilbert stated the applicant will follow visibility guidelines.

Chairperson Egan opened the Public Hearing. No comments were made. Chairperson Egan closed the Public Hearing.

Commissioner Hoffman made a motion to approve the application for a preliminary plat and site plan at or about the 2800 block of Beltline with reference to the letter from Town Staff dated January 12, 2012, and requires that all variances approved by the Board of Adjustments be included. Commissioner Turner seconded the motion. Chairperson Egan called for a vote with all commissioners voting affirmative, the motion passed unanimously.

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)

Chairperson Egan stated the application for concept plan by HP Civil Engineering, located at or about 3217 N. Beltline Road had been withdrawn by the applicant. No Public Hearing or Action was taken.

• **ADJOURN**

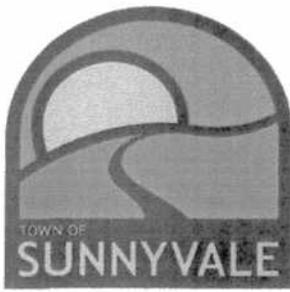
Chairperson Egan adjourned the meeting at _____ p.m.

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

Chairperson Mark Egan

ATTEST:

Scott Campbell, Assistant Town Secretary



STAFF REPORT

DATE: February 16, 2012
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: Beltline Crossing
File Number 1299
PAGES: 1

CMI Companies, Inc. has made application for final plat for the subject project. Beltline Crossing is a 3.04 acre development with 21, 500 square feet of retail space. The current zoning of the property is LR - Local Retail. This project is located on the west side of Beltline Road north of Town East and on the south side of Catfish Cove.

There were nine (9) notices mailed and none returned as of February 16, 2012.

Staff has worked with the applicant to arrive at a final plat that conform to Town regulations and the approved preliminary plat. We have the following comments regarding the project:

- Final lot corners need to be set.
- Need to complete final construction paperwork.
- All construction items need to be completed.
- Landscaping installed.
- Staff reserves the right to add to the list stated above until project is completed.

Based on staff's review, staff is recommending approval of the final plat subject to the above items being completed. Staff is also recommending that the final plat not be placed on Town Council agenda until such time that the project is completed.

Marc Bentley, P.E.
Town Engineer

FDL meeting 12-11-11 @ 7:00 PM
 Council meeting 1-9-12 @ 7:00 PM



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

DEVELOPMENT APPLICATION

- | | |
|--|--|
| <input 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 |

FILE NO: 1299

PROPERTY INFORMATION

Addition Name: <u>Beltline Crossing</u>	Address/Location: <u>3705 N. Belt Line Rd Sunnyvale, TX 75182</u>
Lot(s): <u>1</u> Block: <u>1</u>	Current Zoning: <u>LR (Local Retail)</u>
# of Acres: <u>0.2495 3.039</u>	# of Lots: <u>1</u> # of Units: <u></u>

APPLICANT INFORMATION

Name: <u>RANKIN EGAN</u>	Company: <u>Nelo Builders, Inc.</u>
Mailing Address: <u>8035 E. R.L. Thornton Fwy, Suite 600</u>	
City: <u>Dallas</u> State: <u>TX</u> Zip: <u>75228</u>	
Phone: <u>214-321-5230</u> Fax: <u>972-692-8661</u> Email: <u>amobi56@yahoo.com</u>	

OWNER INFORMATION

Name: <u>Celestus M. Ibeto</u>	Company: <u>CAII Company, Inc.</u>
Mailing Address: <u>P.O. Box 852578</u>	
City: <u>Mesquite</u> State: <u>TX</u> Zip: <u>75185-2578</u>	
Phone: <u>972-998-2067</u> Fax: <u>214-553-0924</u> Email: <u>amgami@yahoo.com</u> <u>caiiibeto@gmail.com</u>	

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

- | | |
|--|----------------------------|
| <input type="checkbox"/> Preliminary Plat & Checklist | 24"x36", 4 copies (folded) |
| <input checked="" type="checkbox"/> Final Plat & Checklist | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Amended Plat & Checklist* | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Minor Plat & Checklist* | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Replat & Checklist* | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Preliminary Site/Concept Plan & Checklist | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Site Plan & Checklist | 24"x36", 4 copies (folded) |
| <input type="checkbox"/> Landscape Plan & Checklist | 24"x36", 4 copies (folded) |
| <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 type="checkbox"/> Civil Engineering Plans | 2 Sets (rolled) |

*Use final plat checklist

(See Fee Schedule for all Amounts)

- | | |
|--------------------|----------------------------------|
| Fee: _____ | <u>pg 4/c</u>
<u>11-22-11</u> |
| Fee: <u>515.00</u> | |
| Fee: _____ | |

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize RANKIN EGWU (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.

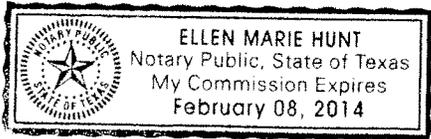
Owner's Signature: [Handwritten Signature] Date: 11-22-11

STATE OF TEXAS

COUNTY OF: Texas

BEFORE ME, a Notary Public, on this day personally appeared _____ 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 22nd day of November, 2011



[Handwritten 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

[Handwritten Signature]

Chief Building Official
See notes on checklist.

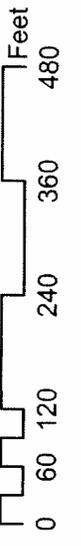


SUBJECT PROPERTY

BELTLINE RD



3700 BLK NORTH BELTLINE ROAD



1 inch equals 200 feet



Notice of Application for Final Plat
Town of Sunnyvale

The Town of Sunnyvale has received a request by Rankin Egwu for approval of the Final Plat for Beltline Crossing. The property being platted is located at 3705 N. Beltline Rd and is shown on the attached exhibit.

Plat Description - - - Beltline Crossing Lot 1, Block 1, BEING A TRACT OF LAND SITUATED IN THE J S PHELPS SURVEY, ABSTRACT NO. 1157, ALSO BEING LOCATED IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

The Planning and Zoning Commission will hear this application on February 20, 2012 and the Town Council will consider the application on either February 27, or March 12, 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 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

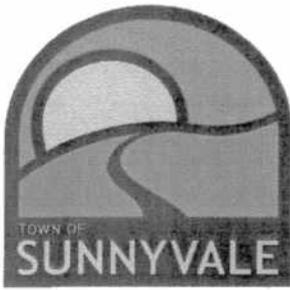
Explanation:

Signature:

Printed Name:

Address:

Date:



STAFF REPORT

DATE: February 16, 2012
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: Stoney Creek Phase 2-D
File Number 1304
PAGES: 1

Stoney Creek Properties has made application for a final plat for Stoney Creek Phase 2-D. This project is located south of the extension of Stoney Creek Blvd. and west of Redstone Drive which would be on the west side of Collins Road. The plat consists of 34 single family residential lots and 2 open space lots. The property is zoned PRO, Ordinance no. 403. The preliminary plat was approved on January 11, 2010 by Town Council.

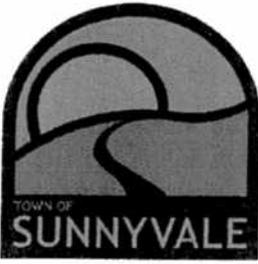
There were forty three (43) notices mailed and none returned as of February 16, 2012.

Staff has worked with the applicant to arrive at a final plat that conform to Town regulations and the approved preliminary plat. We have the following comments regarding the project:

- Final lot corners need to be set.
- Need to complete final construction paperwork.
- All construction items need to be completed.
- Payment of Traffic Mitigation Fee of \$36,000 needs to be paid.
- Record Drawings need to be provided
- Staff reserves the right to add to the list stated above until project is completed.

Based on staff's review, staff is recommending approval of the final plat subject to the above items being completed. Staff is also recommending that the final plat not be placed on Town Council agenda until such time that the project is completed.

Marc Bentley, P.E.
Town Engineer



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

pt 2 = 2-20-12 @ 7:00 pm.
 Council = 2-27-12

DEVELOPMENT APPLICATION	
<input 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: 1204

PROPERTY INFORMATION

Addition Name:	STONEY CREEK PHASE 2-D	Address/Location:	STONEY CREEK BLVD.
Lot(s):	Block:	Current Zoning:	PRO
# of Acres:	21.8787 Ac.	# of Lots:	36
		# of Units:	34

APPLICANT INFORMATION

Name:	RICHARD HOVAS	Company:	TIPTON ENGINEERING INC.
Mailing Address:	6330 BROADWAY BLVD. SUITE C		
City:	GARLAND	State:	TX.
		Zip:	75043
Phone:	972-226-2967	Fax:	972-226-1946
		Email:	RHOVAS@TIPTONENG.COM

OWNER INFORMATION

Name:	DARREL AMEN	Company:	STONEY CREEK PROPERTIES
Mailing Address:	14755 PRESTON ROAD SUITE 710		
City:	DALLAS	State:	TX.
		Zip:	75254
Phone:	972-341-2924	Fax:	
		Email:	DARRELAMEN@FORESTARGROUP.COM

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

<input type="checkbox"/>	Preliminary Plat & Checklist	24"x36", 4 copies (folded)	Fee: _____
<input checked="" type="checkbox"/>	Final Plat & Checklist	24"x36", 4 copies (folded)	Fee: \$680.00
<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)	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

(See Fee Schedule for all Amounts)

pd 1-25-12

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize RICHARD HOVAS (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.

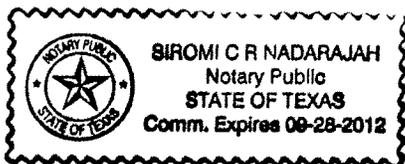
Owner's Signature:  Date: 1-24-12

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Darrel Amen 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 January, 2012.

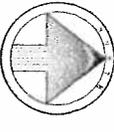


Siromi C. R. Nadarajah
Notary Public in and for the State of Texas

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

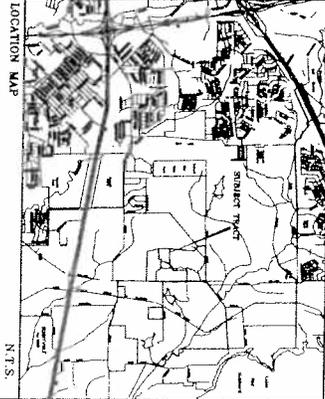
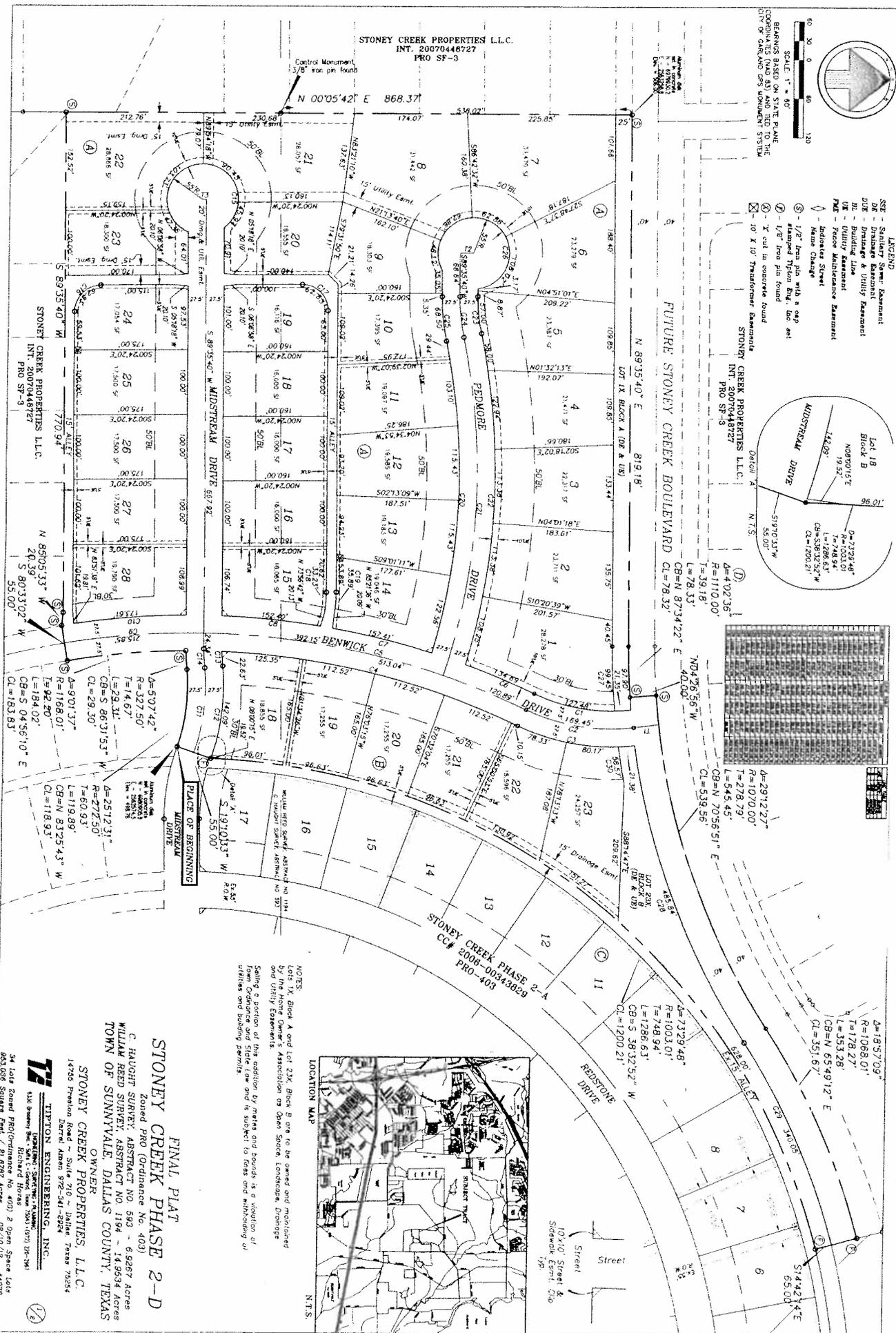
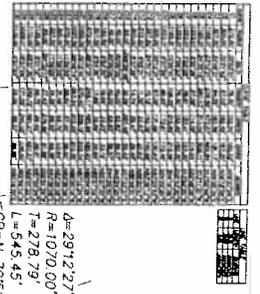
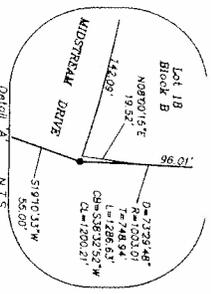
Town Engineer


Chief Building Official



SCALE 1" = 60'
 BEGUNAS BASED ON STATE PLANE
 COORDINATES (NAD 83) AND TIED TO THE
 SURVEY OF SUNDYVALE 5th EDITION STRATA

- LEGEND
- SE - Section Survey Monument
 - DE - Drainage Easement
 - DL - Driveway & Utility Easement
 - BL - Building Footprint
 - UL - Utility Easement
 - ME - Fence Maintenance Easement
 - MS - Measure Street
 - MC - Measure Change
 - 1/2" Iron pin with a cap set
 - 1/2" Iron pin found
 - X - X cut in concrete found
 - 10' x 10' Transformer Easement



NOTES

1. Lots 1X, Block A and lot 21X, Block B are to be owned and maintained by the Home Owner's Association as Open Space, Landscape, Driveway and Utility Easements.
2. Selling a portion of this addition by means and bounds is a violation of Town Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

FINAL PLAT
STONEY CREEK PHASE 2-D
 Zoned PNO (Ordinance No. 403)
 C. HAUGH SURVEY, ABSTRACT NO. 593 - 6.9287 Acres
 WILLIAM REEB SURVEY, ABSTRACT NO. 1194 - 14.9534 Acres
 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

OWNER
 STONEY CREEK PROPERTIES, L.L.C.
 14755 Preston Road - Suite 210 - Dallas Texas 75254
 Darrel Amen 972-341-9254

PLAT ENGINEER
 TITON ENGINEERING, INC.
 430 Sawney Street, Suite 1100, Dallas, Texas 75244
 Richard Horva
 963.000 Square Feet / 18,000 Sq. Ft. / 02/10/12 14879





Notice of Application for Final Plat
Town of Sunnyvale

The Town of Sunnyvale has received a request by Richard Hovas/ Tipton engineering for approval of the Final Plat for Stoney Creek Phase 2-D. The property being platted is located at Stoney Creek Blvd and is shown on the attached exhibit.

Plat Description - - - STONEY CREEK PHASE 2-D, Zoned PRO (ordinance No. 403) C. HAUGHT SURVEY, ABSTRACT NO. 593 – 6.9267 ACRES, WILLIAM REED SURVEY, ABSTRACT NO. 1194 – 14.9534 ACRES, TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS.

The Planning and Zoning Commission will hear this application on February 20, 2012 and the Town Council will consider the application on either February 27 or March 12, 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 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

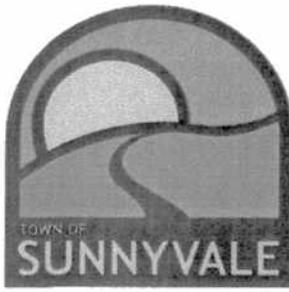
Explanation:

Signature:

Printed Name:

Address:

Date:



STAFF REPORT

DATE: February 16, 2012
TO: Planning & Zoning Commission
FROM: Community Development Department
SUBJECT: The Villages of Sunnyvale, Block 1, Lot 3
Medical Office Complex
File No: 1305
PAGES: 1

First Baptist Church of Sunnyvale has made application for preliminary plat and site plan for the subject project. The proposed 0.86 acre project has a total of 6,000 square feet of office space. The current zoning of the property is LR - Local Retail. This project is located on the east side of Belt Line Road north of the Sweeney Eye Clinic office.

There were seven (7) notices mailed and none returned as of February 16, 2012.

Staff has worked with the applicant to arrive at plats and plans that conform to Town regulations. The following variances were approved by BOA on January 10, 2012:

- Ten (10) foot required landscape buffer along east property line.
- Fifteen (15) foot required landscape buffer on north property line reduced to ten (10) feet.
- Platted Lot with no street frontage
- Reduced lot width.

Additional information regarding this project. The applicant is granting a parking easement along the east property line for thirteen (13) parking spaces to satisfy the parking requirement for the building. This easement is being granted to the purchaser of the lot with the understanding by the applicant that the thirteen (13) parking cannot be counted towards any future development within the balance of the tract. The thirteen (13) spaces are solely dedicated for use by Lot 3.

Staff is recommending approval of the preliminary plat and site plan subject to final approval of engineering plans.

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 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 | |

FILE NO: 1305

PROPERTY INFORMATION

Addition Name: <u>THE VILLAGES OF SUNNYVALE</u>		Address/Location: <u>2820 N. Bell Line Rd.</u>	
Lot(s): <u>3</u>	Block: <u>1</u>	Current Zoning: <u>COMMERCIAL</u>	
# of Acres: <u>0.86</u>	# of Lots: <u>1</u>	# of Units: <u>1</u>	

APPLICANT INFORMATION

Name: <u>Kyle Bennett</u>	Company: <u>BILL D. BENNETT CONSTRUCTION, INC.</u>
Mailing Address: <u>701 S. BRYAN-BELL LINE RD.</u>	
City: <u>MESQUITE</u>	State: <u>TX</u> Zip: <u>75149</u>
Phone: <u>(972) 226-1064</u>	Fax: <u>(972) 288-8702</u> Email: <u>Kyle@billbennettconstruction.com</u>

OWNER INFORMATION

Name:	Company: <u>FBC Sunnyvale</u>
Mailing Address: <u>3018 BELL LINE RD</u>	
City: <u>Sunnyvale</u>	State: <u>TX</u> Zip: <u>75149</u>
Phone: <u>(972) 226 7105</u>	Fax: Email:

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</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>\$ 505</u>
<input checked="" type="checkbox"/>	Landscape Plan & Checklist	24"x36", 4 copies (folded)	Fee: <u>\$ 200</u>
<input checked="" 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)	Fee: _____
<input checked="" type="checkbox"/>	Civil Engineering Plans	2 Sets (rolled)	Fee: <u>\$ 250</u>

*Use final plat checklist

OWNER AUTHORIZATION

Check one of the following:

I will represent the application myself; or

I authorize Kyle Bennett (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: R. Scott Dobb Date: 1-25-12

STATE OF TEXAS

COUNTY OF: DALLAS

BEFORE ME, a Notary Public, on this day personally appeared R. Scott Dobb 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 January, 2012.

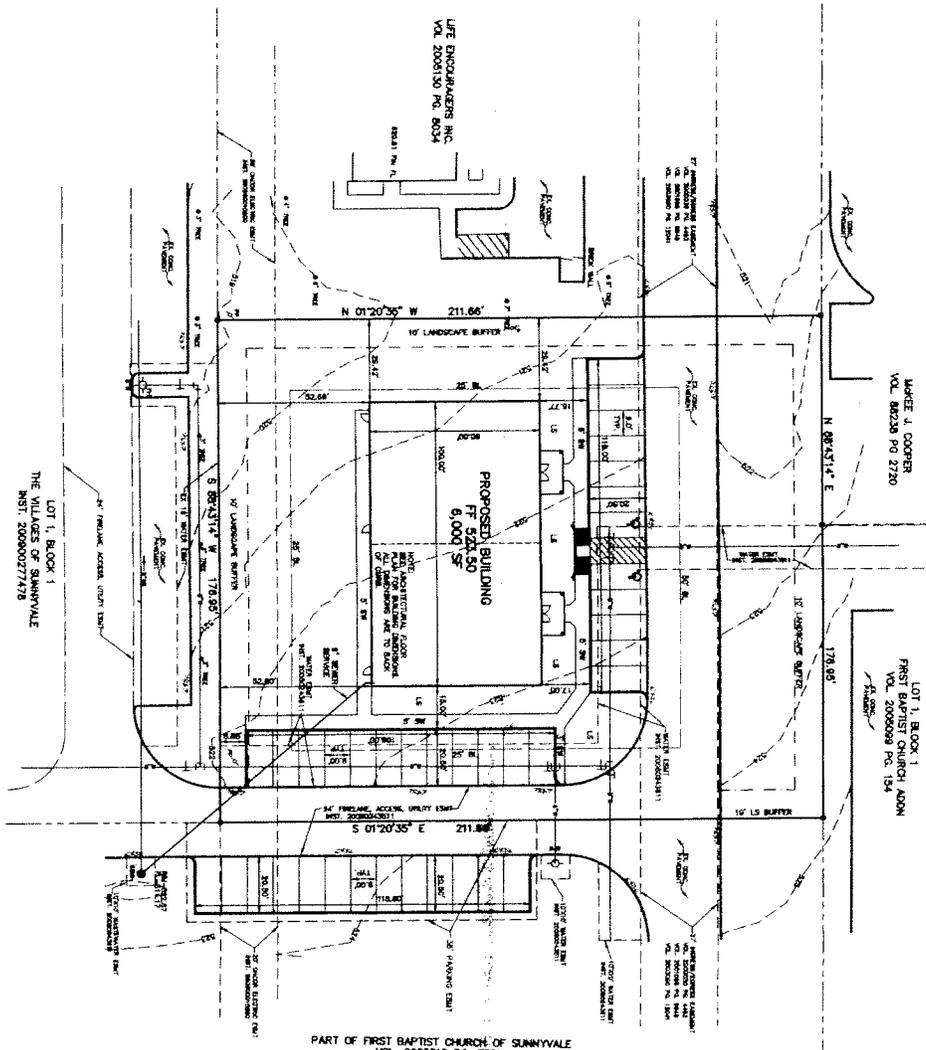
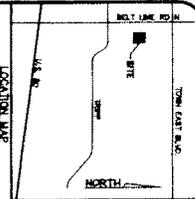


[Signature]
Notary Public in and for the State of Texas

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

[Signature]
Town Engineer

Chief Building Official



PART OF FIRST BAPTIST CHURCH OF SUNNYVALE
VOL. 2005010 PG. 3801

MARCE J. COOPER
VOL. 88228 PG. 2720

LOT 1, BLOCK 1
FIRST BAPTIST CHURCH
VOL. 2005028 PG. 154

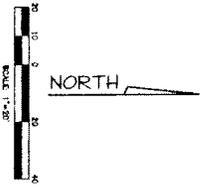
LOT 1, BLOCK 1
THE VILLAGES OF SUNNYVALE
INST. 20080277478

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
LAND USE	1 st LOCAL RESIDENTIAL
LOT AREA	37,400 SF (0.86 AC)
TOTAL LOT COVERED AREA	12,000 SF
TOTAL BUILDING AREA	8,000 SF
BUILDING HEIGHT	ONE STORY
FLOOR AREA RATIO	0.214
PARKING	
REQUIRED PARKING	17 SPACES
PROPOSED PARKING	21 SPACES
ADDITIONAL PARKING PROVIDED	4 SPACES
LANDSCAPE	
LANDSCAPE AREA PROVIDED	8,150 SF
PARKING LOT LANDSCAPE	6,100 SF
LANDSCAPE PERCENTAGE (LAP)	100%
LANDSCAPE PERCENTAGE (LAP)	100%
TOTAL LANDSCAPE AREA	14,250 SF
MULTI-PURPOSE WALKING AREA	
AREA OF MULTIPURPOSE WALKING & OTHER	6,000 SF
MULTIPURPOSE WALKING	1,340 SF
OTHER MULTIPURPOSE WALKING	4,660 SF
TOTAL MULTIPURPOSE WALKING	6,000 SF

WATER METERS			
ID	TYPE	SIZE	DATE
1	DOMESTIC	1/2"	1/1/11
2	IRRI	1/2"	1/1/11

- GENERAL NOTES**
- The town shall be designed and constructed per City standards.
 - Landscaping including trees shall be designed and provided per City standards, and shall comply with requirements of the current, adopted International Building Code.
 - All signage and/or other items approved by Building Inspection Department.
 - Approval of the site plan is not final until an engineering stamp is obtained.
 - Outdoor lighting shall comply with Illumination standards of the Town.
 - All exterior transmission, distribution and service lines shall be underground.

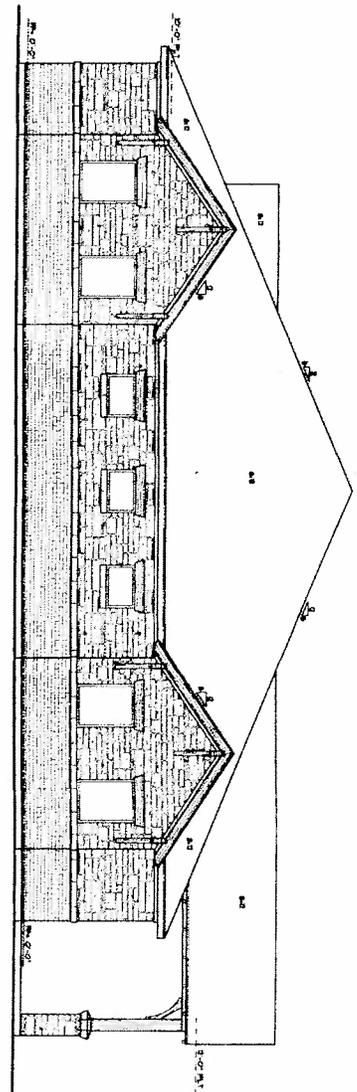


SP1

SITE PLAN

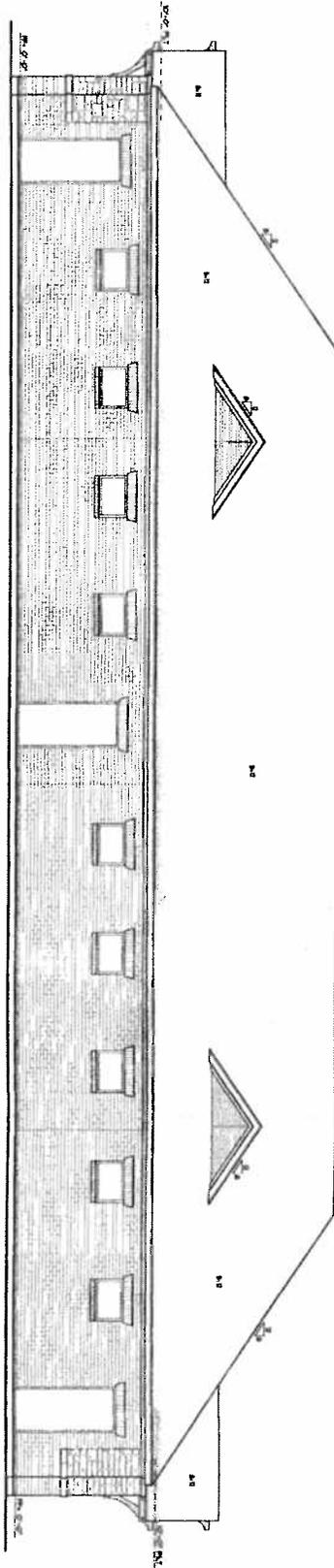
VILLAGES OF SUNNYVALE, BLK 1, LOT 3
TOWN OF SUNNYVALE, TEXAS

Scale: 1"=10'



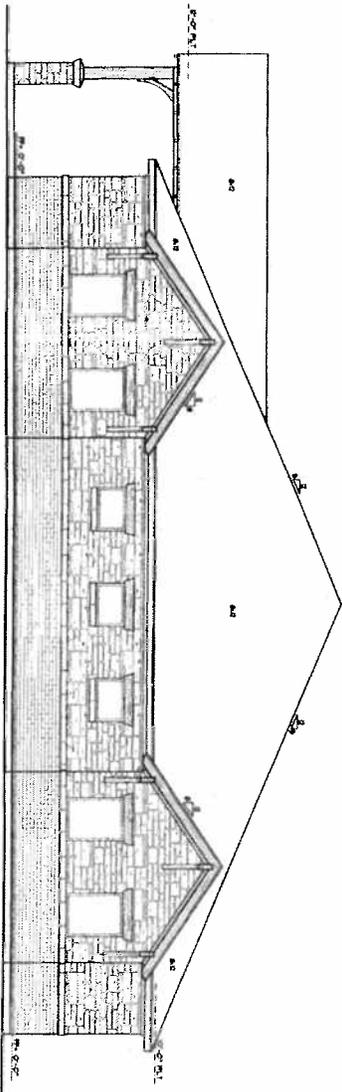
EAST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

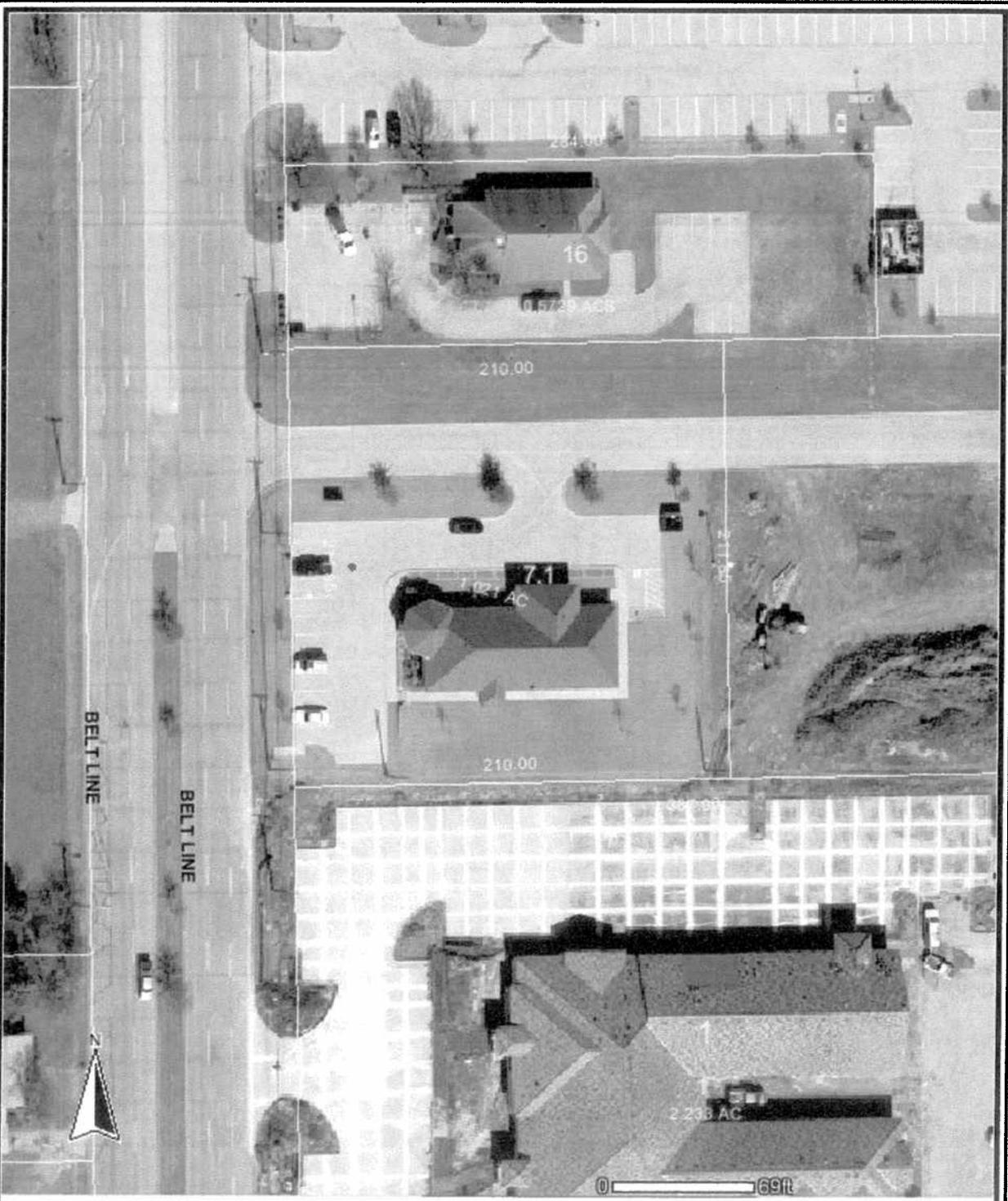
FAMILY EYE CARE

HERMONAT ESTIMATING AND DESIGN CO

2340 TRINITY MILLS, SUITE 300
 CARROLLTON, TEXAS 75006
 OFF 972-478-4386 FAX 972-478-4488

DATE ISSUED
 DATE REVISION
 DATE REVISION
 JOB NO. 2001
 SHEET

3 OF 3
A1



Dallas Central Appraisal District
www.dallascad.org

2862 N. Beltline Rd.

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 Preliminary Plat and site plan
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Bill Bennett Construction/ Kyle Bennett for approval of a Preliminary Plat and site plan for the villages of Sunnyvale lot 3 block 1. The property being platted is located at 2862 N. Beltline Rd and is shown on the attached exhibit.

Plat Description- VILLAGES OF SUNNYVALE, BLOCK 1, LOT 3, PART OF TRACT 1, FIRST BAPTIST CHURCH OF SUNNYVALE OUT OF HENRY J. WEBB SURVEY, ABSTRACT 1588 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

The Planning and Zoning Commission will hear this application on February 20, 2012 and the Town Council will consider the application on either February 27 or March 12, 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 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:



Planning and Zoning Commission

Meeting date 2-20-12 @ 7:00 PM

Applicant/ property

Ben Lamonte – 536 Long Creek Bldg #4

Request

- **The applicants request is to expand a Conditional Use Permit granted in 2009 for the same address.
The applicant currently operates this permit from building #6 and their intention is to also use building #4 for the same use. The occupants will be a specific group by invitation only and will not be open to the public.
Hours of operation are from 4:00pm-9:00pm Monday thru Friday and 10:00am-2:00pm Saturday and Sunday.**

Ordinance Requirements

1. Conditional uses are uses which are generally compatible with permitted land uses in a given zoning district
2. Any conditionally permitted use that is enlarged, expanded, increased in intensity or relocated must submit a new application
3. Commercial Amusement is allowed in highway commercial zoning only with a conditional use permit.

Staff Comment

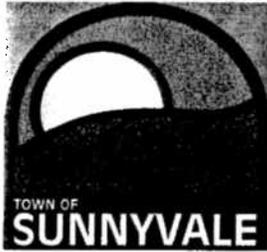
The existing business has operated in this location since 2009 as a result the town has not received any complaints or concerns.

The proposed use appears to be an acceptable use and is compatible with adjacent uses.

Therefore we recommend that this conditional use permit be approved.

There were eleven (11) notices mailed and none returned as of February 16, 2012

Steve Gilbert,
Director of Community Development
Building Official



Submit by 1-18²⁰-12
P42 Meeting 2-20-12 @ 7:00 PM.
Council 2-27-12 @ 7:00 PM.

APPLICATION FOR
CONDITIONAL USE PERMIT

DATE: 1/17/2012 FILE NO: 1206

Request: To allow for private batting cage for
baseball specific instruction.

APPLICANT INFORMATION

APPLICANT: Ben Lemonte
Inside The Box Athletics Club LLC

PHONE: (214) 507-6360

ADDRESS: 1017 Garden Trl.

CITY: Mesquite STATE: TX ZIP: 75149

Applicant's Status: (check one) Owner Representative Tenant

*If applicant is not owner, complete Agent Authorization Form.

PROPERTY INFORMATION

ADDRESS: 536 Long Creek Rd #4

LEGAL DESCRIPTION:

Property is subdivided as described below:

Addition: _____ Lot: _____ Block: _____

Property is platted:

Survey: _____ Abstract #: _____ Tract (s): _____

EXISTING ZONING: _____ EXISTING PROPERTY USE: _____

STATUS OF PROJECT: Proposed Under Construction Existing

REQUIRED SUBMITTAL DOCUMENTS:

The applicant shall indicate whether the following documents have been included with the application:

- | <u>YES</u> | <u>NO</u> | <u>DESCRIPTION</u> |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | 15 copies prints of a site plan for Town Council |
| <input type="checkbox"/> | <input type="checkbox"/> | 15 copies prints of a site plan for the Planning and Zoning Commission that shows the following: <ol style="list-style-type: none"> 1. Site dimensions including lot setback lines. 2. Existing features including buildings. 3. Proposed buildings and parking areas 4. Additional information that may pertain to your request listed in the site plan contents |

1 set of electronic versions of the above documents on a CD in Adobe Acrobat format in 11"x 17" format and 600 dpi resolution.

Failure to submit the applicable documents described above with the application will result in an automatic staff recommendation for denial of application to the Planning and Zoning Commission and Town Council.

REQUEST INFORMATION

Please answer the following questions as completely as possible. Failure to outline fully the situation by answering these questions could cause unnecessary delay in evaluating your appeal. Additional pages may be attached if necessary

1. Completely describe the CUP you are requesting: To allow for private batting cages for instructional purposes.
Baseball specific instruction & training

2. Describe any unique conditions or circumstances that may apply to your request for a Conditional Use Permit :

COMPATIBILITY

When considering applications for a conditionally permitted use, the Planning and Zoning Commission and Town Council evaluate the impact of the conditional use on and its

compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The applicant shall indicate the following:

YES NO ELEMENT

- The proposed variance at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.
- The proposed variance is consistent with the general purpose and intent of the applicable zoning district regulations.
- The proposed variance is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
- The proposed variance does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood
- The proposed variance is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.
- The proposed variance is in substantial to standards previously established in the zoning district.

FEES

Filing Fee \$250.00 Flat Fee = \$ 250.00 Pd 1-25-12
 Notices - \$3.00 Per Property Owner Within 400 ft. Notices = \$ _____
TOTAL CONDITIONAL USE PERMIT FILING FEE \$ _____

The above fees are non-refundable and are charged for the processing of the application. Filing of Final Plats, and/or the issuance of Building Permits and Certificates of Occupancy may be withheld until all fees are paid.

APPROVAL OF PLANS, PLATS OR CONSTRUCTION DOES NOT RELIEVE APPLICANT OF HIS OBLICATIONS UNDER THE TOWN CODES TO CONSTRUCT AND MAINTAIN THE IMPROVEMENTS IN ACCORDANCE WITH SUCH TOWN CODES.

I acknowledge that I have read and understand the application and fees.

Applicant: (if tenant or purchaser, **Owner's** signature also is required.)

x Tony Fische owner
 x B.Z. M... tenant

Ben LaMonte
Applicant's Printed Name

Ben LaMonte
Applicant's Signature

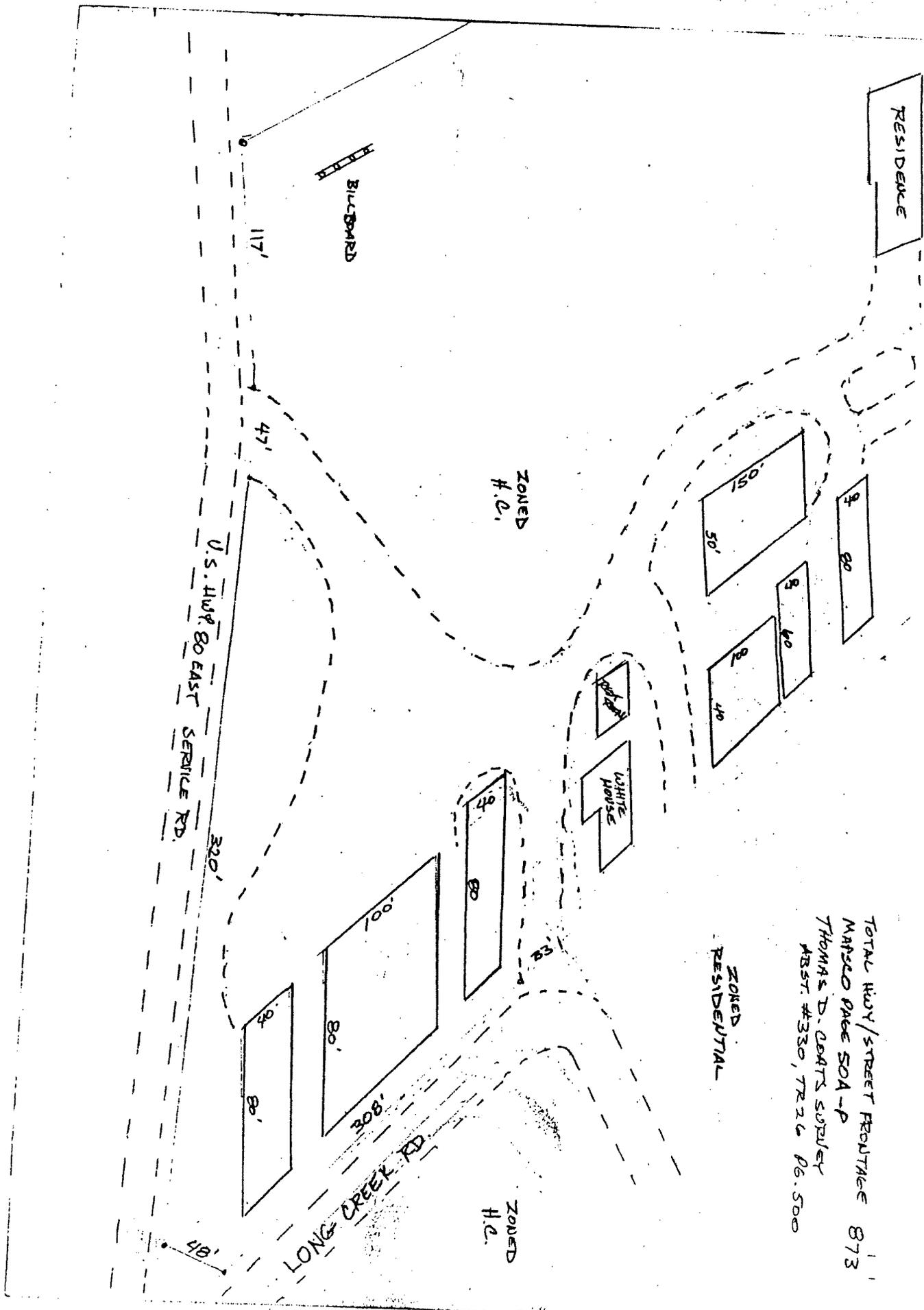
Owner:

Tony Fischer
Owner's Printed Name

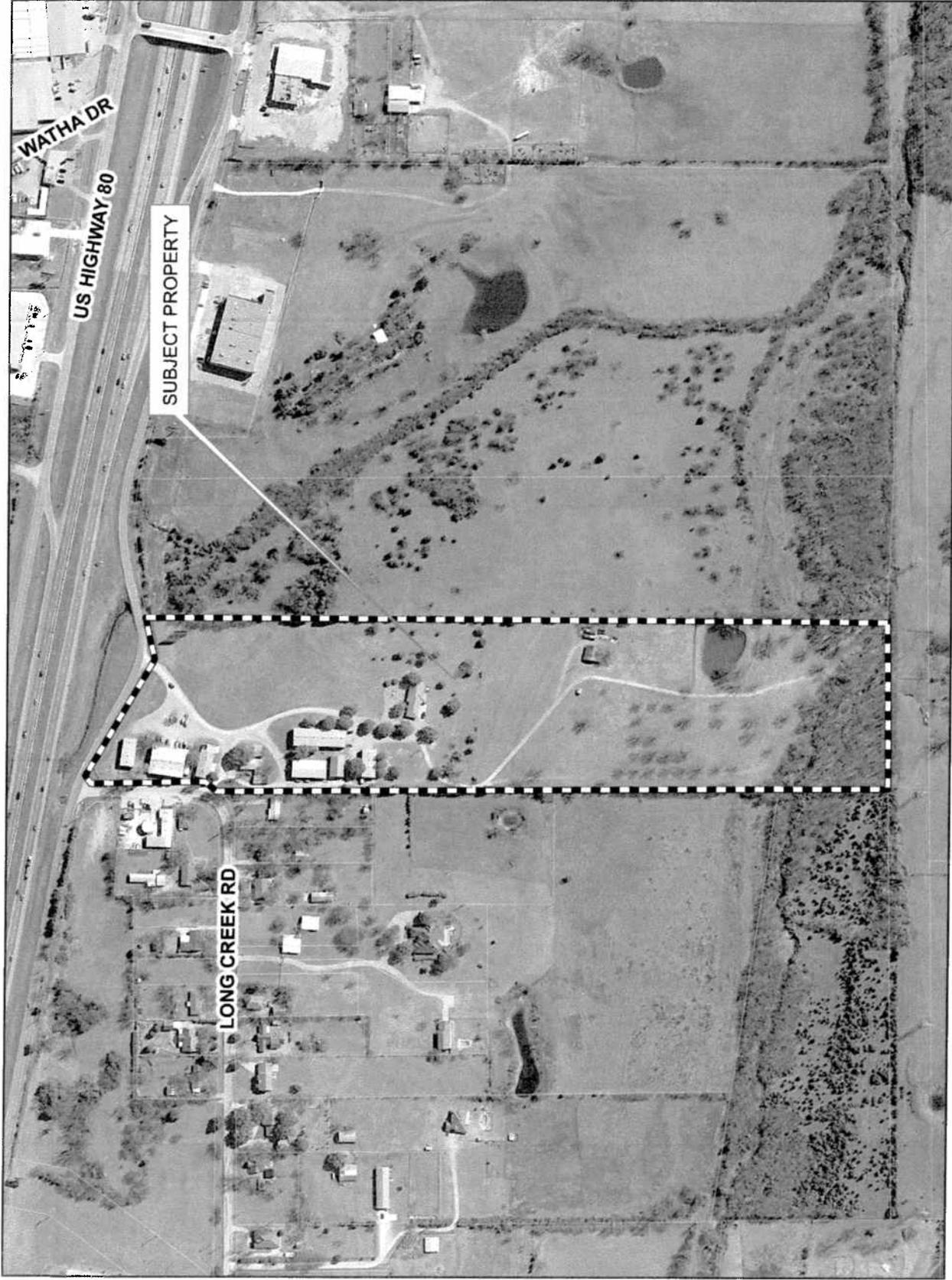
Tony Fischer
Owner's Signature

Town of Sunnyvale:

Acknowledge By: Melinda Diaz Date: 1-25-12



TOTAL HWY/STREET FRONTAGE 873
 MAPSLO PACE 504 -P
 THOMAS D. DEWITT SURVEY
 ABST #330, TR 26, Pg. 500



536 Long Creek Road

0 200 400 600 800 Feet

1 inch equals 400 feet



**Notice of Application for Conditional Use Permit
Town of Sunnyvale**

The Town of Sunnyvale has received a request by the Inside the box athletic club/ Ben Lamonte for a Conditional Use Permit to allow a private batting cage and baseball instruction facility located at 536 Long Creek Rd Bldg # 4. The location of the applicant's property is shown on the attached exhibit.

The Planning and Zoning Commission will hear this application on February 20, 2012 and the Town Council will consider the application on either February 27 or March 12 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 Conditional Use Permit application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department 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 issuance of the Conditional Use Permit
- I am opposed to the issuance of the Conditional Use Permit

Explanation:

Signature:

Printed Name:

Address:

Date:
