



**AGENDA  
TOWN OF SUNNYVALE  
PLANNING AND ZONING COMMISSION  
MONDAY, JUNE 18, 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 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 SITE PLAN, PRELIMINARY AND FINAL PLAT**

**APPLICANT: TOWN OF SUNNYVALE  
AT OR ABOUT: 502 BARNES BRIDGE  
REQUEST: ELEVATED WATER STORAGE FACILITY**

**2. APPLICATION FOR ZONING CHANGE AND CONCEPT PLAN**

**APPLICANT: MIKE ANDERSON  
AT OR ABOUT: 400 & 332 HWY 80, 200 PLANTERS RD  
REQUEST: CHANGE OF ZONING FROM GENERAL BUSINESS (GB),  
HIGHWAY COMMERCIAL (HC) AND INDUSTRIAL (I) TO MASTER PLANNED  
DEVELOPMENT (MPD-01) AND ASSOCIATED CONCEPT PLAN.**

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.

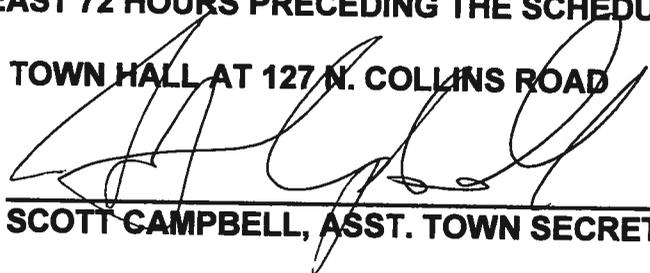
THE SUNNYVALE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT 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 JUNE 15, 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**



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**SCOTT CAMPBELL, ASST. TOWN SECRETARY**



## STAFF REPORT

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DATE: June 14, 2012  
TO: Planning & Zoning Commission  
FROM: Community Development Department  
SUBJECT: Site Plan, Preliminary Plat & Final Plat  
Polly Road Estates, Block 2, Lot 1  
Proposed Water Tower Site  
File No. 1318  
PAGES: 1

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The Town of Sunnyvale has made application for a site plan, preliminary plat and final plat for the subject project. The proposed project is for a One (1) Million Gallon Elevated Water Storage Tank located on the southwest corner of Barnes Bridge Road and Polly Road. The proposed water tank is part of the Town's water system expansion in order to provide adequate water supply to the citizens of Sunnyvale.

There were seven (7) notices mailed and none returned as of June 14, 2012.

Engineering staff has been working with Town consultant and TxDOT consultant on issues pertaining to the water tank location. Construction plans are continuing to be worked on and are approximately seventy (70%) percent complete. The tank yard is to be enclosed by an ornamental metal fence with landscape screening around the west, north and east sides of the fence. The south side is screened by existing trees. It is the engineering departments intentions to save all existing trees currently on the site. As part of the project, we may need to trim or remove a few trees in order to construct the tank but will keep it to a minimum.

We are recommending approval of the of the site plan, preliminary and final plat subject to approval of the final 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 checked="" 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	

**PROPERTY INFORMATION**

FILE NO: 1318

Addition Name: Barnes Bridge Elevated Tank		Address/Location: 502 Barnes Bridge	
Lot(s): 1	Block: 1	Current Zoning: SF-2	
# of Acres: 1.627	# of Lots: 1	# of Units:	

**APPLICANT INFORMATION**

Name: Town of Sunnyvale	Company:	
Mailing Address: 127 N. Collins		
City: Sunnyvale	State: TX	Zip: 75182
Phone: 972-226-7177	Fax: 972-226-1950	Email:

**OWNER INFORMATION**

Name: Same as Above	Company:	
Mailing Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

**SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS**

(Check those that apply)

(See Fee Schedule for all Amounts)

- |  |                            |            |
|--|----------------------------|------------|
| <input type="checkbox"/> Preliminary Plat & Checklist              | 24"x36", 4 copies (folded) | Fee: _____ |
| <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/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

OWNER AUTHORIZATION

Check one of the following:

I will represent the application myself; or

I authorize \_\_\_\_\_ (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

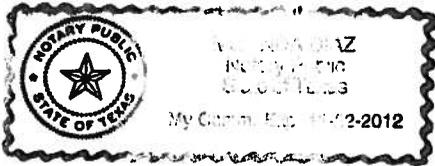
Owner's Signature: [Signature] Date: 5/23/12

STATE OF TEXAS

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Scott Campbell 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 23<sup>rd</sup> day of May, 2012.



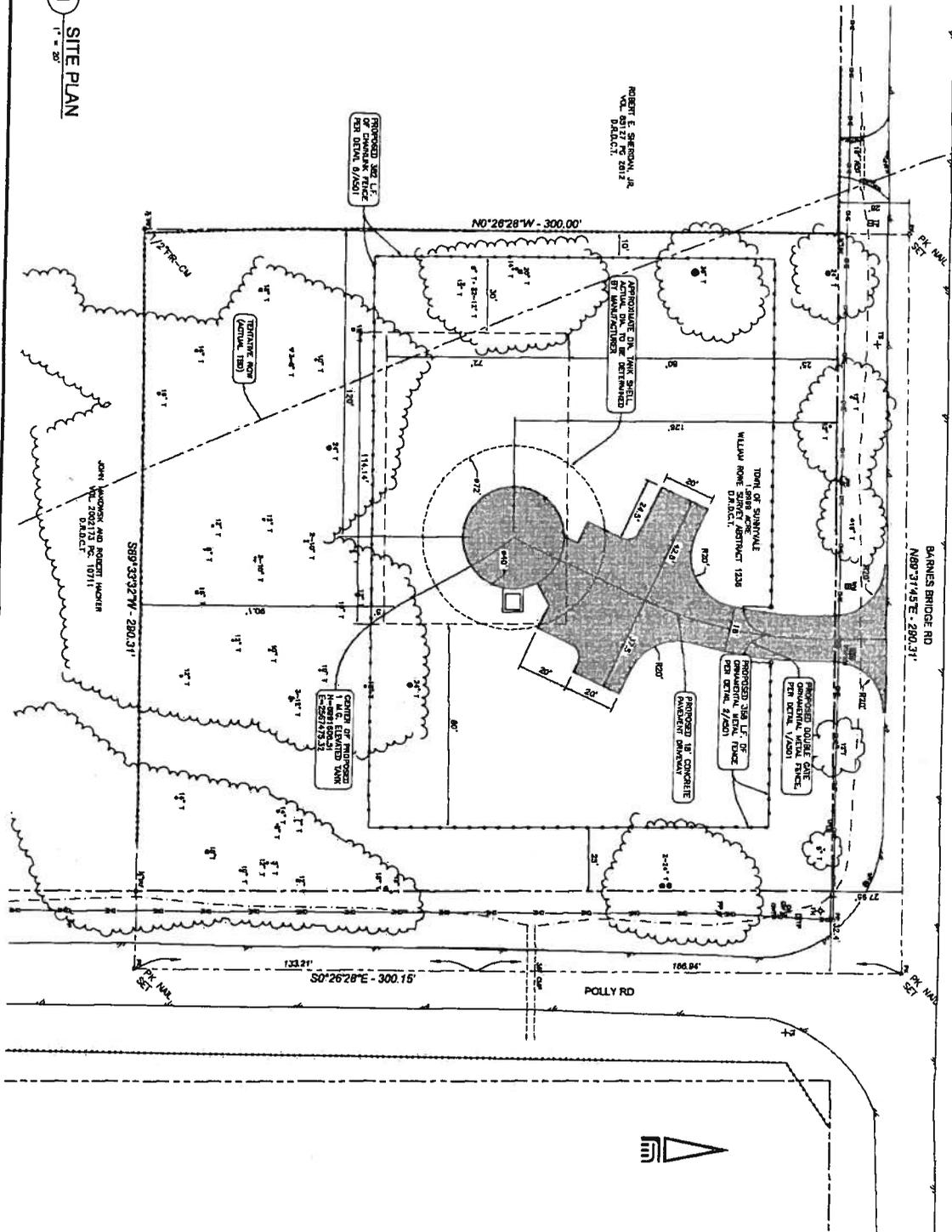
[Signature]  
Notary Public in and for the State of Texas

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

[Signature]  
Town Engineer  
Town Manager

\_\_\_\_\_  
Chief Building Official

1 SITE PLAN  
1" = 20'



ROBERT E. SASSON, JR.  
VOL. 08127 NO. 2012  
D.B.A.C.T.

JOHN HANCOCK AND ROBERT HANCOCK  
VOL. 08127 NO. 19111  
D.B.A.C.T.



THIS PLAN SHEET IS PRELIMINARY FOR THE TOWN OF SUNNYVALE BARNES BRIDGE 1 M.G. ELEVATED TANK PROJECT NO. 11102 DESIGNED BY: JMS DRAWN BY: JMS CHECKED BY: JMS DATE: 06-20-2013 PREPARED BY: ACE L. MULLICK, P.E. 06-20-2013	No. _____ DATE _____ REVISION _____ BY _____
	TOWN OF SUNNYVALE BARNES BRIDGE 1 M.G. ELEVATED TANK SITE PLAN SHEET C-101 TOTAL SHEETS: 10



BARNES BRIDGE ROAD

N 89°58'13" E 290.31'

STREET RIGHT-OF-WAY DEDICATION BY THIS PLAT

N 00°43'42" E 257.91'

BLOCK 2, LOT 1  
1.616 ACRES  
LUDWIG J. SANFVALL

NORTH 300.00'

SOUTH 300.15'

POLLY ROAD

1248.0'  
1745.0'  
FLUFFIE R SHILF JR, FTA  
V/LN 20813 PG 1383  
DPRDC  
ZONING SF-2

STREET RIGHT-OF-WAY DEDICATION BY THIS PLAT

WEST 290.31'

ZONING SF-2

JHILL HANDESK AND ROBERT HACKER  
V/LN 20813 PG 1371  
DPRDC

- LEGEND**
- 1. LOT BOUNDARY
  - 2. PLAT BOUNDARY
  - 3. RIGHT-OF-WAY BOUNDARY
  - 4. EASEMENT
  - 5. ENCUMBRANCE
  - 6. UNLAWFUL ENCROACHMENT
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NOTICE: This plat is subject to all existing and future liens, mortgages, judgments, and other encumbrances of record. It is the responsibility of the grantor to ensure that all such encumbrances are properly identified and described in this plat. The grantor warrants that the information contained herein is true and correct to the best of their knowledge and belief.

APPROVED AND CORRECTED: \_\_\_\_\_

LANDS EASTWEST SURVEYING INC  
1999 AC PART OF WILLIAM GROVE SURVEY  
TOWN OF SUNNYSIDE, DALLAS COUNTY, TEXAS



FILE 89-982

STATE OF TEXAS  
COUNTY OF DALLAS

NOTICE: This plat is subject to all existing and future liens, mortgages, judgments, and other encumbrances of record. It is the responsibility of the grantor to ensure that all such encumbrances are properly identified and described in this plat. The grantor warrants that the information contained herein is true and correct to the best of their knowledge and belief.

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APPROVED AND CORRECTED: \_\_\_\_\_

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APPROVED AND CORRECTED: \_\_\_\_\_



**Notice of Application for Site, Plan preliminary and final plat  
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Town of Sunnyvale for approval of a Site Plan, Preliminary and final plat for an elevated water storage tank. The property being developed is located at 502 Barnes Bridge Rd and is shown on the attached exhibit.

**TOWN OF SUNNYVALE BARNES BRIDGE 1 MG ELEVATED TANK – WILLIAM ROWE  
ABSTRACT 1236 PG 390, TRACK31.1, 1.627 ACRES**

The Planning and Zoning Commission will hear this application on June 18, 2012 and the Town Council will consider the application on June 25, or July 9, 2012. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The Site Plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department at 972-203-4188.

If you wish to submit a written response, please fill out and return this notice as soon as possible.

I am in favor of the Site Plan

I am opposed to the Site Plan

Explanation:

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Signature:

Printed Name:

Address:

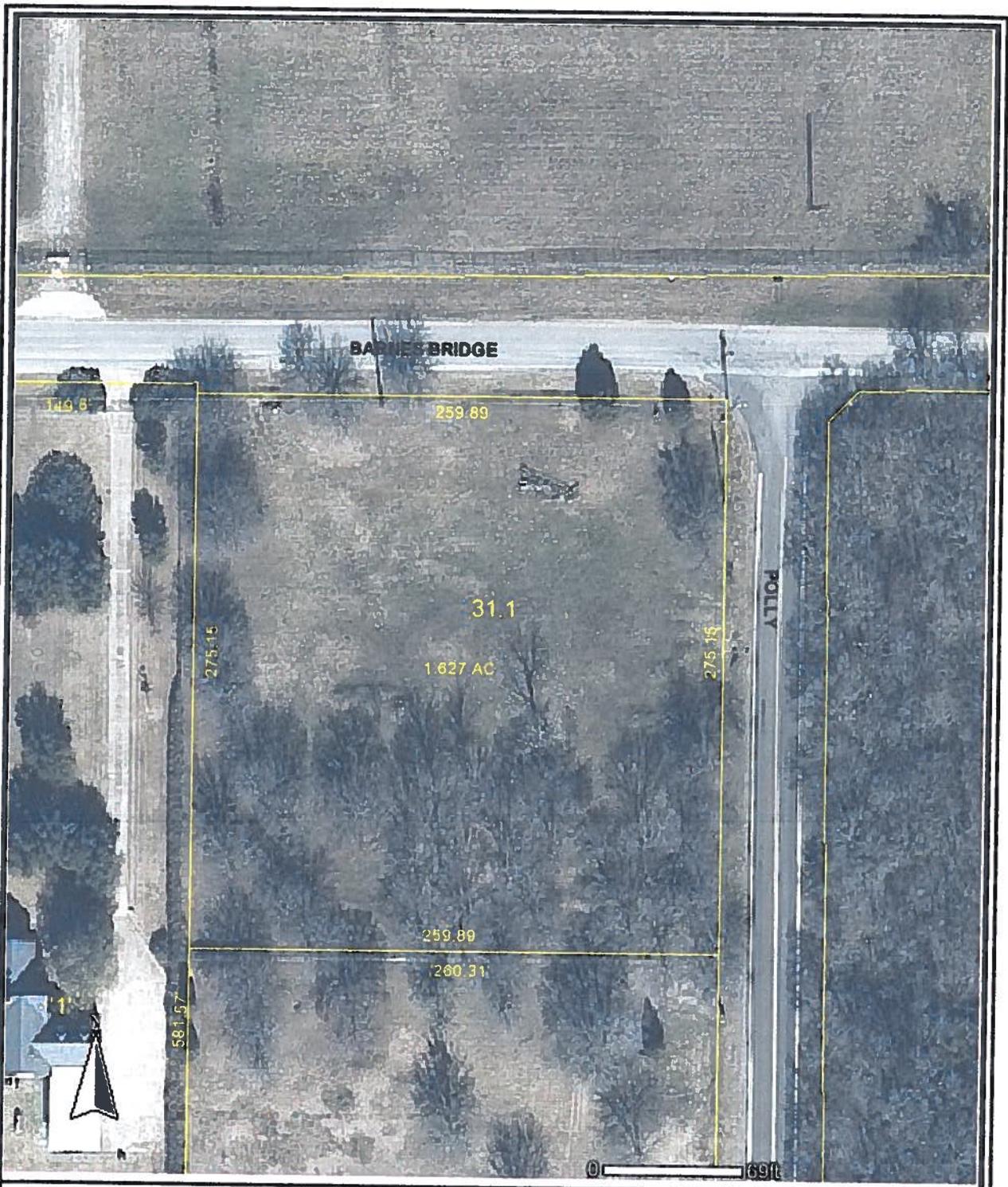
Date:

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**Dallas Central  
Appraisal District**  
www.dallascad.org

502 Barnes Bridge

**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.



## STAFF REPORT

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DATE: June 15, 2012  
TO: Planning & Zoning Commission  
FROM: Community Development Department  
SUBJECT: MPD Ordinance  
Sunnyvale Centre  
File No. 1318  
PAGES: 4

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B.J. Anderson Company made application on behalf of RKS Sunnyvale, LLC for the rezoning of Sunnyvale Centre project. The proposed rezoning area is generally bounded by US Hwy 80, Collins Rd and TC Jupton. The total area of the project is approximately 123 acres. There are two tracts involved in the rezoning. One tract being 108 acres which is bounded by the above mentioned streets and a 15 acre tract at the southeast corner of US Hwy 80 and Planters Road. The current zoning on the properties is a mixed use of General Business, Highway Commercial and Industrial.

The applicant has requested and submitted for a Master Planned Development District under the MPD Ordinance 525. Town staff has worked with the applicant to get to the point of the attached MPD District Regulations document.

There were seven (7) notices mailed and none returned as of June 15, 2012.

The following are comments by staff regarding the proposed MPD District Regulations. These comments are broken down by sections in accordance with the MPD document:

### Regulations

#### Sec I

A.7 - Remove "(a) for residential...." up (b) since there are no residential uses allowed within MPD area. Also from (b) remove the materials "decorative haydite, concrete blocks and hardi board.

A.9 - Need the date of the MPD Ordinance needs to be added.

#### Sec III

A - Change the word "submittal" to "procedural".

E - Need to add language for a time frame for expiration of site plan approval if the project starts then stops. Suggestion is after of a period of 6 months passes and no work has commenced on the project then the site plan approval in voided.

## Sec V

A - Building Height. Staffs recommendation is to stay with the current zoning ordinance based on zoning district. The height suggestion below is based on a 11.5 foot story height.

A.1 - Maximum height should be fifty-eight (58) feet.

A.2 - Building height for Parcel A, which is adjacent to residential, should be changed to thirty-six (36) feet for any use. That would allow for a three (3) story building.

B.1 - Front yard setbacks shall be in accordance with current zoning ordinance except for along T.C. Lupton which would be reduced to twenty-five (25) feet.

B.2 - Paragraph removed. This paragraph should be reworked to incorporate fire code regulations with respect to a zero lot line. Also, there are no residential uses allowed within the MPD. Side yard setbacks for the padsites shall be twenty-five (25) feet in accordance with zoning ordinance.

B.3 - paragraph removed since the language will not apply.

D - Paragraph removed since density shall be in accordance to zoning ordinance.

E.2 - Paragraph removed. Parking shall be in accordance to zoning ordinance. The following is an example of the parking count requested. Restaurant use - 3000 sf building, which most are this size or larger, parking required would be 14 spaces for an occupancy load of 45 and above customers. The numbers do not work and would create major parking issues within the development.

## Sec VII

A - Remove the third sentence starting with "For the purposes of.....". Any open space areas provided shall not be included in the required buffer or interior parking area calculations. Open space shall be provided in addition to other required landscape areas. Tree mitigation shall be calculated for each lot based on the proportional area for each lot to the total development. Using this method will spread the tree mitigation over the entire site and not just within small pockets on the site and easier to track..

E - In the last sentence, remove the words "development plan" due to landscape plan will be reviewed and approved at site plan stage.

## Sec VIII

A - remove all notation to "residential".

## Sec IX

A.1 - Change all notations of "solid screening" to "solid masonry screening".

A.5 - Remove paragraph. Town Council has the right to grant any variances therefore the statement is not needed.

## Exhibit D - Design Standards

### Sec I

A - Paragraph removed. This was covered in previous Section VIII.

B.1 - Add to the end of the sentence "... Exhibit D only as it pertains to Trade Dress".

F.2 - Remove it does not apply since height issues have been covered in Section V.

F.3.a - After "Wall planes" change word "should" to "shall".

**Sec H**

2.a. - Revise the paragraph to read as follows: "Internal streets (loop road) shall be separated from parking lots by a green space with a minimum width of ten (10) feet. Sidewalk of a maximum of five (5) feet wide can be included within the ten (10) foot green space."

**Sec J**

1. Need explanation of exactly what the statement means.

4. - Remove the words "islands or landscaped".

**Sec L**

f.i - Remove paragraph since no residential uses are allowed.

g - Remove - Town Council has the authority to grant variances to any item.

**Sec N**

1.a - Change five (5) foot side buffer to seven and one half (7.5) feet. Also change the notation to a total buffer width of ten (10) feet to fifteen (15) feet. This buffer reduces the current buffer requirement by twenty-five (25) percent. Also a note needs to added that a ten (10) foot buffer is required between Loop Road and parking lots.

1.b -The landscape requirement shall be also applied to the ten (10) foot buffer adjacent to the Loop Road. The requested landscaping requirement is approximately a 30% reduction from the current zoning ordinance.

**Sec O**

2 - In the first sentence after the words "parking lots and" add the words "Loop Road". In the third sentence, change "Two (2)" to Three (3) ornamental".

**Sec P**

1 - In the second sentence, add the word "large" after "one (1)".

3 - Add this sentence at the end: "The interior landscape area shall not include any buffer or other required landscape areas.

**Sec R**

3.c - Need to explain the Railing options since there are none within the MPD document.

**Sec T**

3 - Provide us with a photo of all typical light standards for the project for review and to be included as an exhibit to the MPD

4 - Change the maximum pole height in the last sentence to thirty (30) feet.

**Sec V** - Remove section it is redundant.

**Sec W**

1.a - In the last sentence, remove item "(6) sidewalks".

1.b - Remove paragraph as stated. It does not apply.

2.b - In the first sentence, change the words "two thousand (2000)" to "one thousand (1000)".

2.d - Paragraph should be revised to add that parking lot screening will be required on property fronting US Hwy 80.

Sec X - Should be removed.

### **Exhibit E - Sign Regulations**

#### **Sec A**

3.k - At the end of the sentence the words "within the legal description area of the MPD.

4.a & 4.b - These two items need to be clarified to what a "noncommercial message" relates to. Staffs recommendation is that NO "noncommercial messages" shall be allowed.

#### **Sec C**

4.d.1-6 - This area needs to be discussed further. The signs should not be based on the size of lease space but the area for the size to be located. Staff does not want to have a strip or band of area on the building for signage and have numerous different size signs based on square footage. The signs should all be proportional to the area placed.

#### **Sec I**

4 - Monument signs to be revised as follows:

Along US Hwy 80 - Eight (8) feet in height and total of sixty-five (65) square feet.

Along Collins and TC Lupton - Six (6) feet in height and total of fifty (50) square feet.

Also add to the paragraph that no signs will be allowed within public easements.

5 - In the last sentence, change the distance of twenty feet to ten feet.

Sec J - Development signs shall be limited to one sign each to a lot/block. Should the lot have frontage on one or more streets, then one set of signs can be placed per street frontage.

With regards to the proposed signs for the project, staff has the following comments:

Refer to Exhibit N - Sign indicated by "B" should be removed due to being placed outside the limits of the MPD areas. Also the signs indicated by the "D" should be removed in all locations. Staff is making these recommendations due to the fact that we feel that the sign package is excessive and have not been able to locate any development with such an aggressive sign package.

Refer to Exhibit O-2 - The proposed height of the sign should be reduced to forty-five (45) feet for the overall height.

Refer to Exhibit O-3 - The proposed height indicated on view 01 and C shall be reduced to thirty (30) feet for an overall height.

Refer to Exhibit O-4 - Sign "D" should be eliminated from the MPD and Sign E reduced to eight (8) feet tall for US Hwy 80 frontage and six (6) feet for Collins and TC Lupton.

Refer to Exhibit R - Buffer for side yard should be 7.5 feet and 10 feet along Loop Road which is shown at the top of the page. Also the landscaping indicated as "Commercial Buffer" should apply to the 10 foot buffer from Loop Road.

As you can see, staff has identified many items that do not comply completely with the Town's adopted Design Criteria Manual. Many of these items were presented and/or discussed by the developer at a joint workshop with the P&Z and Council several months ago. We have asked the developer to address these areas again Monday night to facilitate our discussion prior to the public hearing on the zoning change to the MPD. Staff will be prepared to speak to any of these items Monday night.



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

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

FILE NO: 1316

**PROPERTY INFORMATION**

Addition Name: Sunnyvale MPD	Address/Location: S.W. Corner of Hwy. 80 & Collins Ave.
Lot(s):	Block:
Current Zoning: HC, GB, I	
# of Acres: Tract 1 - 108.1B AE, Tract 2-15 ac.	# of Lots:
# of Units:	

**APPLICANT INFORMATION**

Name: Mike Anderson	Company: B.J. Anderson Company
Mailing Address: 3819 Towne Crossing, Suite 200	
City: Mesquite	State: TX
Zip: 75150	
Phone: (972) 285-0141	Fax: (972) 698-9238
Email: mike@bjanderson.net	

**OWNER INFORMATION**

Name: Rick Sheldon	Company: RKS Sunnyvale, LLC
Mailing Address: 601 Sonterra	
City: San Antonio	State: Texas
Zip: 78258	
Phone:	Fax:
Email: mike@bjanderson.net	

**ZONING APPLICATION SUBMITTAL REQUIREMENTS**

(Check those that apply)

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

(See Fee Schedule for all Amounts)

Fee: \$1713.80 *pd 5/2012*

OWNER AUTHORIZATION

Check one of the following:

- I will represent the application myself; or
- I authorize Mike Anderson (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: 4-26-12

STATE OF TEXAS

COUNTY OF: Bexar

BEFORE ME, a Notary Public, on this day personally appeared Rick Sheldon 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 26<sup>th</sup> day of April, 2009: 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

## MASTER PLANNED DEVELOPMENT DISTRICT REGULATIONS

### I. DEFINITIONS

- A. Definitions. Words that are not defined in this MPD Ordinance shall be defined as provided in the Zoning Ordinance. If no definition is provided in the Zoning Ordinance, words shall have their ordinary and customary meanings according to Webster's dictionary. The defined terms listed below shall have the following definitions:
1. Base zoning district means the following zoning districts, as they apply to the Property on the date of the adoption of this MPD Ordinance: GB, HC, and I, as illustrated on the Concept Plan.
  2. Concept Plan means the Concept Plan attached as Exhibit A, as amended from time to time.
  3. Design Criteria Manual means the Town of Sunnyvale Design Criteria Manual dated March 2009 prepared by SEC Planning, LLC.
  4. Development plan means the development plan(s) contemplated by Chapter 17A of the Zoning Ordinance.
  5. Front property line means any property line adjacent to a public or private street.
  6. Loading area means a built-in dock area, raised above the surrounding grade, for the purpose of loading/unloading delivery trucks or vehicles.
  7. Masonry means (a) for residential buildings, brick and stone; and (b) for non-residential buildings, brick, stone, tilt-up concrete with aggregate exposed, poured or cast in place concrete with a design exterior approved through the development plan or site plan approval process, decorative haydite, concrete blocks, tile, glass curtain walls, glass blocks, hardi-board, or stucco.
  8. Open space and useable open space means privately maintained surface areas, whether publicly or privately owned, that are not covered with an enclosed building or a vehicular surface such as a parking space or driveway. This definition shall apply for purposes of all open space requirements in this MPD Ordinance, the Design Criteria Manual, and the Zoning Ordinance, regardless of any definitions or provisions in the Design Criteria or Zoning Ordinance to the contrary.
  9. MPD Ordinance means this Master Planned Development ordinance identified as Ordinance No. 525 adopted by the Sunnyvale Town Council on \_\_\_\_\_, 2012.
  10. Property means the property described on Exhibit B and depicted on Exhibit C.

- C. The initial Concept Plan attached as Exhibit A is deemed to meet the minimum requirements of Chapter 17A of the Zoning Ordinance.
- D. The Town Administrator may approve a minor amendment to approved architectural elevations and design standards applicable to the Property if the amendment is necessary to accommodate standard floor plans, site designs, or architectural requirements of a commercial user or a specific user's Trade Dress. Such amendments shall not promote a design aesthetic that is fundamentally inconsistent with the overall site design aesthetic, except as otherwise allowed Trade Dress.
- E. Any approved development plan or site plan shall be valid for twenty-four (24) months from the date of its approval. If construction begins pursuant to a building permit within the twenty-four (24) months, the development and/or site plan shall not expire and shall be valid. The Planning and Zoning Commission may, prior to expiration of the development plan or site plan, extend for up to twelve (12) months the time for which the plan is valid. Five years from date of last Certificate of Occupancy, the Zoning Commission may review the Development Plan for revisions required.

**IV. GENERAL USE STANDARDS**

- A. Permitted uses shall be those allowed within the applicable base zoning district. For example, if the base zoning district allows a use by right, such use shall be permitted by right within the area of the Property governed by that base zoning district, and if the base zoning district allows a use by CUP, such use shall be permitted by CUP within the area of the Property governed by that base zoning district.
- B. The additional uses listed below are permitted by right at any location within the Property. Such uses shall have their ordinary and customary meanings, except as otherwise noted.
  - 1. Convention facilities.
  - 2. Fitness and health centers.
  - 3. Gasoline sales. Maximum ten (10) dispensing units per site or location. Maximum two (2) units per island or five (5) islands per site or location. Note: A pump is one dispensing unit, whether it has two (2) hoses or not, it may have one (1) each side.
  - 4. Hotel or motel, as defined in the Zoning Ordinance.
  - 5. Laboratories.
  - 6. Libraries.
  - 7. Museums.
  - 8. Veterinarian clinics with or without outside kennels.
  - 9. Candy and tobacco stores.

the pad sites along Hwy. 80 or Collins Rd. Minimum setback from a side property line at those pad sites shall be five feet (5').

3. The minimum building setback requirements in this Section V.B shall be the exclusive building setback requirements applicable to the Property.
- C. Lot Width. The minimum lot width shall be 150 feet (150').
- D. Density. The maximum permitted floor area ratio shall be 2:0. The maximum lot coverage, measured as the building footprint only, shall be eighty percent (80%).
- E. Parking Standards.
1. Typical parking spaces shall be twenty feet (20') in depth by nine feet (9') in width. However, the space can be reduced to eighteen feet (18') depth if a two foot (2') overhang is provided. The two foot (2') overhang cannot be over a required buffer area. Typical two-way drive aisles serving 90° parking shall be a minimum of twenty-four feet (24') in width. Two-way drive aisles serving 60° parking to be a minimum of twenty-two feet (22') in width. Two-way drive aisles serving 45° to 30° parking shall be a minimum of twenty feet (20') in width.
  2. The minimum parking requirement for cinema (movie theater), retail, restaurant, and entertainment uses shall be 4.5 off-street parking spaces per 1,000 square feet of floor area for such uses within the Property at any given time, as shown on approved site plans for such uses. The minimum parking requirement for office uses shall be one off-street parking space per 300 square feet of floor area of office space within the Property at any given time, as shown on approved site plans for office uses. All other uses shall meet the minimum off-street parking requirements set forth in the Zoning Ordinance. For purposes of minimum parking requirements, the term "floor area" means air conditioned floor area within an enclosed building. Required off-street parking must be provided within the boundaries of the Property, but is not required to be located on the same lot as the use it serves.

## VI. DESIGN STANDARDS

- A. Development of the Property shall comply with the Design Criteria Manual, as modified by this MPD Ordinance, including Exhibit D.

## VII. LANDSCAPING AND TREE PRESERVATION

- A. Development shall comply with the minimum landscaping requirements for the base zoning district, except as otherwise provided in this Section VII or on Exhibit D. Tree mitigation calculation shall be calculated on the basis of the entire Property, rather than on a lot by lot basis. For purposes of meeting landscaping requirements, all open space areas may be included in the calculation of landscape area. Each development plan and site plan submittal shall be accompanied by a

3. Notwithstanding Section IX.A.1, the minimum height of screening around utility equipment shall be one foot (1') above the top of the equipment. Utility equipment screening shall be modified if necessary to meet utility company requirements.
  4. Landscaping used as screening must be a minimum of four feet (4') in height at the time of planting, and shall be a minimum of seventy-five percent (75%) opaque.
  5. The Town Council may waive screening and buffering requirements as part of the development plan or site plan approval process where adjacent development does not necessitate screening.
  6. Exhibit F illustrates screening requirements for loading areas and service areas.
- G. The Property may be developed in phases, and infrastructure may be constructed on a phased basis.
- H. Notwithstanding anything to the contrary, this MPD Ordinance, the Zoning Ordinance, and the Design Criteria Manual shall not be applied to prohibit designs protected by Trade Dress.

**X. EXHIBITS**

The following exhibits are attached hereto and incorporated herein for all purposes:

Exhibit A	Concept Plan
Exhibit B	Metes and Bounds Description of the Property
Exhibit C	Depiction of the Property
Exhibit D	Design Standards
Exhibit E	Sign Regulations
Exhibit F	Screening of Loading Areas and Service Areas
Exhibit G-1	Examples of Building Design Elements
Exhibit G-2	Examples of Building Design Elements
Exhibit H	Landscaping in Landscaped Islands and Medians
Exhibit I	Awning Design Examples
Exhibit J-1	Screening of Parking Areas
Exhibit J-2	Screening of Parking Areas
Exhibit K	Examples of Identity Elements
Exhibit L-1	Examples of Banners, Blade Signs, Directional Signs, & Identity Elements
Exhibit L-2	Examples of Kiosks and Projecting Signs
Exhibit M-1	Wall Signs
Exhibit M-2	Wall Signs
Exhibit N	Master Sign Plan
Exhibit O-1	Permitted Site Sign Designs
Exhibit O-2	Permitted Site Sign Designs
Exhibit O-3	Permitted Site Sign Designs
Exhibit O-4	Permitted Site Sign Designs
Exhibit P	Development and Sale Signs
Exhibit Q	Landscaping/Buffering Between Pad Sites
Exhibit R	Buffers

**EXHIBIT B**  
**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**

***TRACT 1***  
***108.1896 ACRE PARCEL***

BEING all that certain lot, tract or parcel of land situated in the City of Sunnyvale, Dallas County, Texas, out of the T. Colwell Survey, Abstract No. 335 and the J.P. Lawrence Survey, Abstract No. 807, the T. D. Coats Survey, Abstract No. 331 and being the 17.071 acre tract of land conveyed to RKS Texas Investments, L.P, as recorded in Instrument No. 20070073831 of the Deed Records of Dallas County, Texas, the 61.415 acre tract of land called Tract 4 as conveyed to RKS Texas Investments, L.P, as recorded in Instrument No. 200600385571 of the Deed Records of Dallas County, Texas, the 9.22 acre tract of land called Tract 3 as conveyed to RKS Texas Investments, L.P as recorded in Instrument No. 200600385571 of the Deed Records of Dallas County, Texas, a portion of the 36.72 acre property called Tract 6 as conveyed to RKS Texas Investments, L.P, as recorded in Instrument No. 200600385571 of the Deed Records of Dallas County, Texas, and a portion of the right of ways as conveyed on the Street and Easement Dedication Plat known as T.C. Lupton Boulevard (formerly called Clay Road), Colwell Street and East Riverstone Drive as shown on the plat recorded in Volume 87034 at Page 959 of the Deed Records of Dallas County, Texas, and being more particularly described in composite by metes and bounds as follows:

BEGINNING at a point for the intersection of the Southerly right-of- way of U.S. Highway No. 80 (variable width right of way) and the East right-of-way line of T. C. Lupton Boulevard (formerly called Clay Road) (100 foot right of way at this point) as recorded in Volume 87034, Page 959 of the Map Records of Dallas County, Texas;

THENCE South 79° 27' 02" East and following along the South right-of- way line of U.S. Highway No. 80 for a distance of 630.03 feet to a point for corner;

THENCE South 70° 15' 46" East and continuing along the South right-of- way line of U.S. Highway No. 80 for a distance of 607.00 feet to a point for corner;

THENCE South 75° 52' 19" East and continuing along the South right-of- way line of U.S. Highway No. 80 for a distance of 501.40 feet to a point for corner;

THENCE South 79° 39' 19" East and continuing along the South right-of- way line of said U.S. Highway No. 80 for a distance of 325.00 feet to a point for corner at the Northwest end of a corner clip at the intersection of said South right-of- way line of Interstate Highway No. 20 and the West right-of-way line of State Highway No. 352 – Collins Road;

THENCE South 25° 02' 13" West and departing the centerline of said T. C. Lupton Boulevard for a distance of 382.59 feet to a point for corner, said point being a corner of Lot 4 of the Texas Regional Medical Center Addition, an addition to the City of Sunnyvale, Texas, according to the plat thereof as recorded in Volume 20080035538 of the Deed Records of Dallas County, Texas, Texas, said point also being a corner of Samuel Park Farms East, an addition to the City of Mesquite, Texas, according to the plat thereof as recorded in Volume 83213 at Page 3417 of the Deed Records of Dallas County, Texas;

THENCE South 89° 33' 38" West and following along the North line of a 15 foot alley as shown on said plat of Samuel Park Farms East, and being common to the aforementioned 36.72 acre tract of land conveyed to RKS Investments, L.P. as recorded in Volume 200600385571 of the Deed Records of Dallas County, Texas for a distance of 710.73 feet to the Southwest corner of said 36.72 acre tract and also being in the East line of the aforementioned 100 foot right of way conveyed to Texas Power and Light Company;

THENCE North 00° 12' 10" East and following along the East line of said 100 foot Texas Power and Light Company right of way tract for a distance of 849.55 feet to a point for corner in the center of East Riverstone Drive (60 foot right of way);

THENCE North 89° 27' 40" East and following along the centerline of said East Riverstone Drive for a distance of 552.13 feet to a point in the center of the aforesaid T. C. Lupton Boulevard (80 foot right of way);

THENCE North 00° 12' 10" East and following along the center of said T. C. Lupton Boulevard for a distance of 570.68 feet to a point for corner;

THENCE South 89° 27' 40" West and following the center of Cowell Street (60 foot right of way) for a distance of 552.13 feet to a point for corner at its intersection with the said East line of said 100 foot Texas Power and Light Company right of way tract;

THENCE North 00° 12' 10" East and following along the East line of said 100 foot Texas Power and Light Company right of way tract for a distance of 289.11 feet to a point for corner;

THENCE North 89° 42' 11" East for a distance of 77.90 feet to a point for the Southeast corner of a tract of land conveyed to the State of Texas as recorded in Volume 3627 at Page 351 of the Deed Records of Dallas County, Texas;

THENCE North 00° 34' 35" West and following along the East line of said State of Texas tract for a distance of 579.68 feet to a point for corner;

THENCE North 49° 33' 26" East and continuing along the East line of said State of Texas tract for a distance of 64.27 feet to the Northeast corner of said State of

Investments, L.P. as recorded in Instrument No. 200600385571 of the Deed  
Records of Dallas County, Texas at a distance of 30.26 feet and continuing along  
the South right of way line of said U. S. Highway No. 80 for a distance of 144.82  
feet to a point for corner;

THENCE South 79° 34' 07" East and continuing along the South right of way  
line of said U. S. Highway No. 80 for a distance of 978.37 feet to POINT OF  
BEGINNING and CONTAINING 15.000 ACRES OF LAND, more or less,

**EXHIBIT D**  
**DESIGN STANDARDS**

The Design Criteria Manual shall be modified as set forth on this Exhibit D. In addition, no overlay district regulations in the Design Criteria Manual shall apply to the Property.

**I. SITE DESIGN AND PLANNING PRINCIPALS**

**A. DESIRABLE DESIGN ELEMENTS**

1. The sign regulations set forth on Exhibit E shall be the exclusive sign regulations applicable to the Property, except that multi-family uses shall comply with the sign regulations in Chapter 29 of the Zoning Ordinance.

**B. UNDESIRABLE DESIGN ELEMENTS**

1. Metal siding is permitted only as authorized in Section I(K)(2) of this Exhibit D.
2. A service area may be located in an area visible from a public street if it is screened.

**C. TREE PRESERVATION, TREE MITIGATION, AND NATURAL FEATURES**

1. The provision related to linear parks, open space, and greenbelts along existing drainage patterns with a minimum width of seventy-five feet (75') shall be optional, not mandatory.

**D. RURAL CHARACTER DESIGN ELEMENTS**

The section of the Design Criteria Manual entitled "Rural Character Design Elements" is not applicable to the Property.

**E. HISTORIC PRESERVATION**

The section of the Design Criteria Manual entitled "Historic Preservation" is not applicable to the Property.

**F. BUILDINGS**

1. Orientation
  - a. The rear facade of a building may face any public or private street; however, the rear facade shall be treated with the same attention to detail as a finished front or side elevation, and any service areas that face the street shall be screened.
  - b. If a building faces a loading area or service area, the loading area or service area must be screened.
  - c. Buildings may be oriented to face each other or to face pedestrian or vehicular circulation areas or parking areas.

4. Hierarchy

- a. The subsection in the Design Criteria Manual entitled "Gateway Buildings" under the heading "Hierarchy" shall not apply to the Property.

**G. PLAZAS AND OPEN SPACES**

- 1. Pavers and paving patterns or colors shall be incorporated into courtyards and plazas to add additional interest and enhance the aesthetic quality of the spaces.

**H. VEHICULAR CIRCULATION**

1. Primary Site Entrances

- a. In designing entries into development tracts, the developer shall provide at least one "primary" entry to parking lots. The use of landscaped medians and/or special paving to identify primary entries is encouraged.
- b. In designing entries into development tracts, the developer shall provide "secondary" entries to parking lots from streets. Paving material, plants, signs, and lighting should generally coordinate with primary entrance treatments, although landscaping intensity and sign sizes may be reduced.

2. Internal Drives

- a. Internal public streets shall be separated from parking lots by landscape islands, walkways, or a green space that is a minimum of five feet in width.

3. Drop Off Areas

- a. Bollards or other similar separation elements shall be installed at designated pedestrian drop-off locations to provide protection for buildings and pedestrian walkways.

4. Service Areas

- a. Service areas shall be located away from major public streets and building entrances where possible. If service areas are located near major public streets or building entrances, they shall be screened.

**I. PEDESTRIAN CIRCULATION**

1. Sidewalks

- a. Pavers or stamped or colored concrete are required in accent areas adjacent to non-residential buildings where shown on an approved site plan.

- a. Building materials should vary in type and texture and include native stone, brick, cementitious stucco, textured or burnished concrete units, texture coated or textured and colored concrete, metal siding, ceramic tile, or concrete tiles. Alternative materials that achieve similar looks and are of high quality and low maintenance may be approved as part of the development plan or site plan approval process.
- b. All non-residential buildings must be constructed of ninety percent (90%) masonry, exclusive of doors, windows, or glass surfaces. Of the required masonry surface, no more than forty percent (40%) may be cementitious stucco. Cementitious stucco, when used, must have integral color. The masonry requirement shall only apply to facades that are oriented to face a public area.
- c. The use of highly reflective materials and surfaces, such as polished metal, or other materials that generate glare shall not be allowed, particularly at the pedestrian level, unless used as accent pieces.
- d. In most instances, only one to two dominant building materials should be utilized on a single structure. This limitation does not apply to accent materials.
- e. Specific masonry construction materials and colors are permitted in accordance with the "Building Materials and Colors" section of the Design Criteria Manual, as well as in accordance with the definition of masonry in Section 20.8, A.1. of the Zoning Ordinance. Masonry colors may be white or earth tone, including, but not limited to light gray and light brown, in addition to all other permitted colors. Metal siding is allowed in accordance with Section 20.8, A.3. except that galvanized finish is allowed.
- f. Painted surfaces are not limited to the colors designated in the Design Criteria Manual.
- g. The colors of an awning should be complimentary to the color of the building to which the awning is attached, and different shades of colors are encouraged, as illustrated on Exhibit I.

**L. EXISTING ZONING REQUIREMENTS AFFECTING ARCHITECTURAL CRITERIA**

- 1. Section 20.7 of the Zoning Ordinance does not apply. The following recommendations apply in lieu of the provisions of Section 20.8 of the Zoning Ordinance and the section of the Design Criteria Manual entitled "Existing Zoning Requirements Affecting Architectural Criteria":

## **M. ROOF TREATMENT**

1. Rooflines that run in a continuous plane for more than seventy-five feet (75') should be avoided along any facade that faces a public area unless an offset or jog of a minimum of two feet (2') is provided along the roof plane or parapet wall to provide for better visual interest.
2. All rooftop equipment, including satellite dishes and antennae, must be fully screened from view from any adjacent public area and street and must be located below the highest vertical element of the building.
3. Roof treatments for fuel sales canopies should incorporate pitched roofs or other architectural elements to add visual interest. Columns for canopies must be entirely encased with masonry to match or complement the primary building. Except for Trade Dress protected designs, the canopy band face must be consistent with the main structure and may not be backlit or used for signage other than signage to identify a logo.

## **N. COUNTRY LANES, PARKWAYS AND THOROUGHFARES**

1. Commercial Abutting Commercial
  - a. There shall be a landscape buffer a minimum of five feet (5') in width between a parking lot and the internal property line creating a total buffer area of a minimum of ten feet (10') in width between separate parking areas on adjacent lots at pad sites along Hwy. 80 and Collins Rd. as illustrated on Exhibit Q. No landscape buffer shall be required at drive connections, at shared drive aisles where a parking lot is shared by two separate owners, or within a continuous grouping of adjacent buildings separated by one or more property lines (not applicable to pad sites along Hwy. 80 and Collins Road).
  - b. Commercial buffers shall be planted with a minimum of three (3) large trees that are each a minimum of three inches (3") in caliper. or four (4) small trees for every 1,000 square feet of buffer area. Planting beds shall be curvilinear. Three (3) ornamental trees may be substituted for one (1) large tree up to a maximum of 50% of required large trees. See Exhibit R.
  - c. In the buffer area shared by two lots, each property owner shall be required to provide 1/2 of the total tree requirement on his lot. When both sides are landscaped, the total tree requirement in N.1.b. above will be provided. See Exhibit Q.
  - d. Pedestrian walks shall be required to be a minimum of five feet (5') in width.
  - e. Landscape material shall be grouped in informal tree clusters and plant bed masses to create a more naturalistic appearance.

**Q. LANDSCAPE ADJACENT TO BUILDINGS**

1. Plantings are encouraged near buildings and along walkways to soften the experience, and are not required adjacent to buildings.
2. Landscape islands shall be seeded, sodded, or mulched; covered with decomposed granite; or planted with groundcover.

**R. MISCELLANEOUS**

1. All landscaping shall be maintained to retain a neat and orderly appearance.
2. LEED requirements are encouraged, but are not required.
3. Walls/Railing
  - a. All concrete walls must have a masonry veneer or be textured and patterned with a "form liner" (a concrete formed texture or pattern).
  - b. Untreated concrete walls and plain or painted CMU walls are prohibited except below grade and in locations that are not visible from a public area.
  - c. Railing shall be designed in accordance with Railing Option 1 and Railing Option 2 or a design of similar quality if the railing is visible from a public area.

**S. SITE FURNISHING GUIDELINES**

1. Site furnishings shall be made from corrosion resistant, high quality topcoat finishing or coated with zinc rich epoxy and finished with a polyester power coating (commercial grade). Site furnishings may also be made from stained and varnished wood.
2. Site furnishings may utilize recycled metal or other recycled materials.

**T. LIGHTING**

1. The lighting specifications in this Section I.T apply in lieu of any lighting requirements in the Design Criteria Manual and Zoning Ordinance.
2. Exterior lighting should be used to provide illumination for entry drives, parking areas, service and loading areas, pathways and courtyards on private property (not in R.O.W.). Avoid light pollution and glare. All exterior light fixtures should be designed and coordinated as a "family" of compatible fixtures which relate to the architectural character

5. All building mounted light fixtures shall be hooded or shielded, with light directed downward or upward along the face of the building.
6. Any building flood lighting shall be ground or building mounted, concealed source. Special consideration may be given to other types of facade lighting on individual basis.
7. Festoon type lighting will be allowed in entertainment plazas and outdoor restaurants.
8. Site identification graphics and signs shall be lighted internally or from ground mounted locations. Light fixtures should be screened from view in front of the sign.

#### **U. SPECIAL ENHANCEMENT FEES**

1. The section of the Design Criteria Manual entitled "Special Enhancement Fees" shall not apply to the Property.

#### **V. SIGNAGE DESIGN GUIDELINES**

1. Except as otherwise provided for residential uses, the sign regulations set forth on Exhibit E shall be the exclusive sign regulations applicable to the Property. Signage for residential uses shall comply with the sign regulations in Chapter 29 of the Zoning Ordinance.

#### **W. OPEN SPACE AND LANDSCAPING**

1. Open Space
  - a. A minimum of one quarter (1/4) acre of useable open space that is pedestrian-oriented shall be provided for every eight (8) acres within the Property at full build out of the Property, rather than on a site by site basis as the Property is developed over time. Such open space shall include at least three (3) of the following elements: (1) seating areas; (2) enhanced landscaping (above the minimum landscaping requirements); (3) a fountain; (4) public art; (5) a plaza; (6) sidewalks; (7) a pavilion; or (8) arbors.
  - b. Linear parks, open space, and greenbelts are encouraged to be located along existing drainage patterns at a minimum width of seventy-five feet (75'), although other designs for open space are encouraged and will be considered through the development plan or site plan approval process.
  - c. The open space requirements in Subsections 1(a) and 1(b) above shall be the exclusive open space requirements applicable to the Property.
2. Additional Landscaping Requirements

**EXHIBIT E**  
**SIGN REGULATIONS**

**A. SIGNAGE DESIGN – GENERAL**

1. Purpose. The purposes stated in Chapter 29 of the Zoning Ordinance are incorporated herein by reference.
2. Applicability. The sign regulations on this Exhibit E shall apply to all uses other than multi-family. Multi-family uses shall comply with the sign regulations applicable to multi-family uses and zoning districts, as set forth Chapter 29 of the Zoning Ordinance.
3. Definitions
  - a. Decorative Banner means a premise sign located on a banner attached to a building or a street light pole. Typically not for names of an individual tenant. See Exhibit L-1 for an example.
  - b. Billboard means a freestanding non-premise sign.
  - c. Blade sign means a small projecting sign mounted perpendicular to a building. See Exhibit L-1 for an example.
  - d. Commercial message means a message placed or caused to be placed before the public by a person or business enterprise directly involved in the manufacture or sale of the products, property, accommodations, services, attractions, or activities or possible substitutes for those things which are the subject of the message and that refers to the offer for sale or existence for sale of products, property, accommodations, services, attractions, or activities; or attracts attention to a business or to products, property, accommodations, services, attractions, or activities that are offered or exist for sale or for hire.
  - e. Directional sign means a sign the sole purpose of which is to direct pedestrian and vehicular traffic to businesses within the Property. See Exhibit L-1 for examples.
  - f. Electronic messaging sign means a premise sign displaying static images that intermittently change, such as signs that include LED/LCD elements or other electronic changeable message technology.
  - g. Identity element means a freestanding sign that may or may not display a commercial message, but is typically used to identify the development, a specific area within the development, or a building. See Exhibit K and Exhibit L-1 for examples of identity elements.
  - h. Kiosks sign means a multi-sided structure for the display of signs. See exhibit L-2 for examples.

5. Illumination
  - a. Signs may be internally illuminated or illuminated by external sources, such as street lights, ground lights, or pedestrian lights.
  - b. Individually illuminated signs, whether illuminated with individual illuminated letters or back-lit, are encouraged.
  - c. Internally illuminated cabinet signs are limited to Trade Dress only.
  - d. Illuminated electronic messaging signs are only allowed on site signage, directional signs, and user signs.
6. The area of a sign shall be calculated in accordance with the definition for "sign area" in Chapter 29 of the Zoning Ordinance. Notwithstanding the foregoing, no part of the sign structure or background support will be included in the calculation of the size of a sign.

## **B. DIRECTIONAL SIGNS**

1. Traffic control, and vehicular or pedestrian directional signs may be placed along internal drives, parking lot areas, and pedestrian walks. A maximum of twenty (20) such signs are permitted on the Property. No such sign shall exceed five feet, six inches (5'6") in height. See Exhibit L-1 for examples of permitted directional signs.

## **C. WALL SIGNS**

1. Wall signs shall not project from the surface of which they are mounted more than twelve inches (12").
2. Wall signs shall not project more than six inches (6") above the roofline or parapet wall line (whichever is taller), unless mounted on a wall or feature element that rises above the roofline or parapet wall line.
3. See Exhibits M-1 and M-2 for examples of permitted wall signs.
4. Wall Signs:
  - a. On multi-tenant buildings, one front wall sign is allowed per tenant. If the tenant is a corner tenant or the space continues through to the other "front" building side, then one wall sign shall be permitted on each exterior wall for that tenant allowing a maximum of two (2) wall signs.
  - b. Freestanding buildings on outparcel or pad sites may have signage on 3 sides, but signs are to be smaller on 2 sides – see (c).
  - c. The maximum area of a wall sign on the front or rear building facade shall be a maximum of two (2) square feet per linear foot of wall length or ten percent (10%) of the area of the building façade, whichever is less. The maximum area of a wall sign on the side building facade

3. Projecting signs shall not exceed twenty (20) square feet in area, eight feet (8') in height, and four and one half feet (4.5') in width.
4. Blade signs shall be no more than ten (10) square feet in size, three feet (3') in height, and four and a half feet (4.5') in width.
5. A minimum eight and a half foot (8.5') clearance is required between the bottom of a blade sign or projecting sign and a pedestrian sidewalk.
6. See Exhibits L1 and L2 for examples of permitted projecting signs and blade signs.

**E. WINDOW SIGNS**

1. Individual letters may be placed on the interior surface of the window.
2. Letters shall be white, black, or gold leaf paint.
3. The maximum letter size shall be three inches (3") in height.
4. A maximum of three window signs are permitted per tenant.

**F. CANOPY SIGNS / AWNING SIGNS**

1. Signs printed on, painted on, or attached onto a canopy or awning shall not exceed two-thirds of the width of the canopy or awning and shall consist of no more than one line of lettering not exceeding six inches (6") in height, and shall be located on the valance of such canopy or awning. In addition to lettering, the valance of the awning or canopy may contain graphic depictions that do not exceed four (4) square feet in area. Awning and canopy signs shall not be internally illuminated.

**G. KIOSK SIGNS**

1. Kiosk signs may be premise signs, non-premise signs, or display a non-commercial message. No kiosk sign shall exceed eight feet (8') in height and thirty (30) square feet in area; however, a round kiosk sign may be a maximum of fifty (50) square feet in area. Kiosk signs may be internally or externally illuminated. A maximum of ten (10) kiosk signs are permitted. Kiosk signs may be premise or non-premise signs.

**H. DECORATIVE BANNERS**

1. Decorative Banners consisting of cloth, vinyl, or a similar material that is weather resistant and rustproof may be attached to a building or light pole, subject to the following restrictions:
  - a. No banner shall exceed thirty six (36) square feet in area.
  - b. A minimum clearance of twelve feet (12') is required between the bottom of the banner and any paved surface.
  - c. No banner shall project more than three feet (3') from the pole or building to which it is attached.

EXHIBIT F  
SCREENING OF LOADING AREAS AND SERVICE AREAS

Required:  
Any combination of wall, berm, and evergreen trees/shrubs can be used to provide a solid screen a min. 1 foot above all service yard equipment and loading areas, up to 10' or 14' - see document

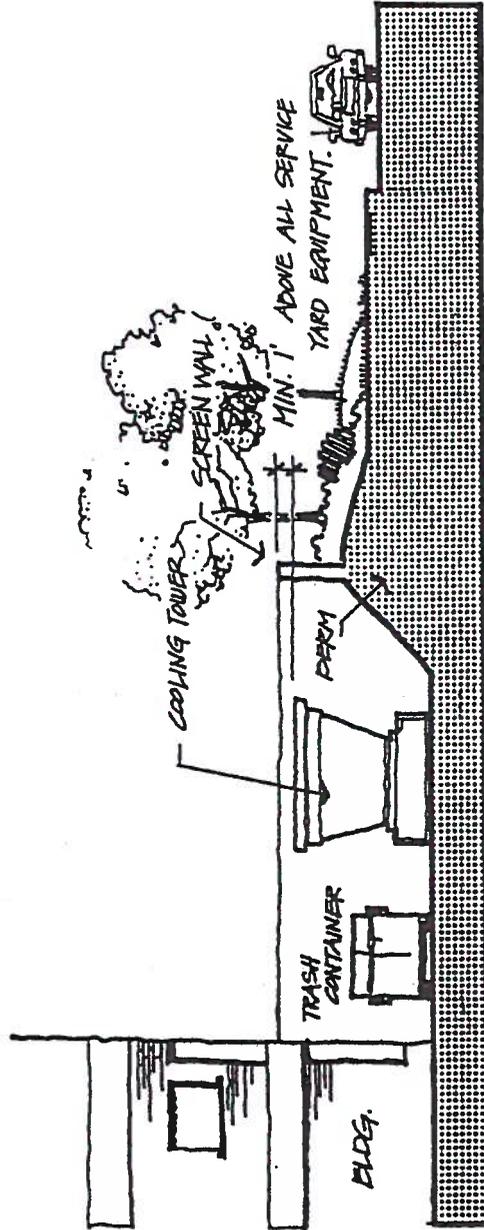


EXHIBIT G-2  
EXAMPLES OF BUILDING DESIGN ELEMENTS

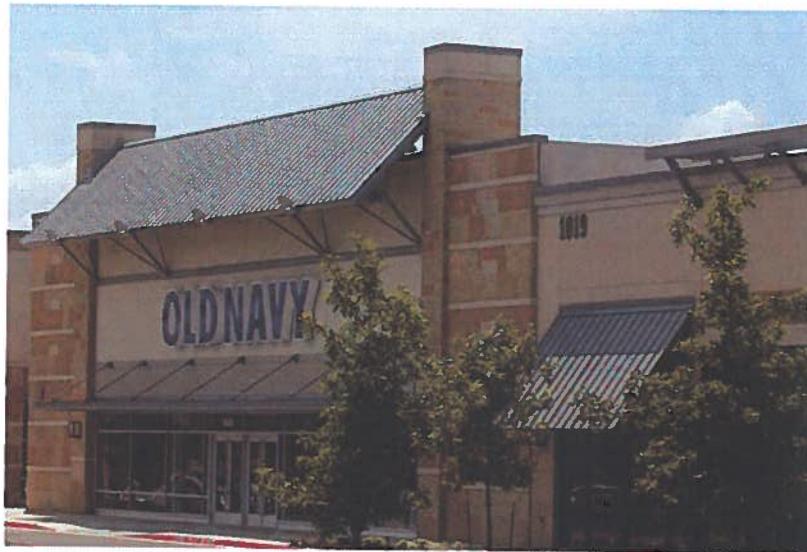


EXHIBIT I  
AWNING DESIGN EXAMPLES



EXHIBIT J-2  
SCREENING OF PARKING AREAS

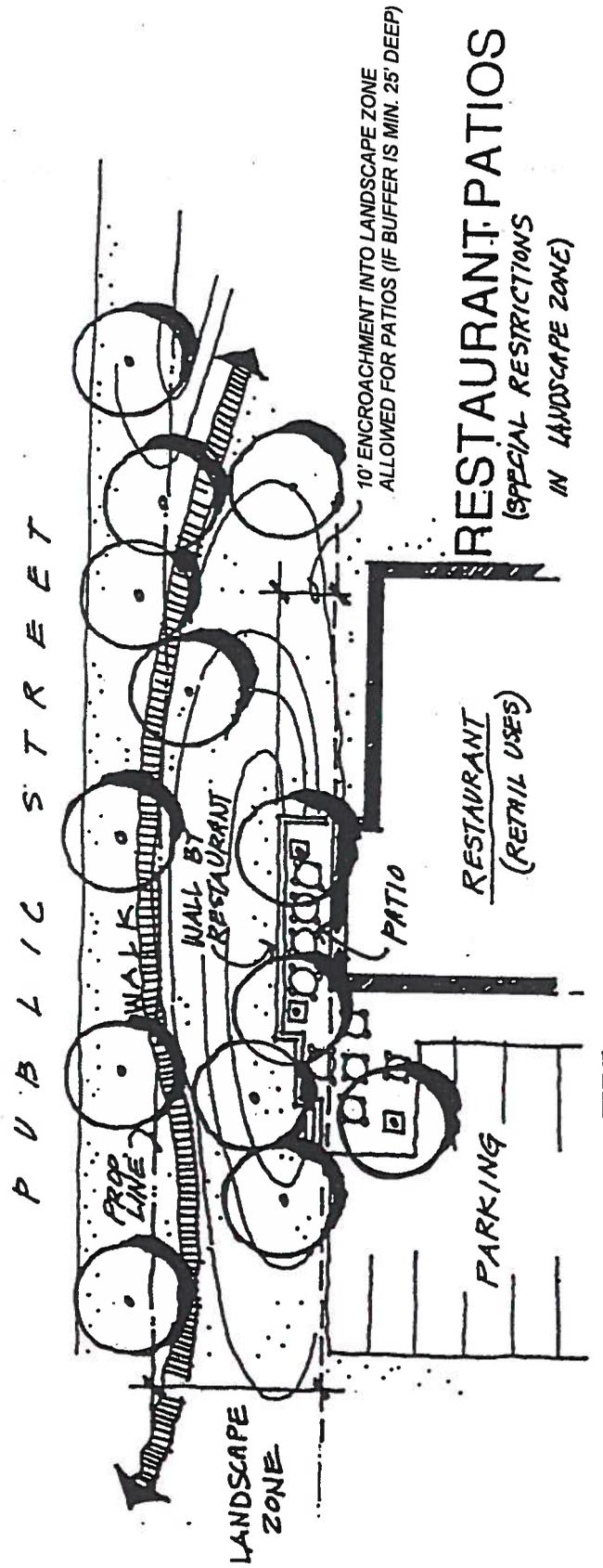
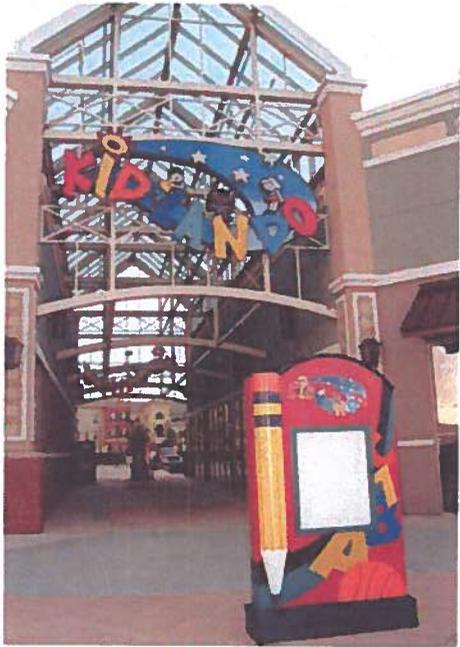


EXHIBIT L-1

EXAMPLES OF BANNERS, BLADE SIGNS, DIRECTIONAL SIGNS, AND IDENTITY ELEMENTS



DIRECTIONAL, IDENTITY SIGN



DIRECTIONAL, BLADE SIGN

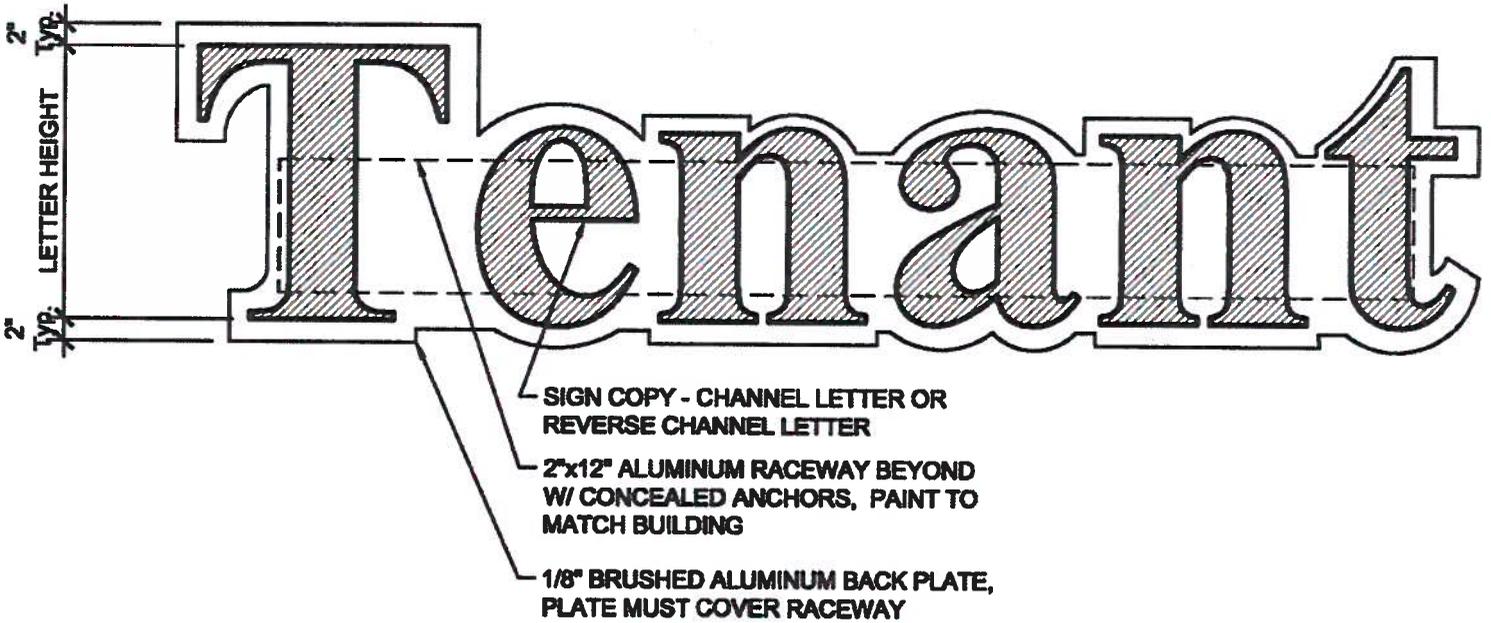
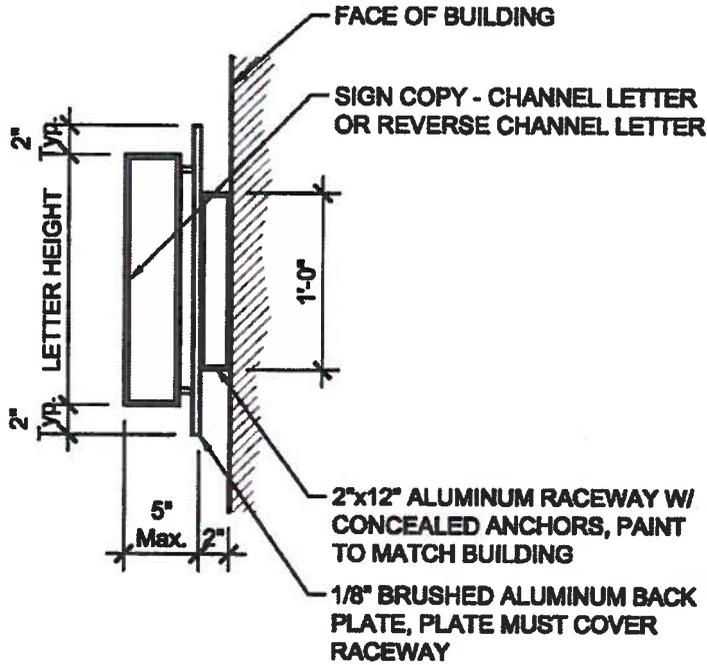


DIRECTIONAL SIGN



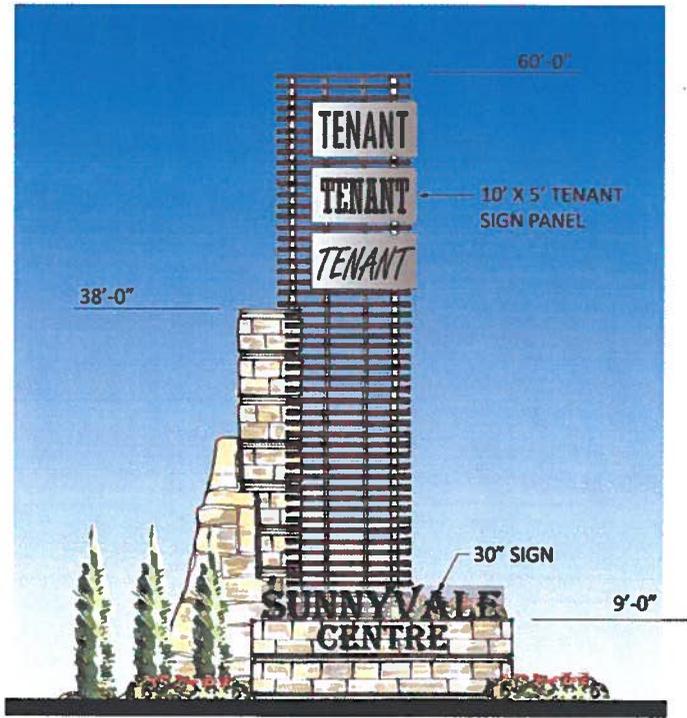
DIRECTIONAL, BANNER, BLADE SIGN

EXHIBIT M-1  
WALL SIGNS





**EXHIBIT O-2  
PERMITTED SITE  
SIGN DESIGN**



**SECONDARY TOWER/SIGN**

**NOTE: TENANT SIGN AREA MAY BE INCREASED  
AN ADDITIONAL 150 SQ.FT.**

#05015 TWS  
09/30/2010



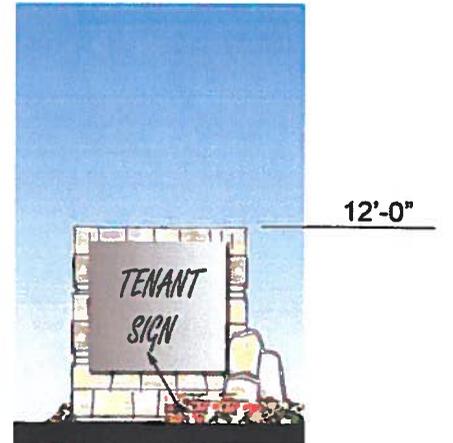
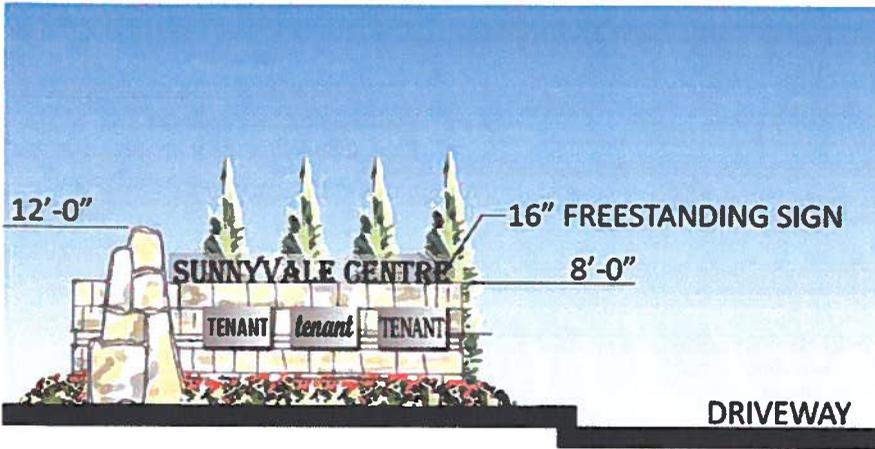
**PRIMARY TOWER/SIGN WALL**

**NOTE: SIGNAGE SHALL BE FOR TENANT NAMES  
OR DEVELOPMENT/CENTER IDENTIFICATION ONLY**  
**NOTE: TENANT SIGN AREA MAY BE INCREASED  
AN ADDITIONAL 200 SQ.FT.**

#05015 TWS  
09/30/2010



EXHIBIT O-4  
PERMITTED SITE SIGN DESIGNS



02 ELEVATION

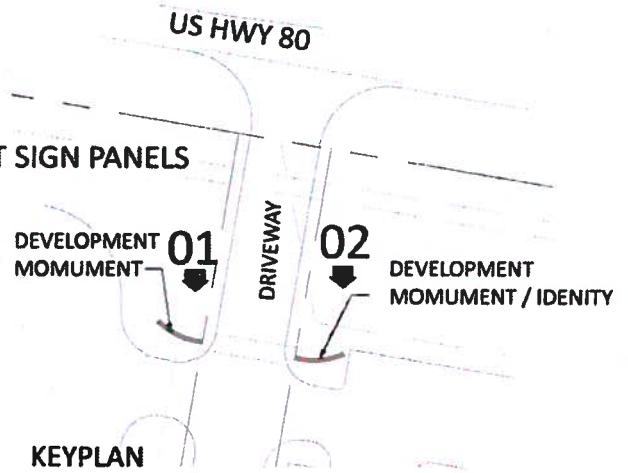
**E**

8' x 8' TENANT SIGN PANEL

PAD SITE MONUMENT

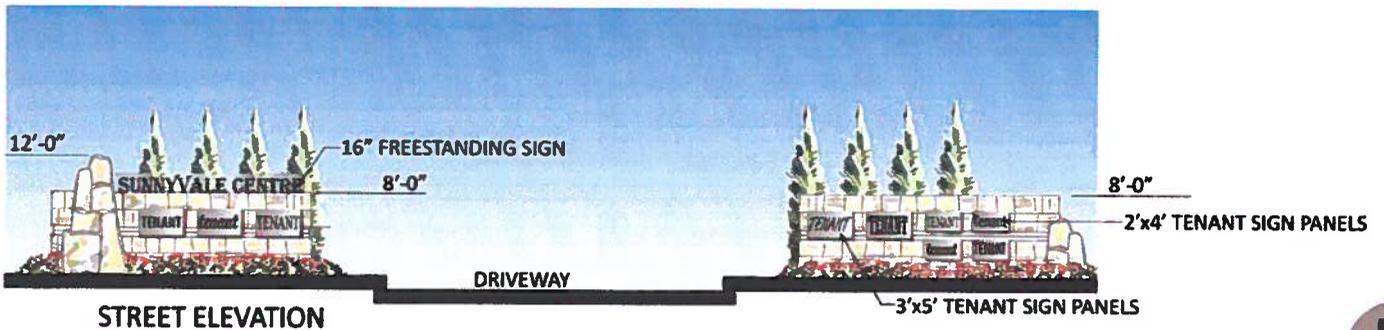


01 ELEVATION



KEYPLAN

Note: Position and spacing varies at other locations.



STREET ELEVATION

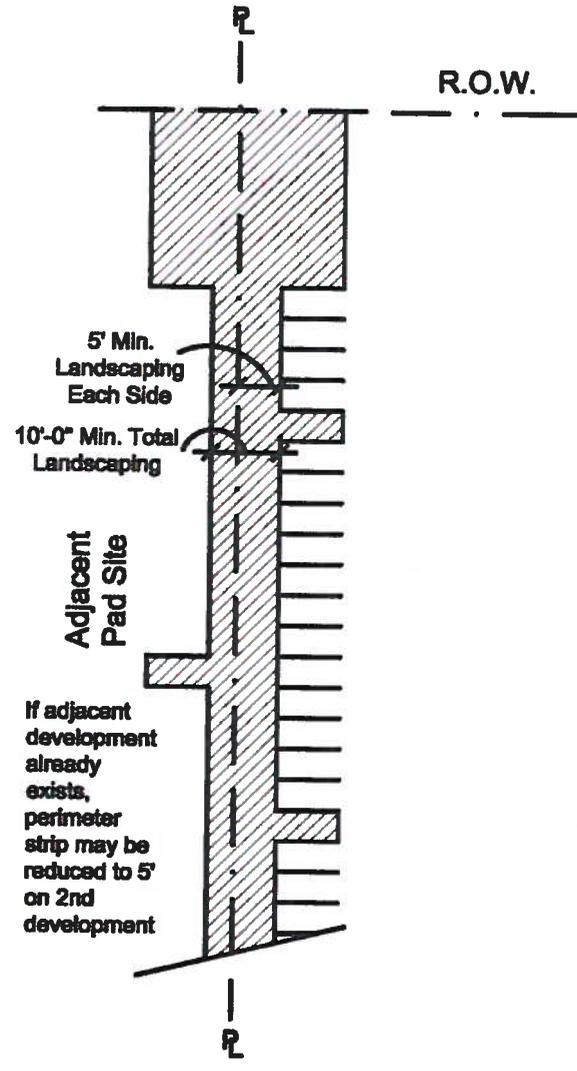
DEVELOPMENT MONUMENT

**D**

#05015 TWS  
09/30/2010

EXHIBIT Q  
LANDSCAPING/BUFFERING BETWEEN PAD SITES

- Notes:
1. For parking lots over 100 spaces; one curb island for every 12 parking spaces or 108' apart.
  2. One tree per curb island min.
  3. One tree per 400sf of landscaping area within parking lot.
  4. Each property owner will be required to provide 1/2 of total required trees in the portion of buffer on their lot. When both sides are landscaped the total tree requirements will be provided.







Notice of Application for Zoning Change  
Town of Sunnyvale

The Town of Sunnyvale has received a request by Mike Anderson for a change of zoning for their property located at S.W. corner highway 80 and S. Collins (400 highway 80, 332 Highway 80 & 200 planters, shown on the attached exhibit.

The applicant is requesting a master planned development (MPD) which is a change of zoning from highway commercial (HC), Industrial (I), and General Business (GB).

The Planning and Zoning Commission will hear this application on June 18, 2012, 2006 and the Town Council will consider the application on June 25 or July 9 2012, 2006. 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 Zoning Change 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 zoning change  
 I am opposed to the zoning change

Explanation:

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Signature:

*Paul E. Cash*

Printed Name:

PAUL E. CASH

Address:

347 Tripp Rd / 190 So. Collins Rd.

Date:

4/11/12



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Signature:

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Printed Name:

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Address:

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Date:

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