



AGENDA

Planning and Zoning Commission

Wednesday, January 15, 2025

6:00 pm Planning and Zoning Regular Meeting

Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

B. Public Comment

The Planning and Zoning Commission invites citizens to address the Planning and Zoning Commission 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 Commission, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Planning and Zoning Commission is not permitted to take any action or discuss any item not listed on the agenda. The Commission may choose to place the item on a future agenda.

C. 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.

1. Consider and act upon December 18, 2024, Planning and Zoning Commission meeting minutes.

[December 18, 2024 Meeting Minutes](#)

2. Consider approval of a minor plat for Lots 1, 2 Block A, Rogers Addition, consisting of 4.813-acres tract of land, within Single Family 2 (SF-2) zoning district, located at 252 Barnes Bridge Road. **Case 1827-PLT/Rogers Addition Minor Plat.**

[Map](#)

[Rogers Addition Minor Plat](#)

D. Adjourn

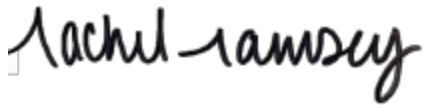
NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the

attorney for the Town). 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 Planning and Zoning Commission will conduct its Regular Meeting on Wednesday, January 8, 2025 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to surupa.sen@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: January 8, 2025

Time Posted: 4:00 p.m.

Date Removed from Bulletin Board: _____

Removed By: _____

Notice of Possible Quorum of Town Council

A quorum of the Town Council may be in attendance. This is not a regularly scheduled meeting of the Town Council. As a governmental body, the Town Council will not deliberate nor take any formal action on any items discussed.



MINUTES

Planning and Zoning Commission

Wednesday, December 18,
2024, 6:00 pm Regular Meeting

Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

Chairman Ted Mays called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chairman Ted Mays, Member Carly Hagen, Member Jerry Johnson, Alternate Member Joshua Parisi, Alternate Member Andrea Varnai, Director of Planning and Development Surupa Sen, Senior Planner Laura Evans, Senior Permit Technician Melinda Diaz, and Town Attorney Heather Shankle.

Member Troy Childers, Member Lisa Burton, Member Bronson Blackson, and Member Kevin Points were absent.

B. Public Comment

Chairman Mays opened the floor to public comments.

Director of Planning and Development, Surupa Sen, introduced Laura Evans as the new Senior Planner.

With no one else coming forward, Chairman Mays closed the floor to public comments.

C. Consent Agenda Items

1. Consider and act upon November 20, 2024, Planning and Zoning Commission meeting minutes

Vice Chair Carly Hagen made a motion to approve as presented, Member Jerry Johnson seconded the motion.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, and Member Joshua Parisi

Absent: Member Bronson Blackson, Member Troy Childers, Member Lisa Burton, and Member Kevin Points

Motion Passed Unanimously 5- 0 on a recorded vote

D. Public Hearing Items

1.

Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding an amendment to the Unified Development Ordinance (UDO), including but not limited to amending **Section 3.06.03 – Tree Protection Standards . Case 1829-Z UDO Amendment – Tree Protection Standards.**

Director of Planning and Development Surupa Sen introduced the item and was available to answer questions.

Jay Narayana, consultant, Livable Plans and Codes, presented the ordinance and was available to answer questions.

Chairman Mays opened the public hearing at 6:53 p.m.

Alan Stevens, 528 E Tripp, Sunnyvale, Texas, spoke in opposition to the amendment.

Roddy Cummings, 219 Manor Way, Sunnyvale, Texas, addressed the commission and asked for clarifications related to the amendment.

John Tadlock, 307 Crestfield Ct, Sunnyvale, Texas, addressed the commission and asked for clarifications related to the amendment.

Josh Collins, 331 S Larkin, Sunnyvale, Texas, addressed the commission and asked for clarifications related to the amendment.

Chairman Mays closed the public hearing at 7:31 p.m.

Chairman Mays reopened the public hearing at 7:54 p.m.

Bill Parker, 309 E Fork Rd, Sunnyvale, Texas, addressed the commission and asked for clarifications related to the amendment.

Matthew May, 354 N Jobson, Sunnyvale, Texas, spoke in opposition of the amendment.

Chairman Mays closed the public hearing at 8:00 p.m.

Member Joshua Parisi made a motion to approve as presented with the

following revisions Vice Chair Carly Hagen seconded the motion:

1. Any existing tree root causing damage to an existing structure or utility shall be exempt;
2. Remove any fee requirement for an application for any property with an existing agricultural operation; and
3. any property with an existing agricultural operation that is 6 acres or less shall be exempt.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, and Member Joshua Parisi

Absent: Member Bronson Blackson, Member Troy Childers, Member Lisa Burton, and Member Kevin Points

Motion Passed Unanimously 5- 0 on a recorded vote

E. Adjourn

Member Jerry Johnson made a motion to adjourn the meeting at 8:09 p.m., Vice Chair Carly Hagen seconded the motion.

Ayes: Vice Chair Carly Hagen, Chair Ted Mays, Member Jerry Johnson, Member Andrea Varnai, and Member Joshua Parisi

Absent: Member Bronson Blackson, Member Troy Childers, Member Lisa Burton, and Member Kevin Points

Motion Passed Unanimously 5- 0 on a recorded vote

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

Ted Mays, Chairman

Attest:

Rachel Ramsey, Town Secretary

Planning and Zoning Commission
AGENDA ITEM REPORT
C.2



To: Planning and Zoning Commission

Subject: Consider approval of a minor plat for Lots 1, 2 Block A, Rogers Addition, consisting of 4.813-acres tract of land, within Single Family 2 (SF-2) zoning district, located at 252 Barnes Bridge Road. **Case 1827-PLT/Rogers Addition Minor Plat.**

Meeting: Planning and Zoning Commission - January 15, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval of the Minor Plat.

BACKGROUND INFORMATION:

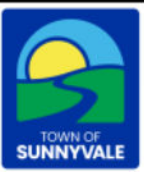
The subject property is a 4.813-acre tract of land located at 252 Barnes Bridge Road, currently described as 4.813 acres in the James West Survey, Abstract No. 1582. The purpose of this minor plat is to create two lots out of the tract of land, dedicate necessary easements, and facilitate potential new construction on the proposed Lot 2. The property is located with the Single Family 2 (SF-2) zoning district.

All details of this preliminary plat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards.

This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

ATTACHMENTS:

[Map](#)
[Rogers Addition Minor Plat](#)



TOWN OF SUNNYVALE

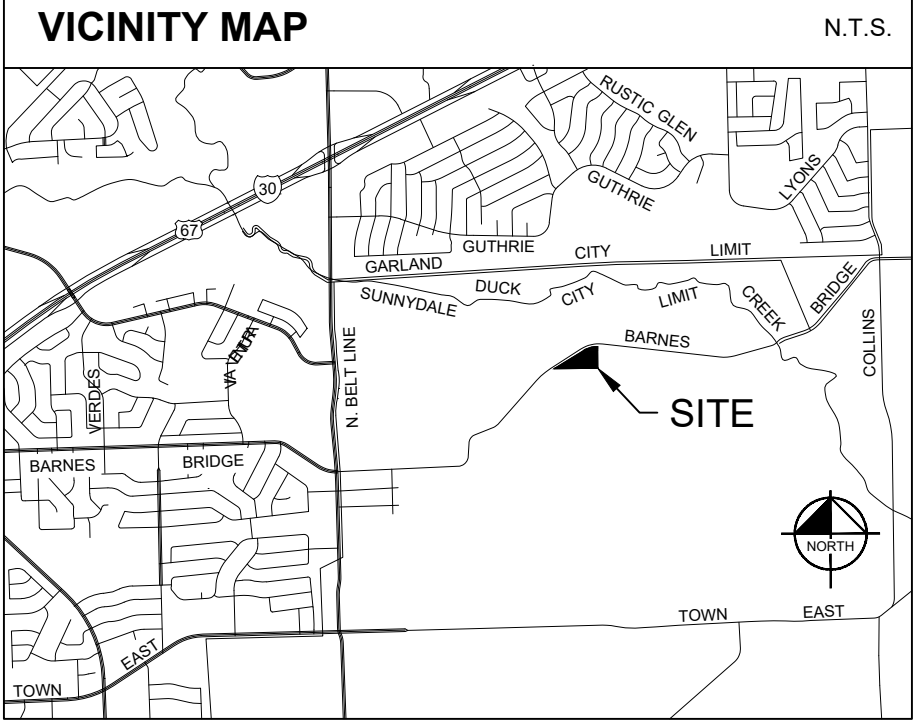
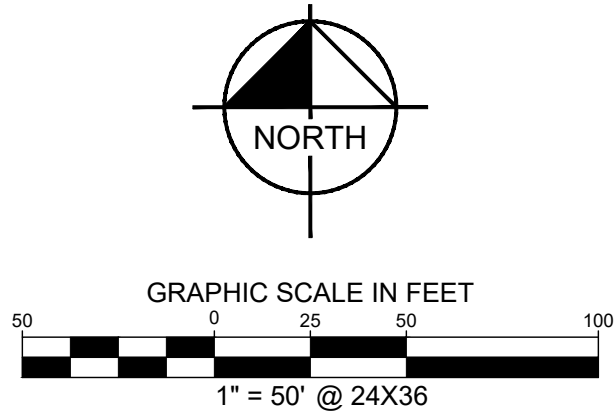
Case 1827 - PLT 252 Barnes Bridge Road



Legend

 252 Barnes Bridge Rd

 Sunnyvale City Limits



NOTES:

- All bearings and coordinates shown are based on grid north of the Texas Coordinate System of 1983, North Central FIPS Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998635126313447.
- The purpose of this plat is to create 2 lots.
- Lot to lot drainage will not be allowed without engineering section approval.
- Any structure new or existing may not extend across new property lines.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Development Standards of this plat shall comply with the Unified Development Ordinance.
- Property is zoned SF-2.
- The minimum finished floor of all structures and mechanical / electrical equipment must be 2-feet above the ultimate 100-year flood elevation.
- The FEMA Floodplain 100-year flood elevations shown on the FIRM do not reflect the increases in discharges and related flood elevations that will occur due to upstream development and floodplain reclamation.
- Private Drainfield Sanitary Sewer Easement will be owned and maintained by the owners of Lots 1 and 2.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0380L, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

IRSC	5/8" IRON ROD W/ "X" CAP SET
IRFC	IRON ROD WITH CAP FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
IRF	IRON ROD FOUND
XS	"X" CUT IN CONCRETE SET
XF	"X" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

—	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
---	CITY LIMIT

MINOR PLAT
ROGERS ADDITION
LOTS 1 AND 2, BLOCK A

BEING 4.813 ACRES SITUATED IN
JAMES WEST SURVEY, ABSTRACT NO. 1582
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SG	KHA	Dec. 2024	064545213	1 OF 2

OWNERS:

James M. Rogers and Connie P. Rogers
252 Barnes Bridge Road
Sunnyvale, Texas 75182
Phone: 214-497-7294
Contact: Jimmy Rogers

ENGINEER/SURVEYOR:

Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Matthew R. Duenwald, P.E.
Email: matt.duenwald@kimley-horn.com

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°59'55"	1881.00'	32.79'	S58°17'57"W	32.78'
C2	33°41'04"	448.01'	263.39'	S75°38'27"W	259.61'

LINE TABLE	LINE TABLE	LINE TABLE																																																																					
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TOWN OF SUNNYVALE MONUMENTS

TOWN OF SUNNYVALE MONUMENT NO. 1
ALUMINUM DISK MARKED "TOWN OF SUNNYVALE
SURVEY MARKER" SET IN CONCRETE PIER 1.25'
SOUTH AND 0.4' EAST OF SOUTHWEST CORNER OF
BRICK LANDSCAPE WALL. DISC IS 0.3' BELOW
NATURAL GROUND.

N = 6984822.72
E = 2554571.02
ELEV = 535.81'

TOWN OF SUNNYVALE MONUMENT NO. 4
ALUMINUM DISK MARKED "TOWN OF SUNNYVALE,
SURVEY MARKER" SET IN CONCRETE PIER 2.6' WEST
AND 0.6' SOUTH OF NORTHWEST CORNER OF
CONCRETE METER VAULT. DISC IS 0.5' BELOW
NATURAL GROUND.

N = 6974258.04
E = 2559478.37
ELEV = 495.50'

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS JAMES M. ROGERS AND CONNIE P. ROGERS, TRUSTEES OF THE ROGERS LIVING TRUST DATED MAY 18, 1998, AND ANY AMENDMENTS THERETO, are the owners of a tract of land situated in the James West Survey, Abstract No. 1582, Town of Sunnyvale, Dallas County, Texas, and being all of a called 4.77 acre tract of land described in a deed to James M. Rogers and Connie P. Rogers, Trustees of the Rogers Living Trust dated May 18, 1998, and any amendments thereto, as recorded in Document No. 201400274754 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for the northeast corner of said 4.77 acre tract, being on the southerly right of way line of Barnes Bridge Road, a variable width right of way, and the westerly line of a called 547.148 acre tract of land described in a deed to HL8 Real Estate LTD, as recorded in Document No. 202200285469 of the Official Public Records of Dallas County, Texas;

THENCE South 00°27'12" East, departing the southerly right of way line of said Barnes Bridge Road, along the easterly line of said 4.77 acre tract and the westerly line of said 547.148 acre tract, a distance of 420.71 feet to a 5/8 inch iron rod for the southeast corner of said 4.77 acre tract, common to the northeast corner of a called 78.5863 acre tract of land described in a deed to Sanshire Holdings, L.L.C., as recorded in Document No. 202300081366 of the Official Public Records of Dallas County, Texas;

THENCE South 89°18'42" West, departing the westerly line of said 547.148 acre tract, along the southerly line of said 4.77 acre tract and the northerly line of said 78.5863 acre tract, a distance of 851.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 4.77 acre tract, being on the southerly right of way line of said Barnes Bridge Road, and at the beginning of a non-tangent curve to the right with a radius of 1,886.00 feet, a central angle of 01°02'40", and a chord bearing and distance of North 57°51'43" East, 34.38 feet;

THENCE in a northeasterly direction along the northerly line of said 4.77 acre tract and the southerly right of way line of said Barnes Bridge Road, with said non-tangent curve to the right, an arc distance of 34.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 58°23'03" East, continuing along the northerly line of said 4.77 acre tract and the southerly right of way line of said Barnes Bridge Road, a distance of 659.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 453.01 feet, a central angle of 34°03'13", and a chord bearing and distance of North 75°24'39" East, 265.30 feet;

THENCE in an easterly direction, continuing along the northerly line of said 4.77 acre tract and the southerly right of way line of said Barnes Bridge Road, and with said tangent curve to the right, an arc distance of 269.24 feet to the POINT OF BEGINNING and containing 4.813 acres (209,643 square feet) of land, more or less.

TOWN OF SUNNYVALE

MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easements shown on this plat as follows:

The Owner agrees to maintain in good structural condition and repair all drainage pipes, including reinforced concrete pipe (RCP) and other drainage piping material. The Owner agrees to repair any defects in the storm drainage piping system, including leaking pipe joints, deflection of flexible pipe diameter in excess of 5%, pipe structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage pipe defects within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain, repair and remove obstructions in the storm drainage inlet and outlet structures, including but not limited to grate inlets, curb inlets, catch basins, Y-inlets, and headwalls. The Owner agrees to repair any defects in the storm drainage inlet or outlet structures and remove obstructions that might impair the hydraulic capacity or structural soundness of the drainage system. The Owner agrees to repair any drainage inlet or outlet structural defects and remove obstructions within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain and repair concrete channel lining, pilot channels, rock rip-rap, gabions or any other channel lining material and to repair any defects in the channel lining material including undermining, excessive cracking and settlement, structural failure, or other defects that might impair the hydraulic capacity or structural soundness of the drainage system. Rock rip-rap washed downstream will be replaced as needed to maintain the rock layer thickness as designed. The Owner agrees to repair any defects in the channel lining within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner agrees to maintain and repair channels, ditches and detention or retention ponds and to repair erosion in same by backfilling the eroded area and re-establishing protective vegetation or by armoring the eroded area with gabions, rock rip-rap, concrete or other material approved by the Town Engineer. The Owner agrees to repair any eroded areas in the channels, ditches and detention or retention ponds within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

Channels, ditches and detention or retention ponds will be inspected monthly by the Owner determine vegetation removal maintenance. Removal of willows, cottonwoods or other "woody" vegetation from channels, ditches, detention ponds and retention ponds shall be done at least once a year. Ditches, earthen channels and detention or retention ponds shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

Channels, ditches, detention or retention ponds, inlet and outlet structures and drainage piping will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash and sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds not to exceed 18-inches in depth before removal is required. Trash or debris shall not be allowed to accumulate and shall be removed within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner or a representative agent agrees to inspect all drainage facilities every 365 calendar days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 calendar days. The Owner shall ensure a copy of the inspection report is forwarded to the Engineering Division within 10 calendar days of the inspection.

Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection by the Owner, and/or the Town of Sunnyvale.

All references in this maintenance agreement to repairs to be made "within 30 calendar days" shall mean that the Owner shall commence repairs within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale. The Owner shall diligently work to complete such repairs.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAMES M. ROGERS AND CONNIE P. ROGERS, TRUSTEES OF THE ROGERS LIVING TRUST DATED MAY 18, 1998, AND ANY AMENDMENTS THERETO, do hereby adopt this plat, designating the hereinabove property as ROGERS ADDITION, an addition to the Town of Sunnyvale, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposed indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale.

WITNESS, my hand at Town of Sunnyvale, Texas, this _____ day of _____, 20__.

By:

James M. Rogers

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared James M. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS, my hand, this _____ day of _____, 20__.

By:

Connie P. Rogers

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Connie P. Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Sunnyvale, Dallas County, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that she executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR APPROVAL BY THE PLANNING & ZONING COMMISSION OF SUNNYVALE, TEXAS ON THE ____ DAY OF _____, 20__.	
CHAIRMAN	DATE
APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, ON THE ____ DAY OF _____, 20__.	
MAYOR	DATE
ATTEST: TOWN SECRETARY	DATE

MINOR PLAT
ROGERS ADDITION
LOTS 1 AND 2, BLOCK A

BEING 4.813 ACRES SITUATED IN
JAMES WEST SURVEY, ABSTRACT NO. 1582
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

OWNERS:
James M. Rogers and Connie P. Rogers
252 Barnes Bridge Road
Sunnyvale, Texas 75182
Phone: 214-497-7294
Contact: Jimmy Rogers

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Matthew R. Duenwald, P.E.
Email: matt.duenwald@kimley-horn.com

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	Dec. 2024	064545213	2 OF 2