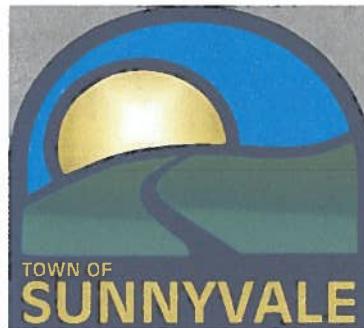


TOWN OF SUNNYVALE

PLANNING AND ZONING MEETING



MAY 21, 2012

7:00 PM



**AGENDA
TOWN OF SUNNYVALE
PLANNING AND ZONING COMMISSION
MONDAY, MAY 21, 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.

APPROVAL OF MINUTES

1. REGULAR MEETING 04-16-12

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. TO CONSIDER REQUEST BY QUIK TRIP TO AMEND THE TEXT OF THE ZONING ORDINANCE TO ALLOW CONVENIENCE STORES WITH GASOLINE SALES IN GENERAL BUSINESS ZONING DISTRICT BY A CONDITIONAL USE PERMIT.**

- 3. APPLICATION FOR SITE PLAN
APPLICANT: TOWN OF SUNNYVALE
AT OR ABOUT: 502 BARNES BRIDGE
REQUEST: WATER TOWER
APPLICATION REMOVED UNTIL JUNE MEETING**

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 MAY 18, 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
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 16, 2012
7:00 P.M.**

	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

Chairperson Egan called the meeting to order at 7:00 p.m. Alternate Ken Demko sat in place of Jos Joseph, who was absent. All other members were present.

PUBLIC FORUM

Chairperson Egan noted this is an error on the agenda.

APPROVAL OF MINUTES

1. JOINT TOWN COUNCIL MEETING - 03-05-12
2. REGULAR MEETING - 03-19-12

Member Turner made a motion to approve the Minutes from the Joint Town Council Meeting held on March 5, 2012, and the Commission's Regular Meeting of March 19, 2012. Alternate Member Demko, sitting in for absent member Jos Joseph, seconded the motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 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:

3. APPLICATION FOR PRELIMINARY PLAT

**APPLICANT: RICHARD HOVAS
AT OR ABOUT: STONEY CREEK BLVD
REQUEST: STONEY CREEK PHASE 2-B**

Director of Community Development Steve Gilbert informed the Commission this application was a preliminary plat for Stoney Creek Phase 2-B. An identical preliminary plat was approved in 2007. As the Development was not completed within two years of the initial approval, the developer must reapply. When the plat was initially discussed in 2007, there were some discussions regarding buffers between property owners. Currently, one property owner is in negotiations with the developer to purchase some open space property identified on the plat.

Applicant Richard Hovas with Tipton Engineering, located at 6330 Broadway Blvd., Suite C, Garland, stated that once the purchase of the three acres of open space is completed, the developer will allot an additional three acres of open space elsewhere in the development.

In response to a question by Co-Chairperson Hoffman, Director of Community Development Gilbert stated no buffer would be required between the three acre open space and the adjacent property owner and stated the issues that arose when the preliminary plat was originally considered in 2007, have been addressed and will remain

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

Co-Chairperson Hoffman made a motion to approve the application for a preliminary plat by Richard Hovas for Stoney Creek Phase 2-B subject to the staff report dated April 12, 2012. Member McNeill seconded the motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 7/0.

4. APPLICATION FOR PRELIMINARY & FINAL PLAT

**APPLICANT: YESENIA SIGALA-GARCIA
AT OR ABOUT: 492 POLLY ROAD
REQUEST: POLLY-SIGALA**

Director of Community Development Steve Gilbert informed the Commission this application was for a single lot subdivision. The applicant did receive a lot width variance from the Board of Adjustments.

Applicant Yesenia Sigala-Garcia, currently a resident at 300 Windridge Drive, introduced herself to the Commission.

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

Co-Chairperson Hoffman made a motion to approve the application for a preliminary and final plat by Yesenia Sigala-Garcia at or about 492 Polly Road subject to the staff report dated April 12, 2012. Member Turner seconded the motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 7/0.

5. APPLICATION FOR ZONING CHANGE AND CONDITIONAL USE PERMIT

APPLICANT: JAKE PETRAS - QUIKTRIP CORP.

AT OR ABOUT: 100 BLK OF S. COLLINS RD.

**REQUEST: RE-ZONING FROM GENERAL BUSINESS TO HIGHWAY
COMMERCIAL & CONDITIONAL USE PERMIT TO ALLOW
CONVENIENCE STORE**

Director of Community Development Steve Gilbert informed the Commission that Staff has some remaining questions regarding this request and the Applicant has requested a continuance. Staff will re-notice the request to property owners.

Chairperson Egan opened the Public Hearing. No public comments were made. Chairperson Egan continued the Public Hearing until the next regular meeting of the Planning and Zoning Commission.

Co-Chairperson Hoffman made a motion to continue discussion of the application for zoning change and Conditional Use Permit until the Commission's next regular meeting scheduled for May 21, 2012. Member Kirkland seconded the motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 7/0.

6. CONSIDER RECOMMENDING AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING ZONING ORDINANCE NO. 324, DULY PASSED BY THE TOWN COUNCIL ON JANUARY 31, 2000; AS AMENDED BY ORDINANCE NOS. 324, 332, 338, AND 339, AND AS AMENDED FROM TIME TO TIME; SO AS TO CHANGE BY ADOPTION OF AMENDMENTS TO THE TEXT OF THE TOWN'S ZONING ORDINANCE PROVISIONS RELATING TO CLASSIFICATION OF INDUSTRIAL USES IN THE GENERAL BUSINESS, HIGHWAY COMMERCIAL AND INDUSTRIAL DISTRICTS; ADDING DEFINITIONS OF SUCH USES; CHANGING THE LAND USE TABLES; PROVIDING FOR CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Town Manager Scott Campbell informed the Commission this Ordinance is the same Ordinance the Commission has been working to develop with the Town Council and includes the changes from the March 5, 2012, joint workshop with Town Council.

Sherry Sefko, Town Planner, stated the attached Ordinance was developed to provide clarification to staff, update the Zoning Ordinance, and eliminate ambiguity. Sefko gave a brief overview of each exhibit.

Co-Chairperson Hoffman stated he would like to see some provision included to protect the town. The concern is if an item is listed, persons may think they are allowed "by right" to open that type of business. There is no provision for the Town to decide if the business is in the best interest of the Town.

Town Planner Sefko stated that tight definitions within the Ordinance will help protect the Town and allow staff to more accurately judge the use of the business..

Town Manager Campbell stated if each business has to apply for a Conditional Use Permit, the Ordinance is difficult to administer. Staff needs to be able to determine if a use is allowed. The new definitions and use of Conditional Use Permits will provide a huge improvement for Staff.

Chairperson Egan opened the Public Hearing. Wanda Nimera, resident at 174 Ranchero Drive, Sunnyvale, stated she wanted to discuss the QuikTrip application as well as Economic Development. Chairperson Egan stated the QuikTrip application would be continued at the next meeting, and informed Ms. Nimera how she could speak to the Economic Development Corporation Board's. Chairperson Egan closed the Public Hearing.

Co-Chairperson Hoffman made a motion to recommend an ordinance of the Town of Sunnyvale, Texas, amending Zoning Ordinance No. 324, duly passed by the Town Council on January 31, 2000; as amended by Ordinance Nos. 324, 332, 338, and 339, and as amended from time to time; so as to change by adoption of amendments to the text of the Town's Zoning Ordinance provisions relating to classification of Industrial Uses in the General Business, Highway Commercial and Industrial Districts; adding definitions of such uses; changing the Land Use Tables; providing for conflicts; providing a severability clause; and providing an effective date. Member Wilson seconded the motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 7/0.

7. CONSIDER RECOMMENDING AMENDMENTS TO THE TOWN OF SUNNYVALE ZONING ORDINANCE AS IT PERTAINS TO ALTERNATIVE FINANCIAL ESTABLISHMENTS.

Town Manager Campbell informed the Commission this item came at the request of the Town Council as a result of concerns over how many Alternative Financial Establishments (AFE) are popping up. The item is not in Ordinance form. The goal is not to prohibit AFE's, but to limit locations. Currently, these establishments are not addressed in the Zoning Ordinance.

Town Planner Sefko stated the goal is to differentiate between federally regulated banks and AFE's. In response to a question by Co-Chairperson Hoffman, Sefko also stated that it is common to use 50% as a benchmark to determine the main purpose of the business.

Member Kirkland stated some businesses consider themselves as service providers, not lenders, and would like to see language addressing that included in the text.

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

Co-Chairperson Hoffman made a motion to recommend amendments to the Town of Sunnyvale Zoning Ordinance as it pertains to Alternative Financial Establishments with text to address a 50% benchmark for determining the main purpose of the business, and including language to address "service providers". Member Kirkland seconded the

motion. Chairperson Egan called for a vote, with all members voting affirmative, the motion carried 7/0.

ADJOURN

Chairperson Egan adjourned the meeting at 7:54 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



May 3, 2012

Steve Gilbert
Director of Community Development
127 N. Collins Road
Sunnyvale, TX 75182

Re: Proposed QuikTrip #997 Located at SEC of Collins and Interstate 80
Text Change Request

Mr. Gilbert,

QuikTrip Corporation is proposing to develop a 5704 square foot convenience store and a twelve (12) dispenser gasoline canopy that will service twenty-four (24) vehicles. The proposed QuikTrip development is located at the southeast corner of Collins and Interstate 80 on approximately 3.0529 acres of vacant land.

Under section 12.2 of the Sunnyvale Zoning Ordinance a Convenience Store with Gasoline Sales is to three (3) gasoline pump islands. QuikTrip Corporation would like to request a text change to the Sunnyvale Zoning Ordinance to add Convenience Store with Gasoline Sales as one of the allowed uses.

Please consider this letter a formal request for a text change to the Sunnyvale Zoning Ordinance.

Sincerely,


Jake Petras
Real Estate Project Manager
QuikTrip Corporation



Planning and Zoning Commission

Meeting date 05-21-12 @ 7:00 PM

Applicant/ property

Quik Trip/Jake Petras

Request

Requesting Zoning Ordinance Text Amendment – Adding ‘Convenience Store with Gasoline Sales’ as a Conditional Use to the General Business (GB) zoning classification.

Staff Comment

General Business Zoning allows for a ‘convenience store with less than (3) gas pump islands’. ‘Convenience store with gasoline sales’ is limited to Highway Commercial and Industrial Zoning districts (with no limitation on the number of gas pump islands).

The property in question falls within the Land Use Category of ‘Retail’ (R) as adopted in the Comprehensive Land Use Diagram. This category is intended for various types of retail and personal services, and low intensity office and professional uses. The ‘Commercial’ (C) Land Use Category is intended for higher intensity type uses that would generate greater volumes of vehicle traffic, noise and lighting.

The Comprehensive Plan does contemplate convenience stores as a retail use for this property’s existing land use category (Retail), and the existing zoning classification, General Business (GB), does *conditionally* allow for ‘convenience stores with less than three gas pump islands’ (requiring a Conditional Use Permit). The applicant originally contemplated seeking a change to the Comprehensive Land Use Diagram to change the land use category for this property to ‘Commercial’ (C). As mentioned above, this is a higher intensity land use category that would have accommodated a zoning change request to ‘Highway Commercial’ (HC) (which does not limit the number of gas pump islands for a convenient store). Staff conveyed to the applicant its concern and objection to a land use category change that was inconsistent and not compatible with the surrounding properties.

Chapter 23 of the Zoning Ordinance allows the owner of any property within the Town to request a change of zoning *or an amendment to the text of the zoning regulations*. The applicant has therefore requested a text change to *conditionally* allow this use (‘convenient stores with gasoline sales’) in the current zoning classification of ‘General Business’ (GB). As discussed above, intensity of the proposed use is a key consideration for this text change request. Because the applicant is requesting the use only be allowed *conditionally*, staff does not object to their request as ‘intensity’ issues can be addressed through the CUP process.

CHAPTER 11 - LOCAL RETAIL DISTRICT

11.1 PURPOSE

The Local Retail (LR) district is intended to provide local shopping facilities which provide retail business service and office facilities for the convenience of residents of the Town. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment. The Local Retail district corresponds to and implements in part the Retail land use category on the Land Use Diagram of the Comprehensive Plan.

11.2 USES PERMITTED

A. In a Local Retail District, land, buildings and structures may be used for any lawful retail business or service establishment providing the following goods or services:

1. Appliance Repair Shop
2. Antique Stores - indoor sales and storage
3. Aquarium
4. Art Gallery
5. Artist and/or Craftsman Store
6. Auto Parts Stores - indoor sales and storage of new or re-manufactured parts
7. Bakery — retail
8. Bank
9. Barber & Beauty Shop — retail
10. Pet Shops and Pet Grooming — retail with no outside pens
11. Book or Stationery Store
12. Camera Shop
13. Candy & Tobacco Stores — retail
14. Caterer & Wedding Service
15. Church or rectory
16. Cleaning & Laundry — retail - less than 6,000 sq. ft. - including self service
17. Clothing Store
- 18. Convenience Store with less than three (3) gasoline pump islands**
19. Department Store
20. Offices & Clinics - Dental & Medical
21. Doughnut Shop
22. Drug Store or Pharmacy - retail
23. Electrical Goods (computers, televisions, etc.) — retail
24. Electrical Substation
25. Exterminating Company — retail
26. Film Developing & Printing
27. Fix It Shops (repair of items) — retail with no outside storage
28. Florist — retail
29. Furniture Store — retail (including office furniture, furnishings and appliances)
30. Furniture Repair and Upholstering

CHAPTER 12 - GENERAL BUSINESS DISTRICT

12.1 PURPOSE

The General Business (GB) district is intended to provide retail, service and office uses that serve the entire community as well as regional needs. The General Business district corresponds to and implements in part the Retail land use category on the Land Use Diagram of the Comprehensive Plan and is intended for use along the U.S. Highway 80 corridor.

12.2 USES PERMITTED

A. Any use allowed by right in the Local Retail (LR) District is allowed by right in the General Business District.

B. In the General Business District, land, buildings and structures may be used for the following purposes:

1. Animal Hospitals and Veterinary Clinics - no outside pens
2. Auto Glass Repair
3. Offices - Bank, Savings and Loan
4. Building Materials or Home Improvement Center — retail sales of materials for building or home improvement. Outside storage will be permitted under this use without restrictions generally applicable within the district, excluding concrete mixing operations and contractor yards.
5. Cabinet Shop
6. Ceramic Products - retail
7. Electrical Repairing and Contracting
8. Envelope Manufacturing
9. Lithographing
10. – Deleted by Ordinance 404, January 10, 2005 -
11. Mechanical Contracting (heating and air conditioning)
12. Motion Picture Studios - Commercial Films
13. Optical Goods Manufacturing
14. Plumbing Contractors
15. Printing
16. Publishing Company
17. Schools — all types, including business, trade, and commercial
18. Auto Parts Store - Storage and sale of reconditioned auto parts and accessories when located inside building and in which no automobiles or parts of automobiles for sale are stored or displayed in the open.
19. Stone Monument Works — retail
20. Upholstery shop
21. Venetian Blind Assembly
22. Welding - retail

CHAPTER 14 - HIGHWAY COMMERCIAL

14.1 PURPOSE

The Highway Commercial (HC) District is intended to accommodate a wide variety of commercial uses and have a general application as a highway service district. The Highway Commercial District corresponds to and implements in part the Commercial (COM) land use category on the Land Use Diagram of the Comprehensive Plan and is intended for use along U.S. Highway 80.

14.2 USES PERMITTED

A. Any use allowed by right in the Local Retail (LR) or General Business (GB) District is allowed by right in the Highway Commercial District.

B. In the Highway Commercial District, land, buildings and structures may be used for the following purposes:

1. Air Conditioning Contractor
2. Ambulance Service
3. Artificial Flower Manufacturing
4. Artificial Limb Manufacturing
5. Aquarium - wholesale
6. Bed and Breakfast
7. Boat sales
8. Book Printing, Binding, Bindery
9. Cabinet Shop
10. Candy Manufacturing
11. Carpenter Shop
12. Carpet and Rug Cleaning — washing and scouring if dust proof room and dust catching equipment is provided
13. Ceramic Products - retail
14. Church or rectory
15. Cleaning and Laundry - having an area in excess of six thousand (6,000) square feet
16. Colleges, Commercial, public, state or other institution of higher learning.
- 17. Convenience store with gasoline sales**
18. Distribution Center
19. Electrical Repairing and Contracting
20. Electroplating; Electrotyping
21. Engraving Plant
22. Envelope Manufacturing
23. Feed Store - wholesale
24. Fence Company - sales and storage
25. Florist - wholesale
26. Furniture Repair and Upholstering - wholesale
27. Gas and electrical public utility regulating stations

- 65. Warehouse, wholesale or retail, offices, sales and storage - excluding self-storage
 - 66. Welding Supply - retail or wholesale
- C. Accessory buildings and structures incidental to the operation of businesses specified in Sections 11.2A, 12.2B, and 14.2B, above shall be permitted, provided that the building or structure does not exceed 400 square feet, is located behind the primary structure, and constructed with the same or similar building facade and material as the primary structure and pursuant to Section 19.1.
 - D. Outside display incidental to the operation of the retail business or service activities specified in Sections 11.2A, 12.2B, and 14.2B, above shall be permitted. Except as otherwise permitted as a conditional use, no outside display may be located outside a rectangular area extending no more than fifteen feet (15') from the front face of the primary structure on the lot or tract and limited in to the width of the primary structure. The display must be stored or removed daily at the close of business hours.
 - E. Outside storage is permitted but shall not exceed 20 percent of the lot area and must be screened in accordance with Section 20.5.
 - F. Service to the public of water, gas, electricity, telephone, telegraph, steam, hot or cold air shall be allowed. The foregoing shall be deemed to include attendant facilities and appurtenances to the above uses, including without limitations: distribution, collector and feeder lines; pumping or booster stations along pipelines; and substations along electric transmission lines, but not including public utility treatment and generating plants or offices.

14.3 USES PERMITTED AS CONDITIONAL USES

- A. The following conditional uses may be permitted in this district in accordance with the procedures contained in Chapter 24:
 - 1. Any use permitted as a conditional use in the General Business (GB) district
 - 2. Auto Body Repair
 - 3. Car Wash
 - 4. Commercial Amusement — All types, both indoor and outdoor, commercial recreation or amusement, including but not limited to baseball fields, skating rinks, commercial swimming pools, driving ranges, miniature golf, carnivals and other similar open air activities
 - 5. Boat Storage
 - 6. Bus, recreational vehicle, truck or trailer storage
 - 7. Clothing Manufacturing
 - 8. Warehouse - cold storage
 - 9. Commercial amusements, including all types, both indoor and outdoor commercial recreation or amusement, including but not limited to driving range, skating rink, playing fields, commercial swimming pools, miniature golf, carnivals, go-cart tracks, video arcades and other similar activities
 - 10. Veterinarian or Dog Kennel with outside pens
 - 11. Furniture manufacturing



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

ZONING APPLICATION	
<input checked="" type="checkbox"/>	Standard Zoning or Rezoning
<input checked="" type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Planned Development

FILE NO: 1309

PROPERTY INFORMATION

Addition Name: TBD		Address/Location: SEC of Collins and I-80	
Lot(s):	Block:	Current Zoning: GB - General Business	
# of Acres: 3.0529	# of Lots: 1	# of Units:	

APPLICANT INFORMATION

Name: Jake Petras		Company: QuikTrip Corporation	
Mailing Address: 1120 N. Industrial Blvd			
City: Eules	State: TX	Zip: 76039	
Phone: (817) 358-7680	Fax:	Email: jpetras@quiktrip.com	

OWNER INFORMATION

Name: James M. Kevlin		Company: Fry Street, L.P.	
Mailing Address: 3624 Long Prairie Rd. Ste 101			
City: Flower Mound	State: TX	Zip: 75022	
Phone:	Fax:	Email:	

ZONING APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule for all Amounts)

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

Fee: 1575.00

OWNER AUTHORIZATION

Check one of the following:

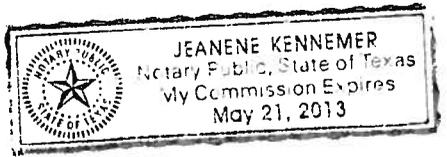
- I will represent the application myself; or
- I authorize JAKE PETRAS - QUICKTRIP CORPORATION (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

Owner's Signature: [Signature] Date: 3/20/12

STATE OF TEXAS
 COUNTY OF: DENTON

BEFORE ME, a Notary Public, on this day personally appeared JAMES M. KEVIN 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 20 day of MARCH, 2012, 2009.



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

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

 Town Engineer

[Signature]
 Chief Building Official



**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.

