



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
MONDAY, MARCH 19, 2012
7:00 P.M.**

CALL MEETING TO ORDER

Chairperson calls the Meeting to order, state the date and time. State Commissioners present and declare a quorum present.

PUBLIC FORUM

Citizens may speak on any matter other than personnel matters or matters under litigation. No Planning & Zoning Commission actions or discussion will be taken until such matter is placed on the agenda and posted in accordance with law.

APPROVAL OF MINUTES

1. **JOINT TOWN COUNCIL MEETING - 10-24-11**
2. **JOINT TOWN COUNCIL MEETING - 10-25-11**
3. **JOINT TOWN COUNCIL MEETING - 01-30-12**
4. **REGULAR MEETING - 02-20-12**

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:

APPLICATION FOR SITE PLAN

5. **APPLICANT: ECI ACADEMY
AT OR ABOUT: 302 TOWN EAST BLVD
REQUEST: CHANGE OF USE**

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.

THE FOREGOING NOTICE WAS POSTED IN THE FOLLOWING LOCATIONS:

SUNNYVALE ISD 417 E. TRIPP ROAD
SUNNYVALE LIBRARY AT 402 TOWER PLACE

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON MARCH 16, 2012, IN THE FOLLOWING LOCATIONS AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:

TOWN HALL AT 127 N. COLLINS ROAD

LESLIE MALONE, TOWN SECRETARY



**MINUTES
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 MET 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. THOSE PRESENT WERE:

TOWN COUNCIL MEMBERS:

MAYOR	JIM PHAUP
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
ABSENT COUNCILMEMBER	PAT WILEY

PLANNING AND ZONING COMMISSION MEMBERS:

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**

Mayor Phaup called the Town Council to order at 6:04 p.m.

Chairperson Egan called the Planning and Zoning Commission to order at 6:05 p.m.

• **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.

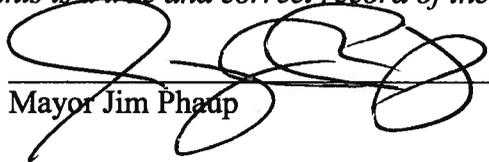
Minutes
Town Council/Planning and Zoning Commission
October 24, 2011
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Mayor Phaup announced the workshop had been cancelled due to an outstanding legal question on the project. He advised on Monday, November 14, 2011 a joint public hearing was planned for the project and a notice of meeting would be sent to the entire town.

• **ADJOURN**

Chairperson Egan adjourned the Planning and Zoning Commission at 6:27 p.m.
Mayor Phaup adjourned the Town Council at 6:27 p.m.

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



Mayor Jim Phaup

Chairperson Mark Egan

ATTEST:

Scott Campbell
Town Manager/Assistant Town Secretary

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



**MINUTES
TOWN OF SUNNYVALE TOWN COUNCIL
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP SESSION
OCTOBER 25, 2011
6:00 P.M.**

THE TOWN COUNCIL AND PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE MET IN JOINT WORKSHOP SESSION ON OCTOBER 25, 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. THOSE PRESENT WERE:

TOWN COUNCIL MEMBERS:

	MAYOR	JIM PHAUP
	MAYOR PRO-TEM	KAREN HILL
	COUNCILMEMBER	PAULA YATES
	COUNCILMEMBER	SAJI GEORGE
ABSENT	COUNCILMEMBER	RONNIE HENDERSON, JR
ABSENT	COUNCILMEMBER	PAT WILEY

PLANNING AND ZONING COMMISSION MEMBERS:

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

• CALL MEETING TO ORDER

Mayor Phaup called the Town Council meeting to order at 6:06 p.m.

Chairperson Egan called the Planning and Zoning Commission meeting to order at 6:06 p.m.

• WORKSHOP DISCUSSION:

A REQUEST FROM RKS INVESTMENT LP TO PRESENT INFORMATION AND DISCUSS A PROPOSED MASTER PLANNED DEVELOPMENT (SUNNYVALE CENTRE) ON APPROXIMATELY 123.5 ACRES AT THE SOUTHWEST CORNER OF U.S. 80 AND COLLINS ROAD IN SUNNYVALE.

THIS ITEM IS FOR PRESENTATION AND DISCUSSION ONLY AND NO FORMAL ACTION WILL BE TAKEN AT THIS WORKSHOP.

Gerald Ludke from Hodges & Associates and Mike Anderson, representing Sunnyvale Centre, gave a presentation for a Master Planned Development option for creating Sunnyvale Centre located on the southwest corner of US Hwy 80 and S. Collins Road. Mr. Anderson asked for direction from the members present on what they would like to have incorporated in the project. Discussion on signage and stucco followed.

Minutes
Town Council/Planning and Zoning Workshop Meeting
October 25, 2011
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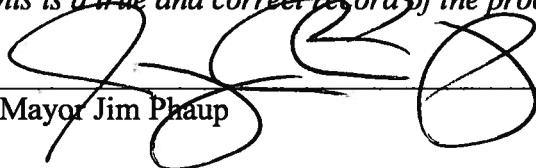
Mr. Anderson introduced John Baldwin, an urban developer from Catalyst Commercial. Mr. Baldwin said that his business was to determine appropriate retailers for various locations. He explained proposed tax values and estimated property taxes. He said retailers had to locate where they would make the most money and the attraction of the customer was very important. Discussion followed regarding the feasibility of a grocery store at Sunnyvale Centre and sales tax projections with/without beer and wine.

Former Mayor Paul Cash said he had been watching the Sunnyvale Centre project for 36 years. He spoke in favor of the project. He said Sunnyvale Centre would be the focal point of Sunnyvale.

• **ADJOURN**

Chairperson Egan adjourned the Planning and Zoning Commission at 7:47 p.m.
Mayor Phaup adjourned the Town Council at 7:47 p.m.

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



Mayor Jim Phaup

Chairperson Mark Egan

ATTEST:

Scott Campbell
Town Manager/Assistant Town Secretary

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



**MINUTES
TOWN OF SUNNYVALE TOWN COUNCIL
PLANNING AND ZONING COMMISSION
JOINT WORKSHOP SESSION
JANUARY 30, 2012
7:00 P.M.**

THE TOWN COUNCIL AND PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE MET IN JOINT WORKSHOP SESSION ON JANUARY 30, 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:

TOWN COUNCIL MEMBERS:

MAYOR	JIM PHAUP
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
COUNCILMEMBER	PAT WILEY

PLANNING AND ZONING COMMISSION MEMBERS:

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**

Mayor Phaup called the Town Council meeting to order at 7:00 p.m.

Chairperson Egan called the Planning and Zoning Commission meeting to order at 7:00 p.m.

• **WORKSHOP DISCUSSION:**

PRESENTATION AND DISCUSSION REGARDING TOWN PLANNER/STAFF RECOMMENDATIONS RELATED TO CURRENT AND PROPOSED INDUSTRIAL (I) USES ALLOWED BY RIGHT AND AS CONDITIONAL USE IN GENERAL BUSINESS (GB), HIGHWAY COMMERCIAL (H C), AND INDUSTRIAL (I) ZONED DISTRICTS; AND PROPOSED AMENDMENTS TO CURRENT DEFINITIONS FOR SUCH USES.

THIS ITEM IS FOR PRESENTATION AND DISCUSSION ONLY AND NO FORMAL ACTION WILL BE TAKEN AT THIS WORKSHOP.

Town Attorney Terry Morgan gave a short presentation regarding the moratorium on Industrial Uses. No map changes are proposed.

Town Manager Scott Campbell stated staff hopes to update terms to make the zoning ordinance easier to interpret.

Town Planner Sherry Sefko, 1701 S. Market Street, stated this exercise is intended to begin the process of updating land-use terminology. Sefko gave a presentation regarding recommendations pertaining to the Town's Zoning Ordinance.

- **ADJOURN**

Chairperson Egan adjourned the Planning and Zoning Commission at 8:41 p.m.
Mayor Phaup adjourned the Town Council at 8:41 p.m.

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

Mayor Jim Phaup

Chairperson Mark Egan

ATTEST:

Leslie Malone, 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
MONDAY, FEBRUARY 20, 2012
7:00 P.M.**

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS, CONDUCTED 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. THOSE PRESENT WERE:

ABSENT	CHAIRPERSON	MARK EGAN
	CO-CHAIRPERSON	RICKEY HOFFMAN
	MEMBER	KEN WILSON
ABSENT	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 7:00 p.m.

- **1. APPROVAL OF MINUTES**
 - A. REGULAR MEETING - 10-17-11
 - B. REGULAR MEETING - 11-21-11
 - C. REGULAR MEETING - 01-16-12

Commission member Kirkland made a motion to approve the Planning and Zoning Commission Regular Meeting Minutes from October 17, 2011, November 21, 2011, and January 16, 2011. Commission member Demko seconded the motion. Co-Chairperson Hoffman called for a vote with all members voting affirmative, the motion passed 7/0.

• **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

Director of Community Development Steve Gilbert informed the Board this application for final plat is for property located at or about 3705 N. Beltline. The property owners will be required to complete any items remaining on the final checklist prior to Council consideration.

Applicant Rankin Egwu of CMI Properties located at 3705 N. Beltline, introduced himself to the Commission.

Co-Chairperson Hoffman opened the Public Hearing. No comments were made. Co-Chairperson Hoffman closed the Public Hearing.

Commission member McNeill made a motion to approve the application for a final plat at or about 3705 N. Beltline subject to the completion of items noted in the Staff Report dated February 16, 2012. Commission member Kirkland seconded the motion. Co-Chairperson Hoffman called for a vote with all members voting affirmative, the motion passed 7/0.

3. APPLICATION FOR FINAL PLAT
APPLICANT: RICHARD HOVAS
AT OR ABOUT: STONEY CREEK BLVD.
REQUEST: STONEY CREEK PHASE 2-D

Director of Community Development Steve Gilbert informed the Board this application for final plat is for property located at or about Stoney Creek Blvd. and includes 34 lots.

Applicant Richard Hovas, of Tipton Engineering, located at 6330 Broadway Blvd, Suite C, Garland, introduced himself.

Commission member McNeill asked the applicant to verify if the Traffic Mitigation Fee of \$36,000 had been paid.

Applicant Hovas stated the fee would be paid before the item went before the Council for consideration.

Co-Chairperson Hoffman opened the Public Hearing. No comments were made. Co-Chairperson Hoffman closed the Public Hearing.

Commission member McNeill made a motion to approve the application for a final plat at or about Stoney Creek Blvd. subject to the completion of items noted in the Staff Report dated February 16, 2012. Commission member Kirkland seconded the motion. Co-Chairperson Hoffman called for a vote with all members voting affirmative, the motion passed 7/0.

4. APPLICATIONS FOR PRELIMINARY PLAT & SITE PLAN
APPLICANT: KYLE BENNETT
AT OR ABOUT: 2862 N. BELTLINE
REQUEST: THE VILLAGES OF SUNNYVALE .

Director of Community Development Steve Gilbert informed the Board this application for preliminary plat and site plan is for a property located behind 2862 N. Beltline and is creating a lot from a larger piece of property.

Applicant Kyle Bennett of Bill Bennett Construction, located at 701 S. Bryan-Belt Line Road, Mesquite, introduced himself to the Commission.

Commission member Demko informed the applicant that one of the handicapped spaces shown on the plat will have to be van accessible.

Director of Community Development Gilbert stated that 7 responses had been received, and one response was concerning drainage. As the property is less than an acre in size, drainage should not impact the surrounding properties.

Commission member Okafor asked staff if respondents receive any correspondence after they respond to an application notice.

Director of Community Development Gilbert stated he usually speaks with citizens regarding their responses, particularly if the respondent has questions. Sunnyvale is one of the few communities that asks for responses instead of just notifying the surrounding property owners.

Co-Chairperson Hoffman opened the Public Hearing. No comments were made. Co-Chairperson Hoffman closed the Public Hearing.

Commission member Turner made a motion to approve the application for a final plat at or about 2862 N. Beltline Road subject to the completion of items noted in the Staff Report dated February 16, 2012. Commission member Kirkland seconded the motion. Co-Chairperson Hoffman called for a vote with all members voting affirmative, the motion passed 7/0.

5. APPLICATIONS FOR CONDITIONAL USE PERMIT

APPLICANT: BEN LAMONTE

AT OR ABOUT: 536 LONG CREEK

REQUEST: INDOOR BATTING CAGES

Director of Community Development Steve Gilbert informed the Board this application for a Conditional Use Permit at or about 536 Long Creek is a new application as the Zoning Ordinance requires a new permit for any changes to an existing permit. The applicant currently has a Conditional Use Permit for Building 4 located on the same property, but wants to open additional indoor batting cages in Building 6 on the property. Staff has received no complaints or resistance regarding the property.

Applicant Ben Lamonte, 1017 Garden Trail, Mesquite, introduced himself to the Commission.

Co-Chairperson Hoffman opened the Public Hearing. No comments were made. Co-Chairperson Hoffman closed the Public Hearing.

Commission member Turner made a motion to approve the application for a Conditional Use Permit for indoor batting cages at or about 536 Long Creek. Commission member Wilson seconded the

motion. Co-Chairperson Hoffman called for a vote with all members voting affirmative, the motion passed 7/0.

- **ADJOURN**

Co-Chairperson Hoffman adjourned the meeting at 7:25 p.m.

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

Chairperson Mark Egan

ATTEST:

Leslie Malone, Town Secretary



Planning and Zoning Commission

Meeting date 03-19-12 @ 7:00 PM

Applicant/ property

Berean Baptist Church/ECIA Charter School District – 302 Town East Blvd.

Request

- **Site plan submittal for change in use from a church to a charter school.**

Staff Comment

There will be no expansion or new construction to the site, other than the interior of the facility being updated to meet the requirements of an E occupancy classification.

There are no apparent issues that would prevent the change in use however; there are a few recommendations we have for the site.

1. Concrete failure in fire lane on north side of property should be replaced
2. All fire lanes should be re-established and painted
3. The section of fire lane on the south side of building should meet the minimum 24 foot width requirements or be eliminated and create alternate fire lane.
4. Due to the volume of traffic along Town East Blvd and to increase efficiency too the site we recommend that the west drive to the property be utilized for incoming traffic and the east drive be utilized for outgoing traffic

For Local Retail (LR) zoned property, the Zoning Ordinance identifies ‘public’ schools as allowed by right, and ‘private’ schools allowed with a Conditional Use Permit. The Zoning Ordinance does not specifically address ‘charter’ schools, however they are identified by the Texas Education Agency as public schools as they do receive public funding. Staff did discuss this with the Town’s land use attorney who agreed that a charter school is a form of public school, and should be treated within the same definition as public school. Therefore, public school/open enrollment charter school is an allowed use by right in Local Retail Zoning, and no zoning change is required. This application is for site plan consideration only.

With the acknowledgement of these items and the compliance to the building codes to meet the needs of the new use, we recommend approval of this application.

There were 71 notices mailed as of March 14, 2012 we have 5 opposed

Steve Gilbert,
Director of Community Development
Building Official

pg 2 = 3-17-12
 Council = 3-26-12 @ 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 type="checkbox"/> Final Plat	<input type="checkbox"/> Amending Plat
<input type="checkbox"/> Preliminary Site/Concept Plan	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Landscape	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Tree survey	

FILE NO: 1307

PROPERTY INFORMATION

Addition Name: Berean Baptist Church Address/Location: 302 Town East
 Lot(s): 1 Block: 1 Current Zoning: Commercial
 # of Acres: 15.682 # of Lots: # of Units: 0

APPLICANT INFORMATION

Name: Jackie Whitaker Company: A.R.I.S.E., Inc./dba Education Center Int'l Academy
 Mailing Address: P.O. Box 852337
 City: Mesquite State: Texas Zip: 75185-2337
 Phone: 214-703-9008 Fax: 214-628-9124 Email: Jackie.dwhitaker@yahoo.com

OWNER INFORMATION

Name: Berean Baptist Church Company:
 Mailing Address: 302 Town East
 City: Sunnyvale State: TX Zip: 75182
 Phone: Fax: Email:

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

- Preliminary Plat & Checklist
- Final Plat & Checklist
- Amended Plat & Checklist*
- Minor Plat & Checklist*
- Replat & Checklist*
- Preliminary Site/Concept Plan & Checklist
- Site Plan & Checklist
- Landscape Plan & Checklist
- Building Elevations
- Photometric/Lighting
- Tree Survey & Checklist
- Civil Engineering Plans

- 24"x36", 4 copies (folded)
- 24"x36", 2 copies (folded)
- 24"x36", 4 copies (folded)
- 2 Sets (rolled)

*Use final plat checklist

(See Fee Schedule for all Amounts)

Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: _____
 Fee: 7250.00 7/2-22-12
 Fee: _____
 Fee: _____



"They received the word with all readiness of mind, and searched the scriptures daily..." Acts 17:11

February 6, 2012

*David Mills
Pastor*

*Mike Harper
Pastor*

*Ken Case
Pastor*

*Rusty Ferguson
Children's Minister*

*Cindy Gregory
Administrative Assistant*

*302 N. Town East Blvd.
Sunnyvale, TX 75182*

*Mailing:
P.O. Box 850921
Mesquite, TX 75185*

*972.226.7803
Fax: 972.203.2901*

*Email:
cindy@iamberean.com*

*Website:
iamberean.com*

To whom it may concern:

Berean Baptist Church, 302 N. Town East Blvd., Sunnyvale TX 75182, authorizes Education Center International Academy, their administration and consultants, to research our property with the potential for purchase, including information provided by the Town of Sunnyvale.

Education Center International Academy will:

- (1) Employ only trained and qualified inspectors and assessors;
- (2) Notify Don Tillery, Service Realty, in advance, who will make appointments with Berean Baptist Church for inspectors or assessors to be on the property;
- (3) Abide by any reasonable entry rules or requirements of Berean Baptist Church;
- (4) Not interfere with existing operations or occupants of the property;
- (5) Request approval from Berean Baptist Church prior to engaging in any alterations or modifications to the property, and
- (6) Restore the Property to the original condition if altered due to inspections, studies, or assessments that Education Center International Academy completes or causes to be completed.

Warren F. Lynch

Trustee - Berean Baptist Church

Steve Gilbert

From: Jackie Whitaker [jackiedwhitaker@yahoo.com]
Sent: Thursday, February 23, 2012 9:05 AM
To: Steve Gilbert
Cc: Ula Davis
Subject: ECIA CSD

Steve,

Education Center International Academy Charter School District (ECIA CSD) was awarded their charter by Texas Education Agency in 2001. ECIA CSD currently serves grades K-8. Student population at present is approximately 200. Staff of ECIA CSD totals 27 full-time employees plus contract personnel as needed.

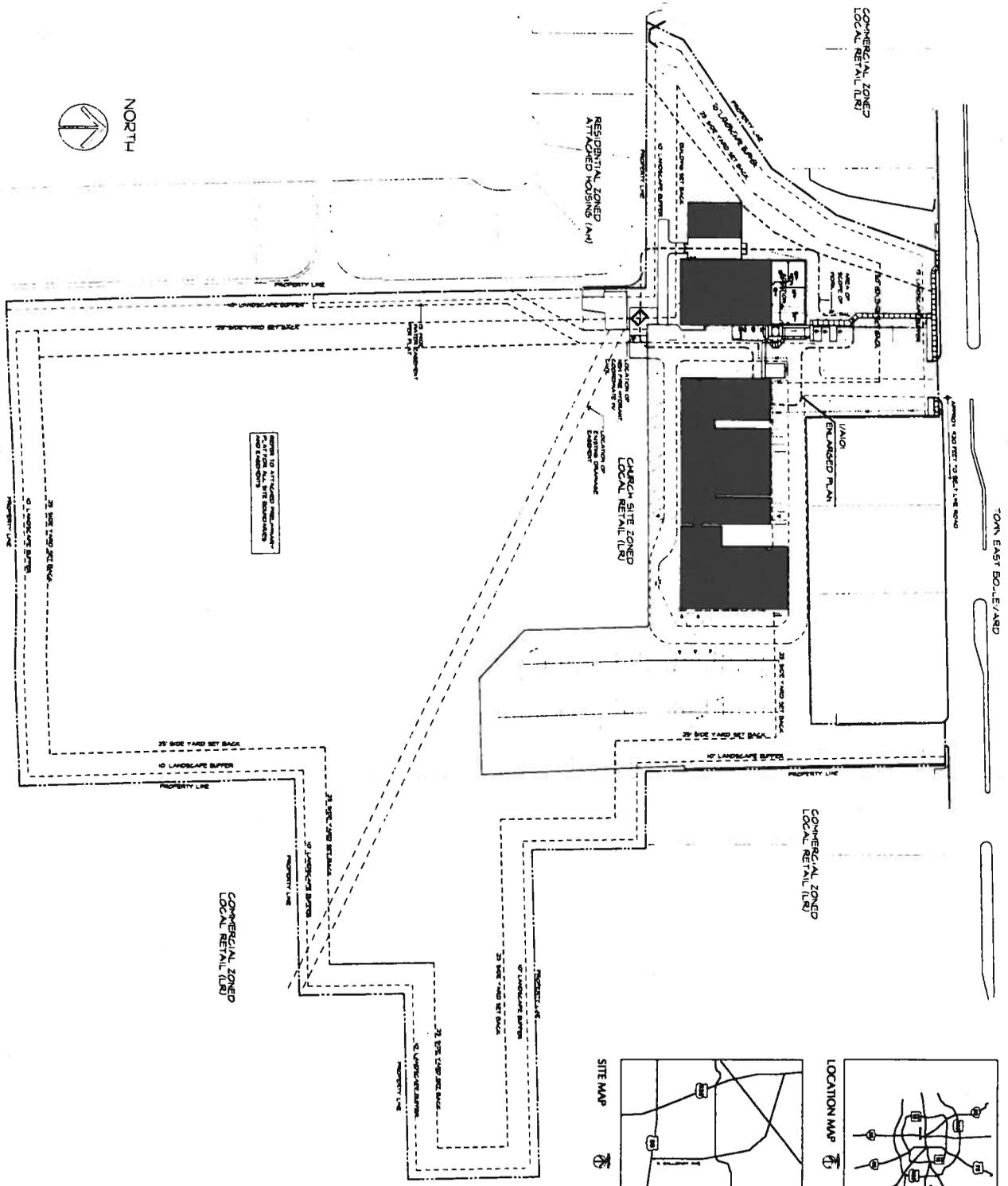
It is exciting that Texas parents and students have choices in how and where their students can receive education. Students can attend their community's ISD or choose from home school, and private or charter schools. ECIA CSD is looking forward to the opportunity to bring the choice of a charter school to the citizens of the City of Sunnyvale.

Let me know if you need further information.

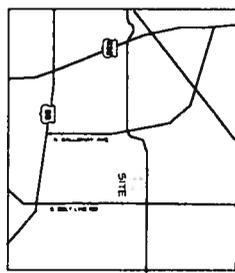
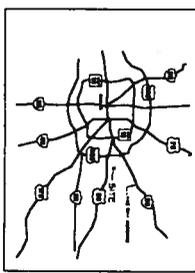
Thanks,

Jackie Whitaker

Education Center Int'l Academy CSD
(P) 214-703-9008
(F) 214-628-9124



NOTE: TO PREVENT THE PROPOSED YOUTH BUILDING FROM BEING CONSIDERED A RESIDENTIAL USE, THE YOUTH BUILDING SHALL BE CONSIDERED A CHURCH USE.



WRA Architects, Inc.
13777 North Dallas
Suite 1000
Dallas, Texas 75243
214.343.3333
www.wraarchitects.com

BEREAN BAPTIST CHURCH
302 N. TOWN EAST BLVD., SUNNYVALE, TX 75185
PHASE 1 - YOUTH BUILDING RENOVATION & ENTRY

PROJECT NO.	A100
DATE	05.13.11
SCALE	AS SHOWN
DESIGNER	WRA
DATE	05.13.11
PROJECT NO.	A100



SUBJECT PROPERTY



BEREAN BAPTIST CHURCH





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

The Town of Sunnyvale has received a request by A.R.I.S.E, Inc/dba for approval of a Site Plan for Charter School. The property is located at 302 Town East and is shown on the attached exhibit.

This site is currently the Berean Baptist church. This application is for a change of use at this location for an open enrollment charter school.

The Planning and Zoning Commission will hear this application on March 19, 2012 and the Town Council will consider the application on March 26, 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.

Steve Gilbert

I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

*already a very busy traffic area,
worried about adding to that.*

Signature:

Mrs. A. R. Henson

Printed Name:

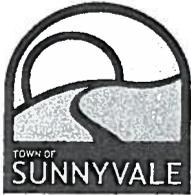
A. R. & Dorothy Henson

Address:

200 N. Town East Blvd.

Date:

March 13, 2012



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

The Town of Sunnyvale has received a request by A.R.I.S.E, Inc/dba for approval of a Site Plan for Charter School. The property is located at 302 Town East and is shown on the attached exhibit.

This site is currently the Berean Baptist church. This application is for a change of use at this location for an open enrollment charter school.

The Planning and Zoning Commission will hear this application on March 19, 2012 and the Town Council will consider the application on March 26, 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:

Signature:

Printed Name:

ERIN GRAY

Address:

Date:

 Ms. Erin Gray
3403 Fallbrook Dr.
Sunnyvale, TX 75182-4019



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Explanation:

It is already loud in that area from the day care. Am also concerned about elder kids and driving. We already have loud & fast cars on Town East with no light at Glenwick & Town East.

Signature:

Cheryl Morris Mike Mad

Printed Name:

Cheryl Morris + Mike Morris

Address:

342 Chatham Sunnyvale

Date:

March



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