



# **AGENDA**

## **Town Council**

**Monday, January 8, 2024**  
**6 p.m. Work Session**  
**7 p.m. Regular Meeting**  
Town Hall - 127 N. Collins Rd.

Page

### **Work Session**

1. Hold a discussion and provide direction to Staff related to Homestead Addition, Phase 7 probable variance request from developer to utilize on-site sewage facilities (OSSF) septic system rather than a conventional gravity sanitary sewer system.
2. Hold a discussion and provide direction to Staff related to two (2) professional services contracts with Halff Associates, Inc. for planning and design of park improvements at Jobson and Samuel Farm North Parks.
3. Hold a discussion and provide direction to Staff related to the Town's marketing and communications functions.
4. Hold a discussion and provide direction to Staff related to the 2024 Council calendar.
5. Hold a discussion and provide direction to Staff related to Sunnyfest 2024.

### **Regular Meeting**

**A. Invocation**

**B. Pledge Of Allegiance**

**C. Call Meeting To Order**

**D. Announcements and Acknowledgements**

Pursuant to Texas Government Code Section 551.0415 the Mayor, Council and Staff may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; (6) announcements involving imminent threat to public health and safety.

**E. Public Comment**

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

**F. Recognitions**

- 6. Town of Sunnyvale receives the 2023 Richard R. Lillie, FAICP Planning Excellence Program Recognition

**G. Consent Agenda Items**

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

- 6 - 16
7. Consider and act upon the minutes from the Dec. 11, 2023 Town Council Meeting.  
[Agenda Item Report - AIR-24-001 - Pdf](#)
- 17 - 34
8. Consider, and act upon the second reading of Ordinance No. 2023-20 approving a Zoning Map Amendment from General Business (GB) zoning district to Planned Development (PD) zoning district, for an approximate 53.26-acre property, generally located at 4640 N. Beltline Road, Town of Sunnyvale, consisting of the Daniel Steel Industries. Case 1783-Z/Daniel Steel Expansion – Zoning Map Amendment from GB to PD zoning district.  
[Agenda Item Report - AIR-23-158 - Pdf](#)
- 35 - 50
9. Consider and act upon the second reading of Ordinance No. 2023-19 granting a Special Use Permit (SUP) request for a proposed car wash

located at 3217 Beltline Road, on an approximate 1.86-acre property, within Local Retail (LR) zoning district. Case 1782-SUP/Tommy's Xpress Car Wash SUP.

[Agenda Item Report - AIR-23-157 - Pdf](#)

10. Consider and act upon appointing Alternate Member Jerry Johnson and Alternate Member Kevin Points as regular members to the Planning and Zoning Commission to fill recent vacancies by Regular Member Sarah Bradford and Regular Member John McClellan.

#### **H. Discussion and Action Items**

- |         |                                                                                                                                                     |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 51 - 54 | 11. Discuss, consider and act upon Resolution 2024-01 to elect a representative to the Board of Directors of the Dallas Central Appraisal District. |
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[Agenda Item Report - AIR-24-002 - Pdf](#)

- |         |                                                                                                                                                                                                                                                                                                 |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 55 - 68 | 12. Discuss, consider and act upon a professional services contract with Halff Associates, Inc. in an amount not to exceed \$62,700 to provide Master Planning, Public Engagement and Visualization services for Samuel Farm North Park and authorize the Town Manager to execute the contract. |
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[Agenda Item Report - AIR-24-003 - Pdf](#)

- |         |                                                                                                                                                                                                                                                                                      |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 69 - 82 | 13. Discuss, consider and act upon a professional services contract with Halff Associates, Inc. in an amount not to exceed \$48,500 to provide Master Planning, Public Engagement and Visualization services for Jobson Park and authorize the Town Manager to execute the contract. |
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[Agenda Item Report - AIR-24-004 - Pdf](#)

14. Mayor and Council requests for future Staff updates and agenda items.

#### **I. Executive Session**

15. Section 551.071 – Consultation with Attorney  
To seek the advice of the Town's attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter regarding Town Code of Ordinances and Unified Development Ordinance compliance.

- 244 Barnes Bridge Road, Sunnyvale, Texas, 75182

#### **J. End of Executive Session**

16. Consider official action, if any, on matters discussed in executive session.

Section 551.071 – Consultation with Attorney

- 244 Barnes Bridge Road, Sunnyvale, Texas, 75182

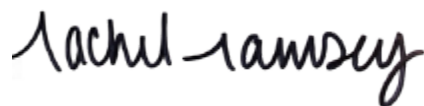
**K. Adjourn**

NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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 Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Town Council will conduct its Regular Meeting on Monday, Jan. 8, 2024 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to [rachel.ramsey@townofsunnyvale.org](mailto:rachel.ramsey@townofsunnyvale.org) by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary

Date Posted: Jan. 5, 2024

Time Posted: 2 p.m.

Date Removed from Bulletin Board: \_\_\_\_\_

Removed By: \_\_\_\_\_