AGENDA

Planning and Zoning Commission

Wednesday, November 19, 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 the October 15, 2025, meeting minutes.
   Meeting Minutes October 15, 2025

D. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Specific Use Permit (SUP) to allow for the sale of alcoholic beverages on property located at 129 N. Collins Road, which is zoned Local Retail (LR). **Case 1865-SUP/ Special Use Permit (SUP) The Assembly House Wine Co. at Park Square** .

   Notice Map
   Park Square Site Plan
   Suite 1101-Assembly House Restaurant Floor Plan
   Suite 2103-Assembly House Wine Retail Floor Plan
   Letter of Support

2. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan, PD development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment**.

   Map
   Gateway Park - Proposed Amending Concept Plan
   Gateway Park - Previous Concept Plan
   Ordinance 2024-08 Gateway Park PD

3. Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a zoning change request from Highway Commercial (HC) and Single Family 3 (SF-3) to Planned Development (PD) zoning district to develop a residential Single-Family subdivision and associated amenities, on approximately 56.06-acre tracts of land, generally located at 612 and 618 US Highway 80. **Case 1857-Z/Woodland Hills Planned Development (PD)**.

   Woodland Hills Notice Map
   Woodland Hills - Concept Plan
   Woodland Hills - Draft PD Ordinance Text
   Woodland Hills - Renderings

E. Discussion and Action Items

1. Discuss and consider approval of a final plat for Lot 1, Block A, Saiger Farms Addition, consisting of 16.39-acres tract of land, within Single Family 1 (SF-1) residential zoning district, located at 367, 371 Town East Boulevard. **Case 1858-PLT/Saiger Farms.**
   Map
   Final Plat

2. Discuss and consider approval of a replat of Lots 1R1, 1R2, 1R3, Block 1, Gateway Park, being a replat of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create three new lots, and dedicate additional easements for the property generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 38.36 acres tract of land within the Gateway Park Planned Development (PD) zoning district. **Case 1862-PLT/Gateway Park Replat.**

   Map
   Replat

3. Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant retail/restaurant building on an approximately 2.5-acre platted lot, described as Lot 1R2, Block 1, Gateway Park, at 3200 N. Belt Line Road, within Planned Development (PD) zoning district. **Case 1860-SP Victory Sunnyvale Retail Site Plan**.

   Map
   Site Plan
   Landscape Plans
   Building Elevations

F. Executive Session

1. 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.

G. End Executive Session

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

   Section 551.071 - Consultation with Attorney

H. Adjourn

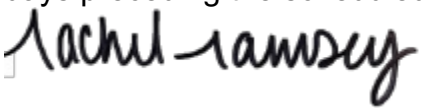
NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private 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, November 19, 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 three (3) business

days preceding the scheduled date of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary
Date Posted: 11/13/2025
Time Posted: 5 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, October 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

Chair Jerry Johnson called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Lisa Burton, Member Joshua Parisi, Director of Planning and Development Surupa Sen, Senior Planner Laura Evans, and Permit Technician Belinda Diaz.

Member Troy Childers, Member Bronson Blackson, Alternate Member Cheryl Courson, and Alternate Member Andrea Varnai were absent.

B. Public Comment

Chair Johnson opened the floor to public comments.

With no one coming forward, he closed the floor to public comments.

C. Consent Agenda Items

1. Consider and act upon the September 17, 2025, meeting minutes.

Member Carly Hagen made a motion to approve as presented, Member Lisa Burton seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Member Lisa Burton
Absent: Member Bronson Blackson, Alternate Member Andrea Varnai, Member Troy Childers, and Alternate Member Cheryl Courson

Motion Passed Unanimously 5- 0 on a recorded vote

D. Discussion and Action Items

1. Discuss and consider approval of a preliminary plat for Lot 1, Block 1, Clay Road Business Park, consisting of 32.47-acres tract of land, within Industrial (I) zoning district, located at 101 Clay Road. **Case 1849-PLT/Clay Road Business Park**

Laura Evans, Senior Planner, presented the item and was available for questions.

Vice Chair Kevin Points made a motion to approve as presented, Member Joshua Parisi seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Member Lisa Burton

Absent: Member Bronson Blackson, Alternate Member Andrea Varnai, Member Troy Childers, and Alternate Member Cheryl Courson

Motion Passed Unanimously 5- 0 on a recorded vote

E. Adjourn

Vice Chair Kevin Points made a motion to adjourn the meeting at 6:04 p.m., Member Joshua Parisi seconded the motion.

Ayes: Chair Jerry Johnson, Vice Chair Kevin Points, Member Carly Hagen, Member Joshua Parisi, and Member Lisa Burton

Absent: Member Bronson Blackson, Alternate Member Andrea Varnai, Member Troy Childers, and Alternate Member Cheryl Courson

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.

_____

Jerry Johnson, Chair

Attest:

_____

Surupa Sen, Director of Planning and Development

Planning and Zoning Commission

AGENDA ITEM REPORT

D.1

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Specific Use Permit (SUP) to allow for the sale of alcoholic beverages on property located at 129 N. Collins Road, which is zoned Local Retail (LR). **Case 1865-SUP/ Special Use Permit (SUP) The Assembly House Wine Co. at Park Square**.

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommend approval of the SUP request.

BACKGROUND INFORMATION:

The applicant, Eric Woerner, Assembly House Wine Company has requested an SUP to allow sale of alcoholic beverages for on-premise consumption and to allow sale of beer and wine for off-premise consumption at the property located at 129 N. Collins Road. Assembly House is a new restaurant that is currently operating under a temporary certificate of occupancy (TCO) at the building facing N. Collins Road at Park Square, Sunnyvale. The property at 129 N Collins Road is zoned Local Retail (LR) which requires approval of an SUP for any establishment that sale alcoholic beverages. This SUP application is scheduled for final approval at Town Council in January 2026, which will allow issuance of a final CO for Assembly House with zoning compliance.

The Assembly House restaurant location used to be occupied with Settlers Table restaurant till 2024. Town Council had approved an SUD Ordinance 20-30 in December 2020 to allow Settlers Table restaurant to serve alcohol for on-premise consumption only. However, the SUD Ordinance, both in description and through the exhibits attached, assigned the SUD designation to an area on the site plan “not to exceed 5,194 square feet”, and specifically to the restaurant floor plan. With the new Assembly House restaurant concept, the applicant plans to sale beer and wine for off-premise consumption (with membership) at suite 2103 located in the second building at Park Square. Additionally, the square footage designation on the current SUD is limiting the operations of the new restaurant for sale of alcoholic beverages

for on-premise consumption. As a result, staff advised the applicant to request an SUP to allow both activities on the site, while repealing the current SUD ordinance that is no longer being used, and neither can be utilized by the new restaurant/wine company.

The attached site plan for Park Square shows both buildings with a combined total square footage of 25,495 on ground floor. The building facing N. Collins Road, containing the restaurant, is a single-story retail/restaurant building, consisting of 5,585 SF in area of which the restaurant is located within Suite 1101, consisting of 2,650 SF in area.

The second building on site is a two-story office building, with covered parking, consisting of total 31,490 SF in area for two stories combined. Within this building, off-premise sale of beer and wine will occur at suite 2103 consisting of 821 SF area.

To avoid confusion in future and not to render the SUP too restrictive for future restaurant and retail tenants, the new SUP is requested to be applied to the whole property at 129 N. Collins Road. Designating the SUP to a particular suite or specific square footage, limits flexibility of operations when tenants change and new floor plan or layouts are required. In future, if a similar restaurant would like to operate in the second building or expand from the Suite 1101 to the rest of the front building, then this SUP should allow such expansion, while limiting the operations within the physical enclosures of this site.

The following restrictions apply to any establishments that sell alcoholic beverage as per Sunnyvale Unified Development Ordinance (UDO) Section 3.04.04. Supplemental Development Standards:

M. Establishments that Sell Alcoholic Beverages Standards

1. Establishments that serve alcoholic beverages subject to the following limitations and restrictions:

a. Sales near schools, churches, hospitals, and child-care facilities shall be prohibited within the distances specified in Section 109.33 and Section 109.331 of the Texas Alcoholic Beverage Code.
b. Not permitted in a drive-through, fast food or take out restaurant, snack shop, coffee shop, or cafeteria.
c. Not permitted in conjunction with a nonconforming use as defined in the zoning ordinance of the Town.
d. Shall be operated only in a general restaurant, motel, hotel or a nationally recognized private nonprofit, tax exempt, social or fraternal organization.
e. Revenues from the sale of alcoholic beverages shall not exceed 50% of the gross revenues derived from the sale of food and beverages.
f. Any bar or lounge area shall be designed so that patrons can only enter from an area within the primary use of the premises, such as a lobby, waiting room or dining room.
g. Copies of tax returns required by the state pertaining to sales of alcoholic beverages shall be made available to the Town Secretary upon demand.
h. A copy of any and all audits by the Texas Alcoholic Beverage Commission shall be mailed to the Town by certified mail upon completion of the audit.
i. Violation of applicable state and federal laws shall give the Town Council the right to call a public hearing to consider the revocation of any Special Use Permit (SUP).

The SUP request complies with the requirements of the UDO. The applicant is required to provide documentation per sections g. and h. to the Town Secretary while operating within the Town.

FINANCIAL IMPACT:

PUBLIC NOTICE:

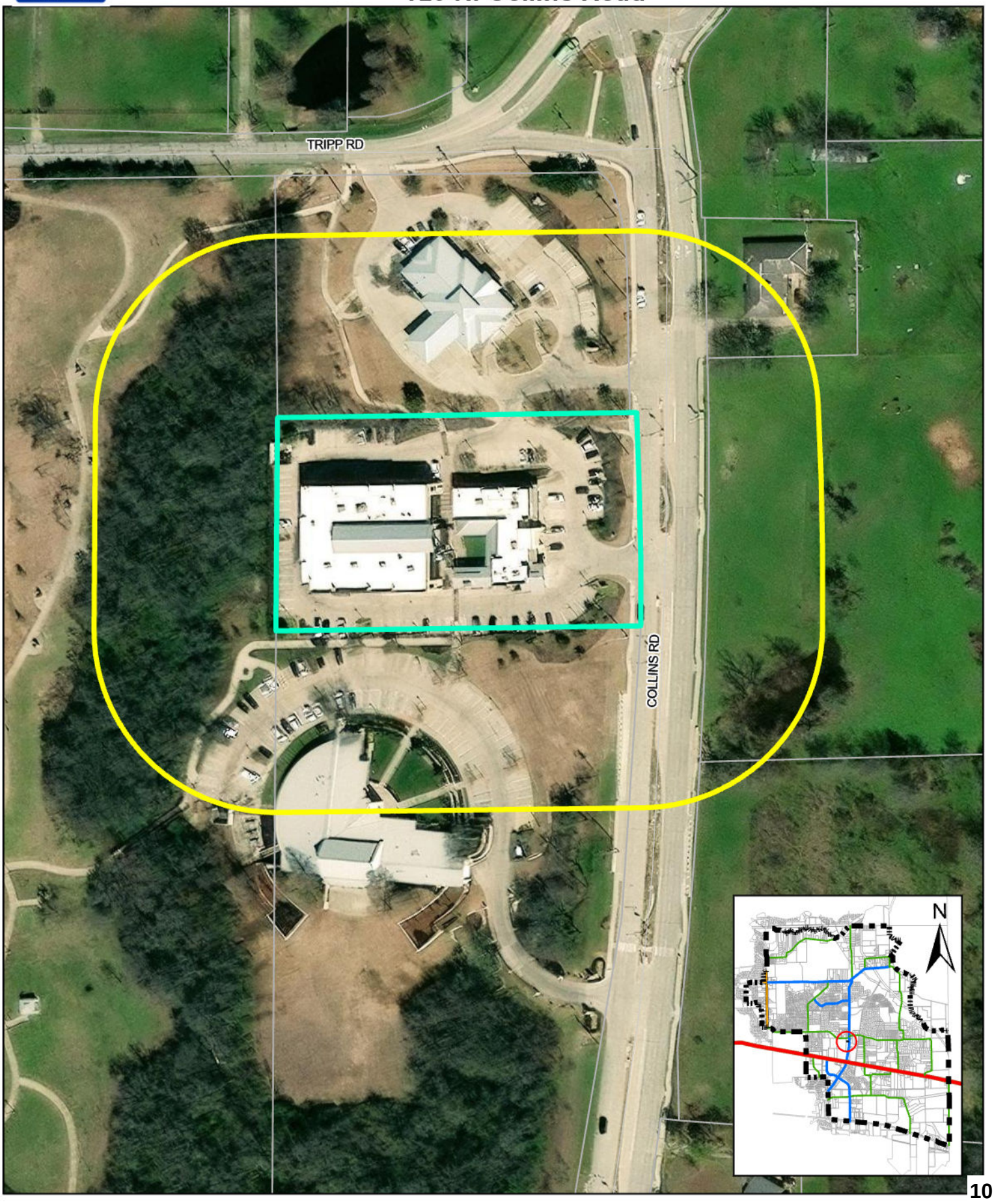
Three letters of notification were mailed to neighboring property owners within 200 feet of the subject property on November 7, 2025. One sign has been posted on the subject property. The town has received one response in support of the SUP amendment request, at the time of writing this report.

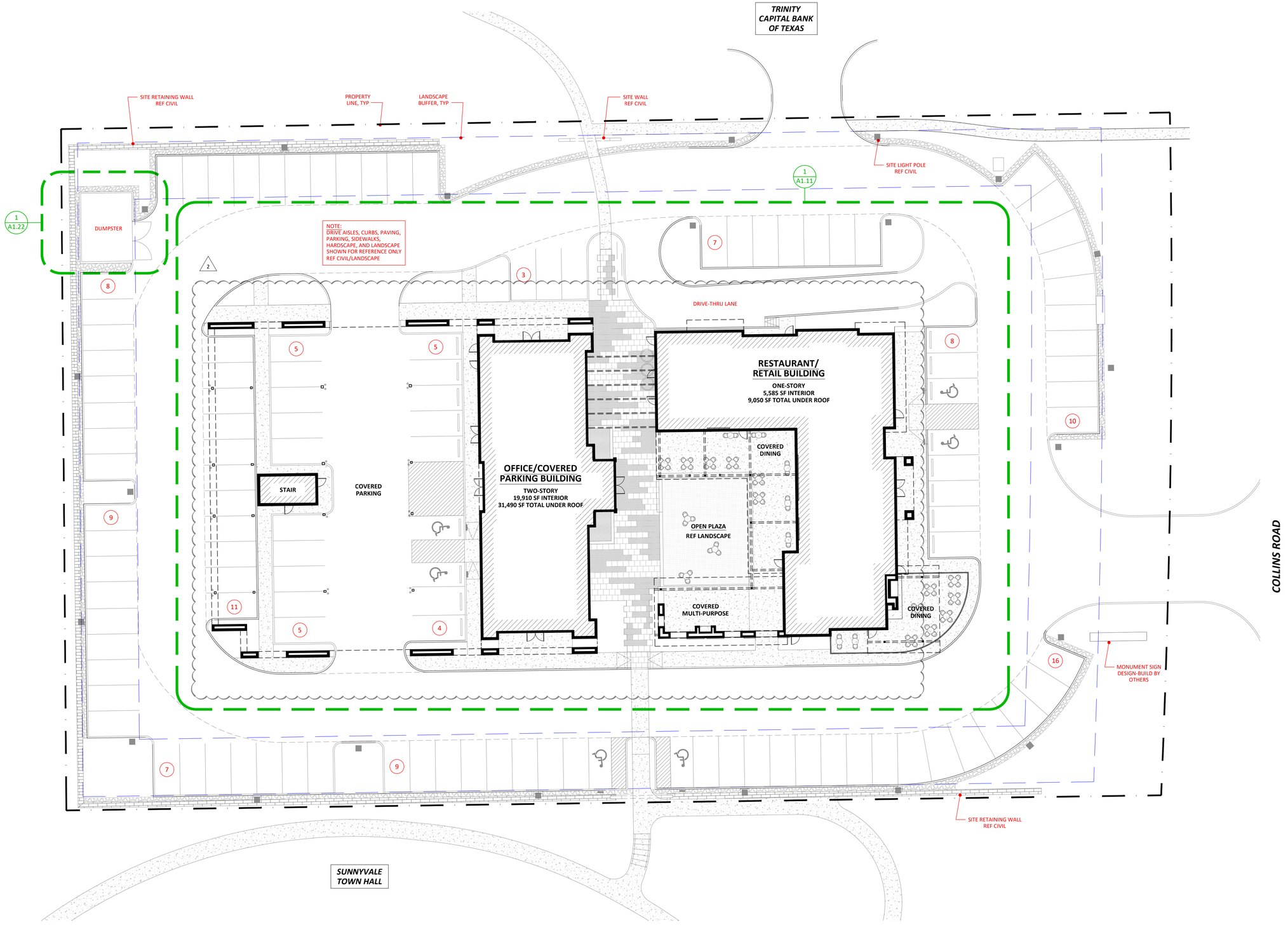
ATTACHMENTS:

Notice Map
Park Square Site Plan
Suite 1101-Assembly House Restaurant Floor Plan
Suite 2103-Assembly House Wine Retail Floor Plan
Letter of Support

TOWN OF SUNNYVALE

Case 1865 - SUP - Assembly House Wine Co.
129 N. Collins Road





1 **OVERALL SITE PLAN**

0 16'-0" 32'-0" 48'-0"

SCALE: 1/16"=1'-0"

Mar 21, 2019 - 4:56pm - USER Marc Frame
P:\02 - ARCH\17-030 - SUNNYVALE\02 - DRAWINGS\0101 - A1.01 ARCHITECTURAL SITE PLAN\0101 - A1.01 ARCHITECTURAL SITE PLAN.dwg

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

REGISTERED ARCHITECT * KENNETH R. KILLIAN * 19489 STATE OF TEXAS

EXP. 02/28/20

OWNER

NEW HOPE DEVELOPMENT PARTNERS 1, LLC
345 NEW HOPE ROAD
SUNNYVALE, TEXAS 75182
214.457.6493
CONTACT: DERIC SALSER

DEVELOPER

SALSER DEVELOPMENT GROUP, LLC
345 NEW HOPE ROAD
SUNNYVALE, TEXAS 75182
214.457.6493
CONTACT: DERIC SALSER

CONTRACTOR

Z CONSTRUCTORS
11886 GREENVILLE AVE | SUITE 106D
DALLAS, TEXAS 75243
972.682.1435
CONTACT: SETH WILLIAMS

CIVIL ENGINEER

SALCEDO GROUP, INC
110 SW 2ND STREET
GRAND PRAIRIE, TEXAS 75050
214.412.3122
CONTACT: LUIS SALCEDO, P.E.

LANDSCAPE ARCHITECT

SWA GROUP
2001 IRVING BLVD | SUITE 157
DALLAS, TEXAS 75207
214.954.0016
CONTACT: ZANE BUSBEE, PLA, ASLA

STRUCTURAL ENGINEER

GROUPSTRUCTURAL ENGINEERS, INC.
3626 N. HALL STREET | SUITE 810
DALLAS, TEXAS 75219
214.397.0455
CONTACT: HERMAN GUNAWAN, P.E.

MEP ENGINEER

SCHMIDT & STACY
2711 N HASKELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

-
-
-
-
CONTACT: -

PROJECT

SUNNYVALE PARK SQUARE

1

PROJECT ADDRESS

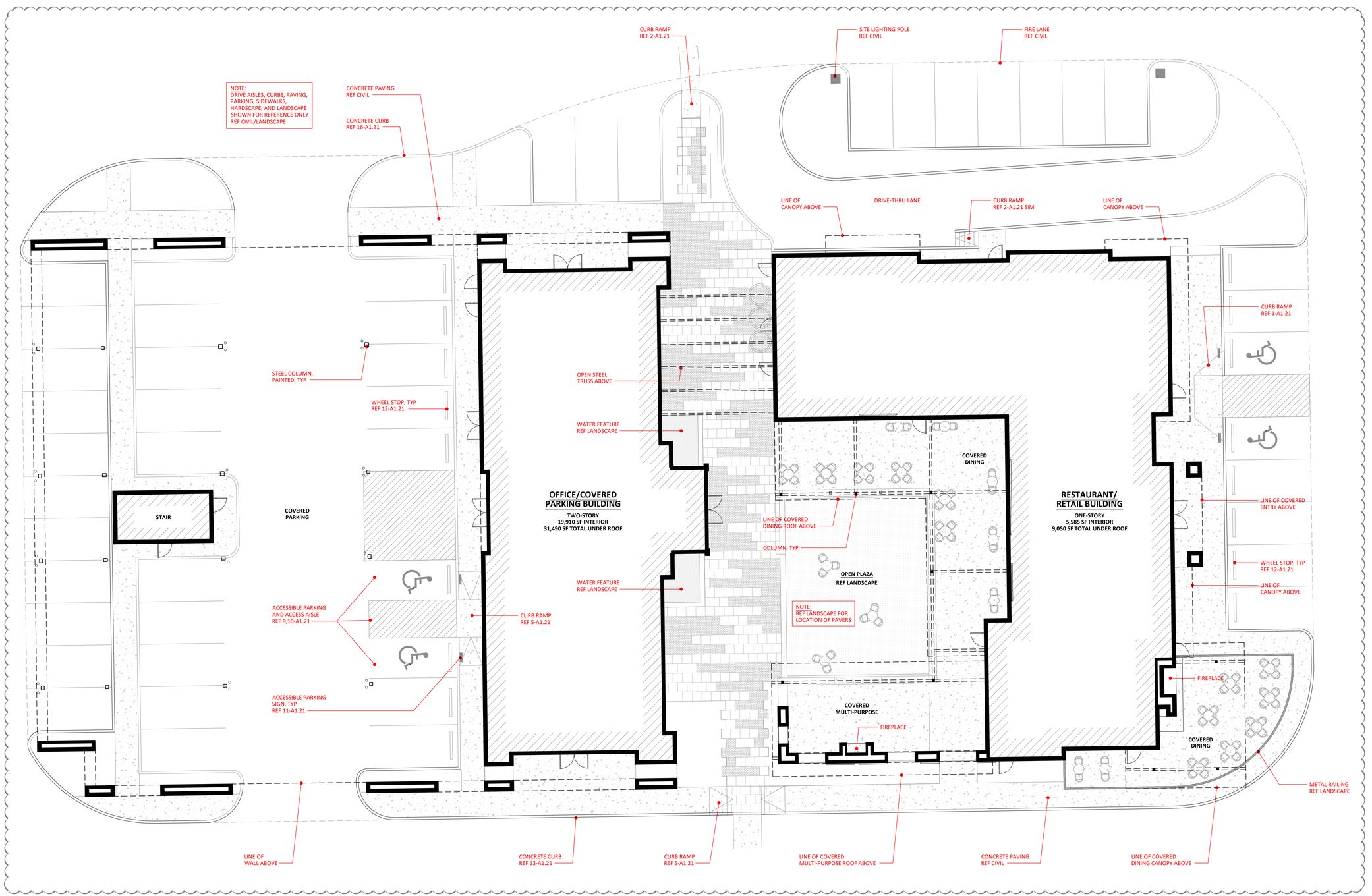
129 N COLLINS ROAD
SUNNYVALE, TEXAS 75182

REV.	DATE	ISSUE
-	12.19.17	PLANNING & ZONING
-	01.08.18	PLANNING & ZONING
-	02.15.18	SCHEMATIC DESIGN
-	03.15.18	DESIGN DEVELOPMENT
-	04.30.18	PERMIT
1	07.13.18	PLAN REVIEW COMMENTS
2	03.22.19	CCD #2

2017.110
PROJECT NUMBER

ARCHITECTURAL SITE PLAN

A1.01
SHEET NUMBER



1 **ENLARGED SITE PLAN**

0 10'-0" 20'-0" 30'-0"

SCALE: 1"=10'-0"

Mar 21, 2019 - 4:56pm - USER Marc Frane
P:\02 - ARCH\17-030 - SUNNYVALE\02 - DRAWINGS\0111 - A1.11 ENLARGED SITE PLAN\0111 - A1.11 ENLARGED SITE PLAN.dwg

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KILLIAN
STUDIO OF ARCHITECTURE

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SEAL

REGISTERED ARCHITECT * KENNETH R. KILLIAN * 19489 * STATE OF TEXAS

EXP. 02/28/20

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SUNNYVALE, TEXAS 75182
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DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

-
-
-
-
CONTACT: -

PROJECT

SUNNYVALE PARK SQUARE

1

PROJECT ADDRESS

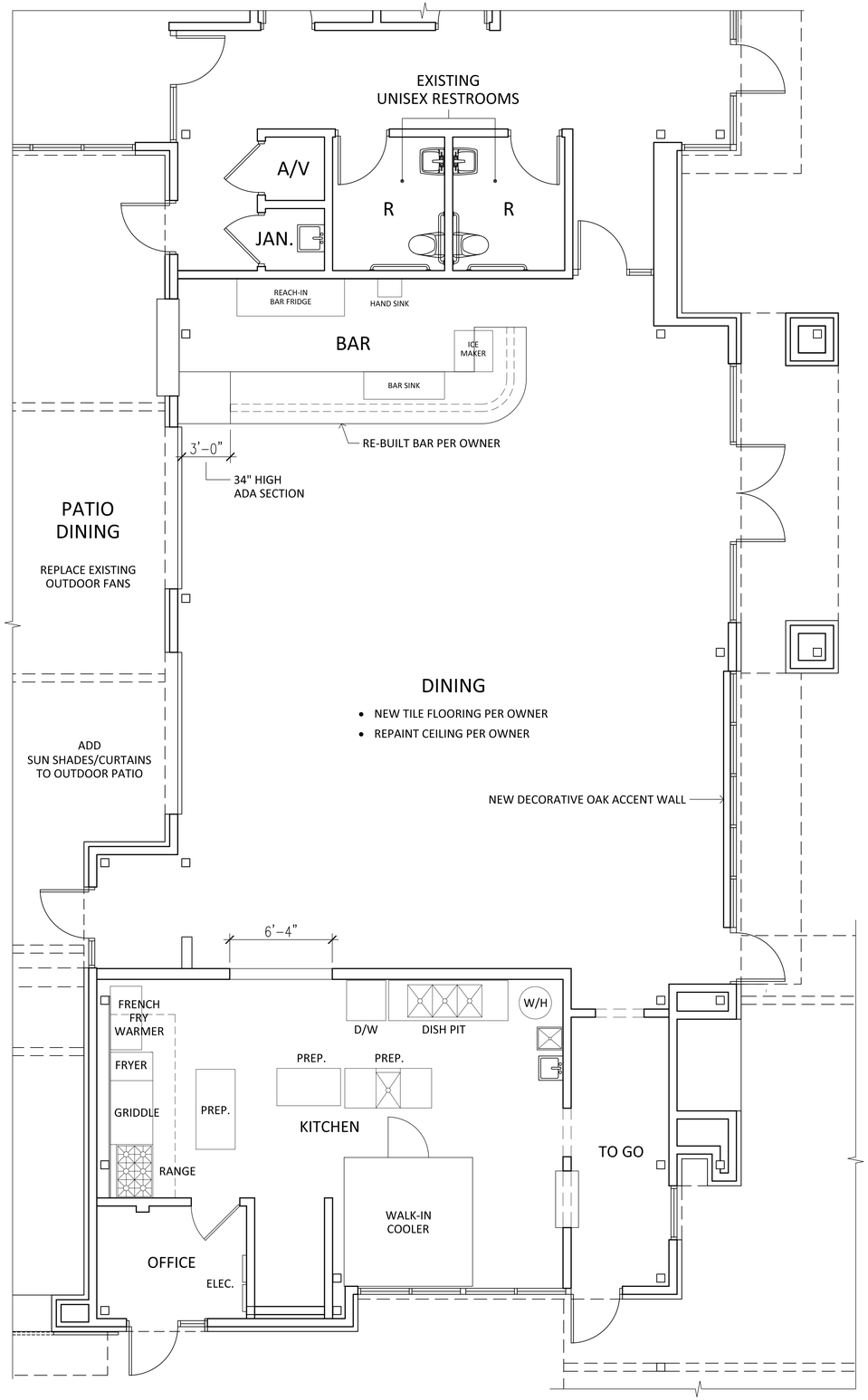
129 N COLLINS ROAD
SUNNYVALE, TEXAS 75182

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2017.110
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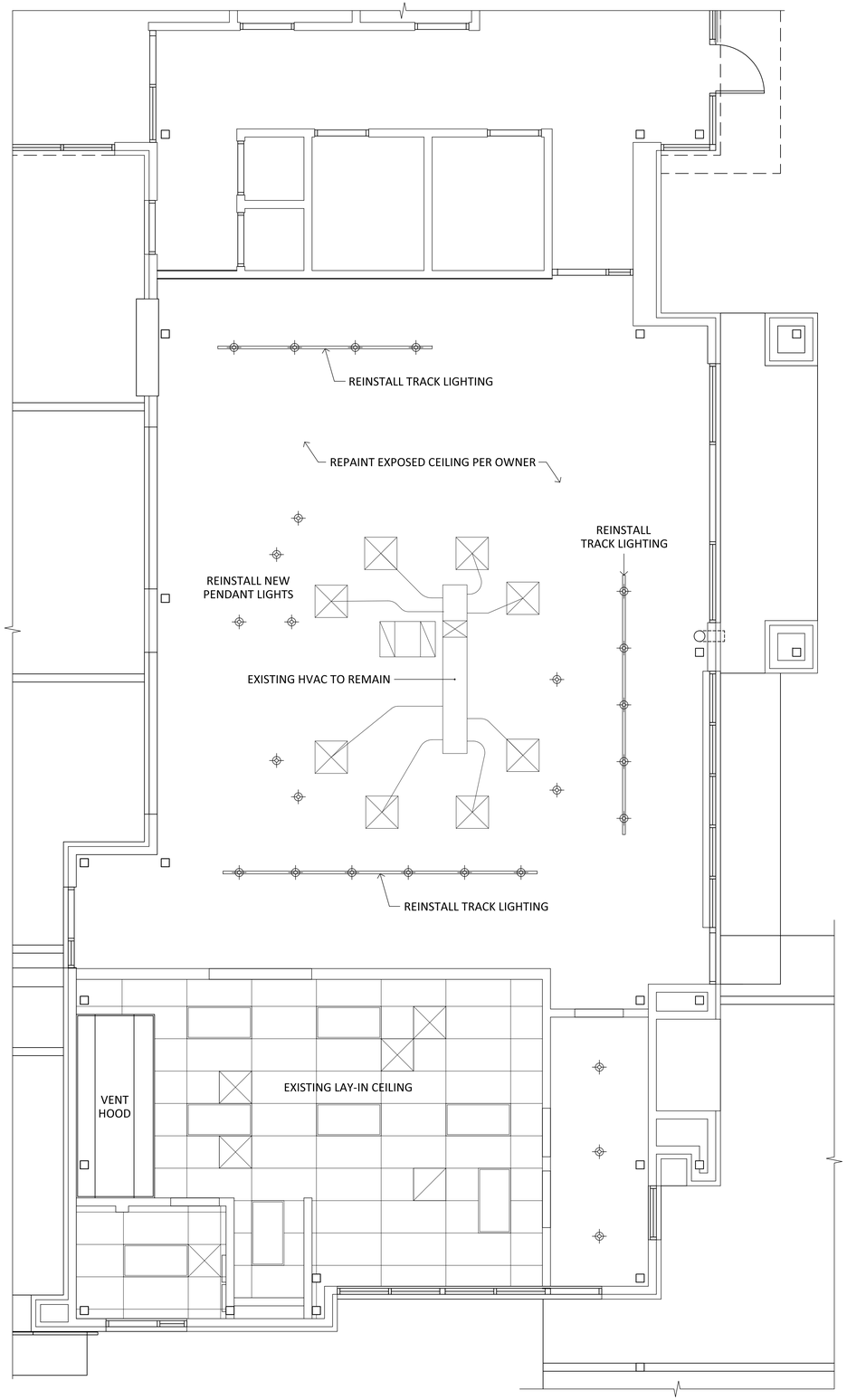
ENLARGED SITE PLAN

A1.11
SHEET NUMBER



1 **RENOVATED FLOOR PLAN**

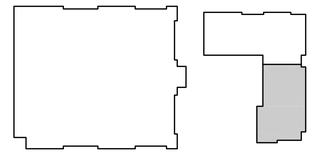
SCALE:1/4"=1'-0"



2 **RENOVATED REFLECTED CEILING PLAN**

SCALE:1/4"=1'-0"

0 4' 8' 12'



LOCATION MAP

NOTES:

1. CONTRACTOR TO SCHEDULE WALK-THRU WITH TENANT PRIOR TO ELECTRICAL WORK BEING STARTED.
2. GFCI PROTECTED RECEPTACLES AS NOTED ON PLAN, OR AT ALL COUNTERS ADJACENT TO SINKS.
3. LIGHT FIXTURES TO BE SELECTED AND APPROVED BY OWNER. LED, 3,000 KELVIN TEMP. OR LESS.

ELECTRIC SYMBOL LEGEND

- SUSPENDED LED
- WALL MOUNT LIGHT
- RECESSED CEILING FIXTURE
- PENDANT LIGHT
- TRACK LIGHTING
- LED UNDER COUNTER FIXTURE
- 220 V DUPLEX WALL OUTLET
- 110 V DUPLEX WALL OUTLET
- 110 V GFI DUPLEX OUTLET (GFI)
- 110 V CEILING OUTLET
- 110 V FLOOR OUTLET
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH (4)
- DIMMER LIGHT SWITCH (D)
- SMOKE DETECTOR

DESIGN PROFESSIONAL:
DERIC SALSER
214.457.6493

Sunnyvale Park Square - Suite 1101 Remodel

129 N. Collins Road
Sunnyvale, Tx 75182

PROJECT NO:
25-021

DATE:
06-18-2025

SHEET:
RENOVATED
FLOOR PLANS

A2



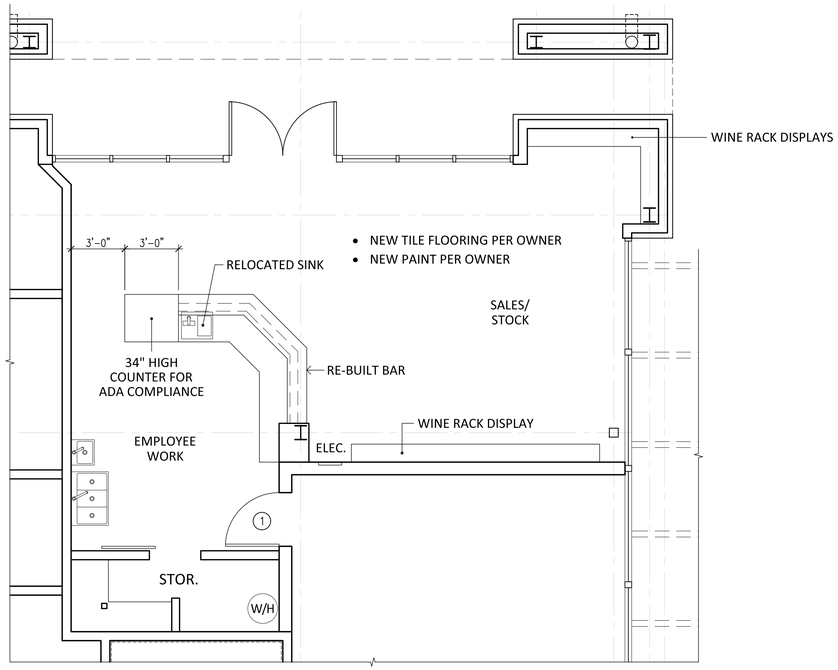
LOCATION MAP

DOOR SCHEDULE

MARK	ROUGH OPENING	DOOR SIZE	U-FACTOR	SHGC	REMARKS
1	REFER MANUFACTURER	(1) 3'-0" X 7'-0"	N/A	N/A	SINGLE, INTERIOR, STAINED WOOD, OR LAMINATE WITH KEYED LOCKS

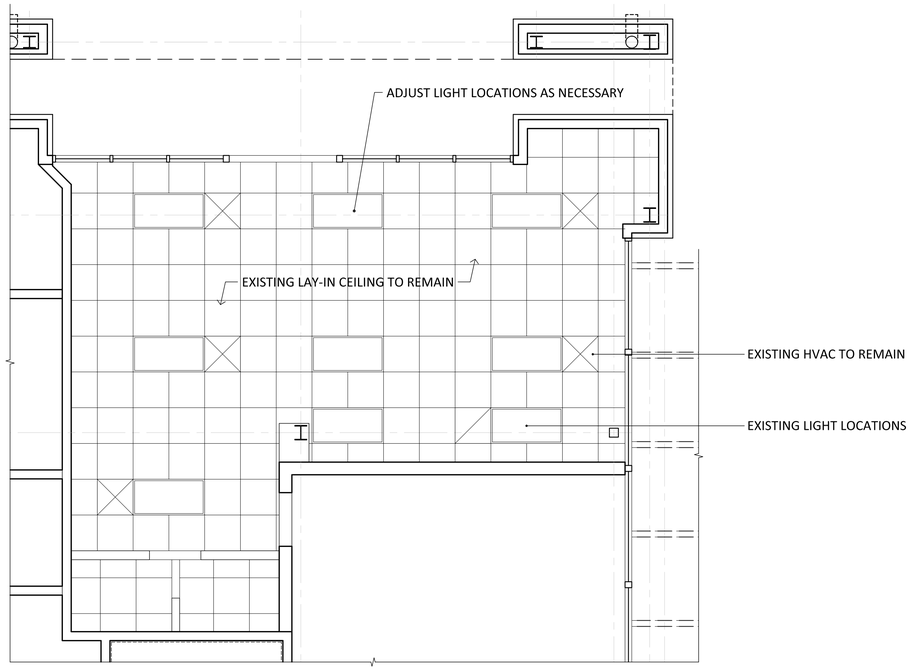
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1 **RENOVATED FLOOR PLAN**

SCALE:1/4"=1'-0"



2 **RENOVATED REFLECTED CEILING PLAN**

SCALE:1/4"=1'-0"

0 4' 8' 12' 16'

DESIGN PROFESSIONAL:
DERIC SALSER
214.457.6493

Sunnyvale Park Square - Suite 2103 Finish-Out

129 N. Collins Road
Sunnyvale, Tx 75182

PROJECT NO:
25-022

DATE:
06-18-2025

SHEET:
RENOVATED FLOOR PLANS

A2

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

CASE NO: 1865 – Special Use Permit (SUP) for the sale of alcoholic beverages for Assembly House Wine Co.

LOCATION: 129 N. Collins Rd.

APPLICANT: Eric Woerner, Assembly House Wine Co.

REQUESTING: Applicant is requesting approval of an SUP to allow for the sale of alcoholic beverages on property located at 129 N. Collins Road zoned Local Retail (LR) in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO) (map attached).

The Planning and Zoning Commission will hold a public hearing to consider this request on: Wednesday, November 19, 2025, at 6:00 p.m.

More information for this case can be viewed at (https://www.townofsunnyvale.org/CurrentDevelopments)

The meeting will be located at Town Hall at 127 N. Collins Road, Sunnyvale, Texas 75182. The agenda packet will be posted on the Town website agenda link (https://townofsunnyvale.granicus.com/ViewPublisher.php?view_id=1) at least 72 hours prior to the meeting.

If you have comments regarding this application but do not wish to attend, you may also submit written comments at any time on or before the meeting by completing the following and returning it via mail or email to surupa.sen@townofsunnyvale.org. The comments will be presented to the Planning and Zoning Commission for their review.

☑ I am in favor of the request
☐ I am opposed to the request

Explanation: _____

_____

_____

_____

Signature: _____

Printed Name: Chris Lawless, Trinity Capital Bank

Address: 370 E. Tripp Rd, Sunnyvale, Tx 75182

Planning and Zoning Commission

AGENDA ITEM REPORT

D.2

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan, PD development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment**.

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval of the Planned Development amendment request.

BACKGROUND INFORMATION:

The Gateway Park mixed use development and associated Planned Development zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021. The PD encompasses approximately 60.5-acres tract of land, which is mostly vacant. A portion of this land used to contain Town East Golf Center, a nine-hole golf course, and driving range at the southern end of the property, and a few structures that were constructed in the 1980s. These facilities have been demolished since adoption of the PD zoning.

Town Council approved an amendment to the Gateway Park PD Ordinance (Ordinance No. 2024-08) on September 23, 2024, repealing, restating, and amending the prior versions of this PD zoning ordinance, to facilitate construction of an anchor grocery store -Tom Thumb, a multi-tenant retail building, and a gasoline service station at the southeast intersection of Town East Blvd and Belt Line Road, within this property.

There are several pad sites identified on the Gateway Park PD concept plan along Belt Line

Road which shows their assigned land use and general layout. Recently Town has received an application on one such pad site to develop a multi-tenant retail/restaurant building. This pad site, identified as pad site # 10 was originally designated as a hotel use. Due to the change in use, the applicant is required to amend the concept plan where the site plan application for a retail building on this pad site can be compliant with the PD concept plan land use. Additionally, the applicant is proposing to amend certain development standards, use allowances, and signage requirements of the PD, which requires amendment of the PD zoning ordinance.

The property has been subdivided into six lots, described as Lot 1, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. Currently a replat application is being processed to subdivide Lot 1 into three lots described as Lot 1R1, 1R2, 1R3, Block 1, Gateway Park and dedicate additional easements. The proposed retail building will be located on the newly created Lot 1R2, Block 1, Gateway Park. This replat is a companion item on the Planning and Zoning Commission meeting agenda.

Proposed Gateway Park PD Amendments:

Subdistrict Changes

The Gateway Park PD zoning includes three overlapping subdistricts that include a variety of uses and alternative development standards while maintaining many of the typical Unified Development Ordinance (UDO) requirements. Following is some of the defining characteristics and land use allowances of the three sub-districts.

Local Retail Subdistrict (LR) – The LR Subdistrict is applicable to the entire property. In this subdistrict, uses are allowed as they would typically be allowed in the base LR district in the UDO, as amended. In addition to these uses, home improvement centers, like a Lowe's or Home Depot, and automobile rentals are also allowed.

Sports and Entertainment Subdistrict (SE) – The SE Subdistrict could be located at the southern portion of the property comprising a maximum of 47.68 acres as shown on Exhibit B and C of Ordinance No. 21-24. This area will be used to facilitate the development of a private sports complex with play fields for multiple types of sports as well as indoor courts. The Athletic Complex, as the sports complex is named by the developer, received site plan and civil construction plan approval during 2021. The applicant is initiating infrastructure and utility work for the Athletic Complex concurrently with this PD amendment process. Gateway Park PD limits operating hours between 7 a.m. - 11 p.m. Monday-Friday and until 12 a.m. on Saturday and Sunday for the sports complex. In addition to the sports related uses, the SE subdistrict would permit all uses allowed in the LR Subdistrict as well as other family-friendly uses including:

- Play Fields, Arena or Stadium
- Park or Playground
- Food Truck Court for up to four food trucks

Pocket Neighborhood Subdistrict (PN) – The PN Subdistrict is limited to a maximum of 10 acres in one of two locations interior to the property as shown on Exhibit C of Ordinance No. 21-24. This subdistrict is intended to provide for residential uses in locations where retail uses

are not viable. These areas within the PD are located too far inwards from Belt Line Road, with limited visibility from this highly traveled corridor. By limiting PN uses to this area, at least 350 feet of depth along the Belt Line Road frontage was reserved for retail development. Age Restricted Housing is the only permitted residential use within PN subdistrict besides all the used allowed within the LR base zoning district.

Due to changes in the development pattern within this mixed-use, commercial development, the applicant is requesting to remove the Pocket Neighborhood (PN) subdistrict from the underlying zoning and land use allowances. Moving forward, only uses allowed under Local Retail (LR) and Sports and Entertainment (SE) subdistricts will be allowed within this PD zoning.

Concept Plan Amendments

The approved concept plan of Gateway Park PD shows multiple baseball fields at the southeast quadrant of the zoning district. A larger athletic club building is shown as part of the baseball complex (4). As discussed earlier, on Pad Site #10 a hotel use is shown on the concept plan. The applicant is proposing to change the Pad Site #10 to retail/restaurant use, change the baseball fields to a primarily soccer fields complex, and show a smaller athletic club building (4), with additional parking and changes in the overall layout. As a result, to comply with the approved PD concept plan, the applicant is proposing the PD amendment to add the revised concept plan.

PD Development Standards Amendment

To accommodate the removal of Pocket Neighborhood (PN) subdistrict the following text amendments are necessary. Additionally, Exhibit C Subdistrict Plan have to be amended as well.

“1. Purpose.

The purpose of this Planned Development District (the "PD") is to create a mixed-use environment under a unified plan consisting of retail, restaurant, commercial, sports and entertainment uses ~~and age restricted housing~~ with modified development standards to be developed in accordance with all of the standards, terms and conditions of this Ordinance (the "Ordinance"). These Planned Development conditions are incorporated into and made a part of the Ordinance for all purposes.

2. Definitions, Interpretations.

The definitions and interpretations in the UDO, as amended, apply to this Ordinance and the development conditions set forth herein. In addition to the definitions of the UDO, the following definitions are included in the PD:

~~*Age Restricted Housing* – Single-family housing that is deed restricted for occupancy by at least one person who is 55 years of age or older.~~

Park or Playground, Private – a recreational facility or open area owned and operated by a private entity for use by customers of the private entity including, but not limited to, private playgrounds, splash pads, dog parks.

Play Field, Arena or Stadium, Private – an athletic field, arena or stadium, or grouping thereof, owned and operated by a private entity offering the facilities for sporting users though field rentals, youth and adult sports leagues, and tournament hosting.

3. **Subdistricts**

The PD establishes three subdistricts as described below and as generally shown in the Exhibit C - Subdistrict Plan.

1. **Local Retail Subdistrict (LR) –** The LR Subdistrict is applicable to the entire property and is intended to facilitate retail and commercial development.
2. **Sports and Events Subdistrict (SE) –** The SE Subdistrict is located primarily at the southern portion of the property but could extend to Town East Boulevard on the North end of the property, however no closer than 325 feet from the property line along Belt Line Road, comprising of a maximum of 47.68 acres and is intended to facilitate private sports, retail, restaurant, and entertainment uses.
3. ~~**Pocket Neighborhood (PN) –** The PN Subdistrict is located to the northeast portion of the property comprises of a maximum of 10 acres to be used for small lot age restricted housing. The PN Subdistrict shall not be located closer than 350 feet from the property line along Belt Line Road.~~

6. Uses

A. Permitted by Right. Any use permitted by right within LR zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within LR zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

B. Additional Permitted Uses Within the Local Retail (LR) Subdistrict –:

1. Home Improvement Centers
2. Automobile Rentals

C. Additional Permitted Uses Within the Sports and Events (SE) Subdistrict.

1. Play Fields, Arena or Stadium
2. Park or Playground
3. Food Truck Court for up to four food trucks

~~D. Additional Permitted Uses Within the Pocket Neighborhood (PN) Subdistrict.~~

1. ~~Age Restricted Housing~~

7. General Development Regulations.

~~**C. Miscellaneous Development Standards within the PN Subdistrict**~~

~~Unless otherwise specified within this PD, the general requirements of the UDO for single-family residential development, as amended, shall govern development of property within the Pocket Neighborhood Subdistrict. Within the PN Subdistrict, development shall occur in a similar form as the example site plan provided in **Exhibit F** using the following dimensional standards.~~

~~**Pocket Neighborhood Subdistrict Dimensional Regulations Chart**~~ ~~**Lot Dimensions**~~	
~~Minimum Lot Area~~	~~5,000 square feet~~

~~Maximum Density Per Gross Acre~~	~~5 dwelling units~~
~~Minimum Lot Width~~	~~50 feet~~
~~Minimum Lot Depth~~	~~100 feet~~
~~**Yard Setback Dimensions**~~	
~~Minimum Setback From Common Area~~	~~15 feet (not including porches)~~
~~Minimum Side Yard Setback~~	~~10 feet~~
~~Minimum Setback From Street~~	~~10 feet~~
~~**Dwelling Unit Size**~~	
~~Minimum Dwelling Unit Size~~	~~1,600 square feet~~
~~**Structure Height**~~	
~~Maximum Height*~~	~~one story not exceeding 30 feet~~
~~**Building Area Coverage**~~	
~~Maximum Lot Area Coverage~~	~~55%~~
~~*Architectural Elements less than 4 feet in height such as chimneys, ornamental cupolas, domes, or spires may exceed the maximum height.~~	

- ~~Residential development within the PN Subdistrict shall be grouped around common open spaces that include outdoor living amenities including but not limited to fire pits, grills, fountains, gazebos, pergolas, pools/spas that shall be maintained by an HOA established in accordance with the requirements of the UDO.~~
- ~~A community clubhouse amenity shall be required within the PN Subdistrict.~~
- ~~A minimum of one shade tree shall be planted between the home and the street and a minimum of one shade tree shall be planted between the home and the common open space.~~
- ~~Residential driveway and garages shall not be required to have a "J" formation with a side entrance.~~
- ~~All streets within the PN Subdistrict shall be gated in accordance with the requirements of the UDO.~~
- ~~No on-street parking is permitted between the hours of 12:00 a.m. and 6:00 a.m.~~
- ~~Privately owned visitor parking shall be provided within the PN Subdistrict at a ratio of 1.5 spaces per residence."~~

PD Signage Standards Amendment

The Gateway Park PD ordinance mostly follows UDO requirements regarding signage with few additional signages that normally would not be allowed in the UDO. The applicant is requesting additional multi-tenant monument signs as shown on the concept plan and as stated below:

- Each platted lot in the Gateway Park subdivision, unless otherwise noted on the attached Exhibit G – Signage, shall be allowed to construct a maximum of one multi-tenant or single tenant monument sign per lot. If a multi-tenant monument sign is requested, no single-tenant monument sign shall be allowed on the same lot and vice-

versa.
- Only Lot 1R2, Block 1, Gateway Park shall be allowed to construct a maximum of two multi-tenant monument signs.
- Each monument sign must demonstrate a unique design that utilizes the material(s) and color(s) of the building(s) that is(are) located on its platted lot.
- Monument Sign Design Criteria:
    - Shall not be located within any site visibility triangle
    - Shall not be located on any utility easements
    - Shall contain seasonal landscape material to beautify the sign base area.
    - Shall not exceed 12-feet in height
    - Shall not exceed 9-feet and 4-inches in length
    - Shall not exceed 2-feet and 8-inches in width
    - Shall integrate a design of a 2-feet tall masonry base without exceeding the total 12-feet maximum height.

Comprehensive Plan Recommendation

Town of Sunnyvale 2017 Comprehensive Plan – Future Land Use Map designates the subject property as Retail. This designation is representative of retail and services businesses that aim to meet the needs of both local and regional residents. This designation is most suitable along major corridors. The proposed land use of retail, and restaurant are in conformance with the Comprehensive Plan future land use designation - retail. The PD amendment complies with the Sunnyvale Comprehensive Plan recommendations.

PUBLIC NOTICE:

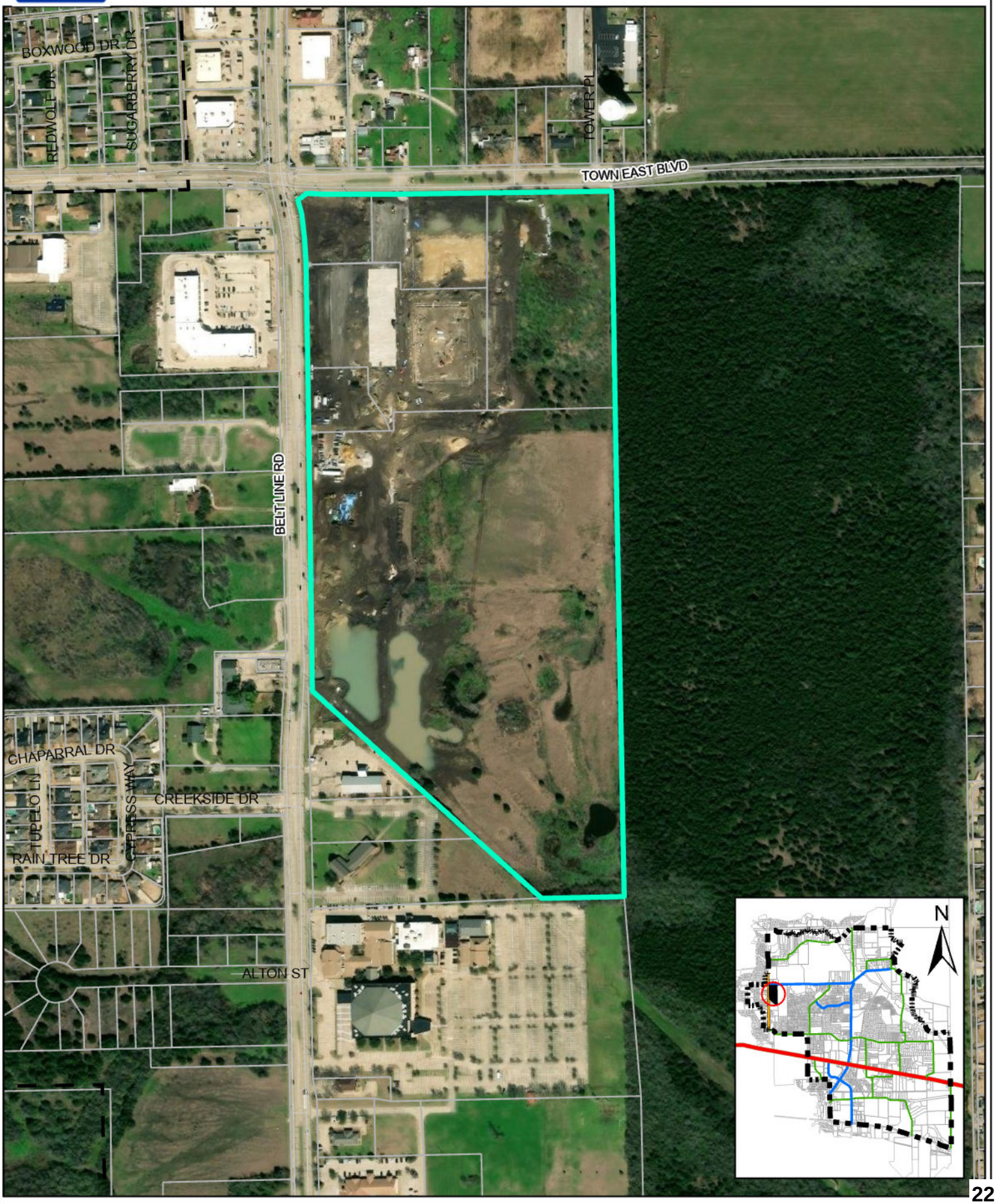
27 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on November 7, 2025. Two signs have been posted on the subject property on the same date as well. As of writing of this report, the town has not received any response with regards to the PD Amendment request.

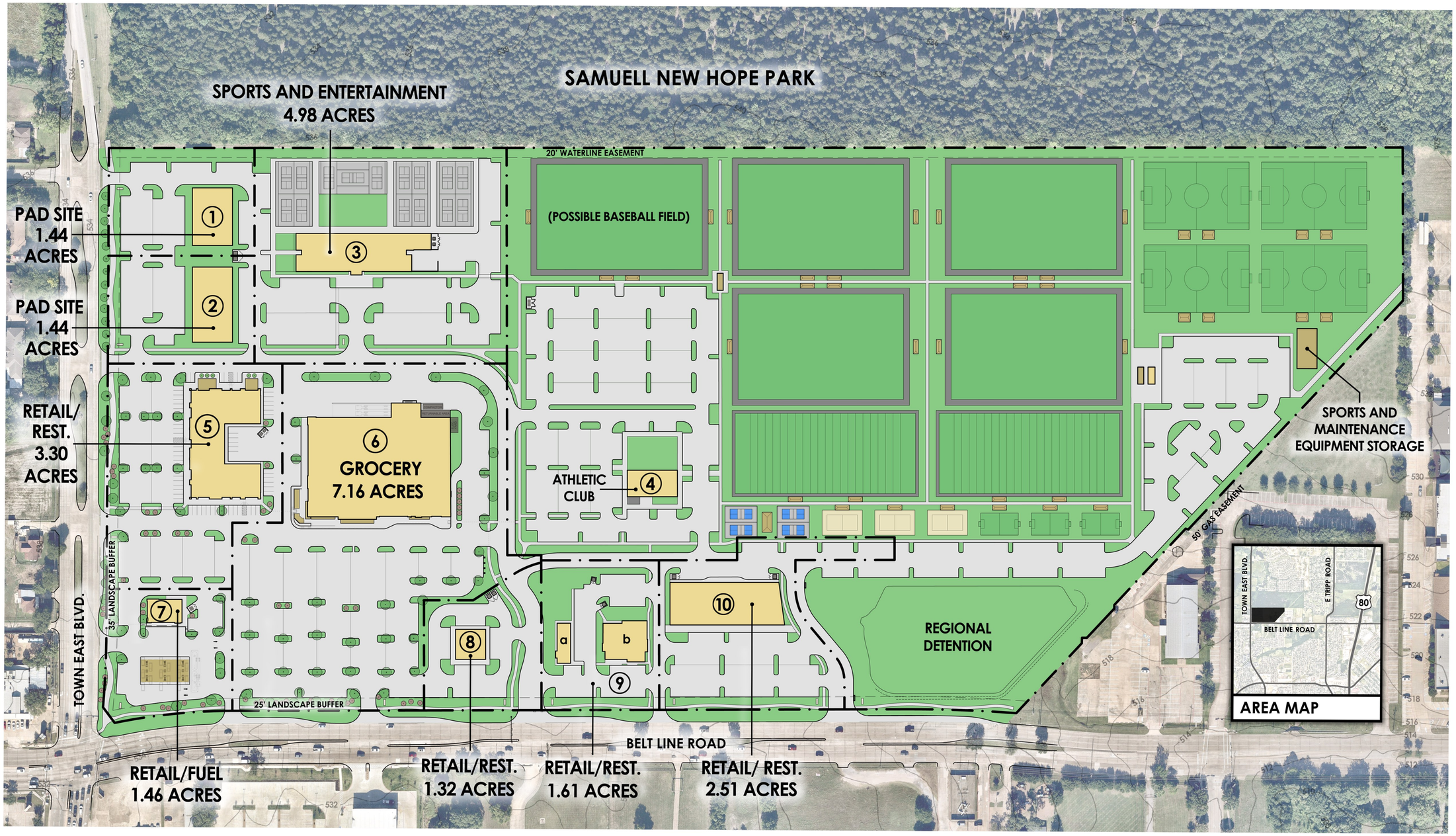
ATTACHMENTS:

Map
Gateway Park - Proposed Amending Concept Plan
Gateway Park - Previous Concept Plan
Ordinance 2024-08 Gateway Park PD

TOWN OF SUNNYVALE

Case 1861 - Z - Gateway Park Planned Development Amendment





GATEWAY PARK - CONCEPT PLAN - SUNNYVALE, TX

0' 100' 200' 300' 400' N

10-15-25

SALSER DEVELOPMENT GROUP

LEGEND

PAD SITE AREA TABULATION

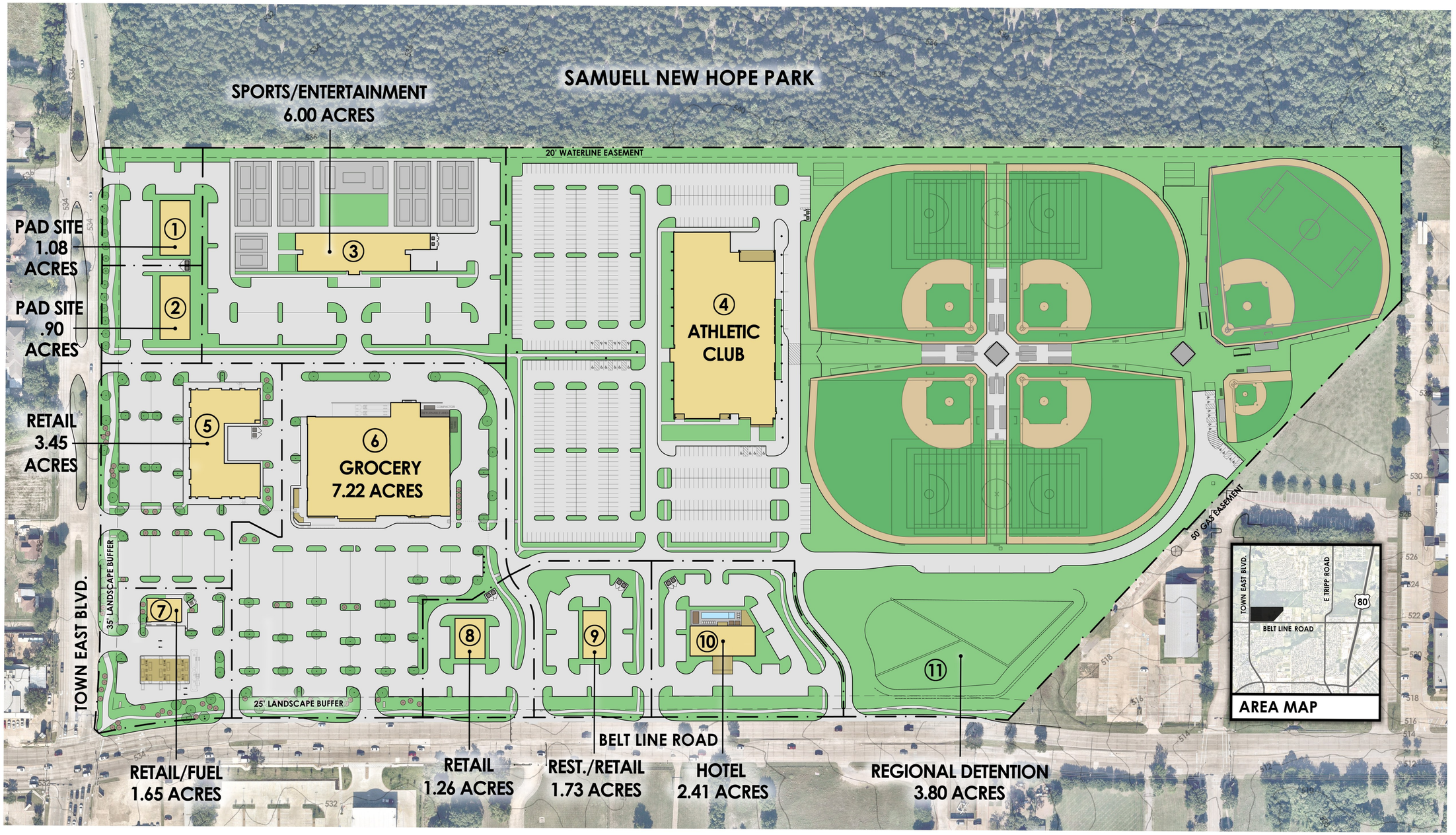
		ACRES
1	PAD SITE	1.44
2	PAD SITE	1.44
3	SPORTS AND ENTERTAINMENT	4.98
4	ATHLETIC CLUB	34.24
5	RETAIL/RESTAURANT	3.30
6	GROCERY	7.16
7	RETAIL/FUEL	1.46
8	RETAIL/RESTAURANT	1.32
9	RETAIL/RESTAURANT	1.61
10	RETAIL/RESTAURANT	2.51

BUILDING AREA TABULATION

		SF
1	PAD SITE	9,200
2	PAD SITE	12,000
3	SPORTS AND ENTERTAINMENT	18,500
4	ATHLETIC CLUB	7,163
5	RETAIL/RESTAURANT	24,500
6	GROCERY	58,500
7	RETAIL/FUEL	3,100
8	RETAIL/RESTAURANT	3,600
9a	RESTAURANT	2,300
9b	RETAIL/RESTAURANT	6,700
10	RETAIL/RESTAURANT	19,000

PARKING TABULATION

		SPACES
1	PAD SITE	72
2	PAD SITE	63
3	SPORTS AND ENTERTAINMENT	180
4	ATHLETIC CLUB	690
5	RETAIL/RESTAURANT	188
6	GROCERY	312
7	RETAIL/FUEL	31
8	RETAIL/RESTAURANT	43
9a	RESTAURANT	24
9b	RETAIL/RESTAURANT	35
10	RETAIL/RESTAURANT	140



GATEWAY PARK - CONCEPT PLAN - SUNNYVALE, TX

0' 100' 200' 300' 400'

N

06-14-24

SALSER DEVELOPMENT GROUP

LEGEND

PAD SITE AREA TABULATION

		ACRES
1	PAD SITE	1.08
2	PAD SITE	.90
3	SPORTS/ ENTERTAINMENT	6.00
4	ATHLETIC CLUB	30.95
5	RETAIL	3.45
6	GROCERY	7.22
7	RETAIL/FUEL	1.65
8	RETAIL	1.26
9	RESTAURANT/RETAIL	1.73
10	HOTEL	2.41
11	REGIONAL DETENTION	3.80

BUILDING AREA TABULATION

		SF
1	PAD SITE	6,500
2	PAD SITE	7,600
3	SPORTS/ ENTERTAINMENT	18,500
4	ATHLETIC CLUB	70,900
5	RETAIL	24,500
6	GROCERY	58,204
7	RETAIL/FUEL	3,100
8	RETAIL	4,800
9	RESTAURANT/RETAIL	4,470
10	HOTEL	23,400

PARKING TABULATION

		SPACES
1	PAD SITE	48
2	PAD SITE	30
3	SPORTS/ ENTERTAINMENT	235
4	ATHLETIC CLUB	780
5	RETAIL	193
6	GROCERY	312
7	RETAIL/FUEL	33
8	RETAIL	36
9	RESTAURANT/RETAIL	66
10	HOTEL	73

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, RESTATING PLANNED DEVELOPMENT DISTRICT 21-13 BY REPEALING ORDINANCE 21-13 AND ORDINANCE 21-24; AND REESTABLISHING THE PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 61.5 ACRES OF PROPERTY LOCATED GENERALLY AT 3134 N. BELT LINE ROAD BY RESTATING THE DEVELOPMENT STANDARDS, SUBDISTRICT PLAN, CONCEPT PLAN, AND ADDING A LANDSCAPE PLAN, SIGNAGE PLAN AND ALL APPLICABLE EXHIBITS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS ($2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Town of Sunnyvale, Texas (hereinafter referred to as "Town") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Town Council of the Town (the "Town Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the Town; and

WHEREAS, on June 28, 2021, the Town Council adopted Ordinance 21-13 creating a planned development district for the property located at 3134 N. Belt Line Road, more specifically described in **Exhibit A** attached hereto and incorporated herein (the "Property"), which established the land use regulations for Planned Development District 21-13 ("PD 21-13"); and

WHEREAS, on December 13, 2021, the Town Council adopted Ordinance 21-24 amending PD 21-13; and

WHEREAS, the Town has received a request from the developer to amend the concept plan and certain development standards contained in PD 21-13; and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Sunnyvale, as amended, and the Unified Development Ordinance (the "UDO"), as amended; and

WHEREAS, after public notices were given in compliance with Texas law, the Planning and Zoning Commission of the Town (the "Planning and Zoning Commission") held a public hearing at its regular meeting on August 21, 2024, and after considering the information submitted

at the public hearing and all other relevant information and materials, has recommended to the Town Council to approve the requested changes; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the Town Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the Town, and the Town Council does hereby find that the requested amendments accomplish such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS:

SECTION 1. Incorporation of Premises. The recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. **Findings**. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town, and of the public health, safety and welfare.

SECTION 3. **Restatement**. Planned Development District 21-13 for Local Retail (LR), with additional uses and development standards, is hereby repealed in its entirety and restated subject to the following regulations, which exhibits are incorporated as if fully set forth herein, the Uniform Development Ordinance and all other applicable Town ordinances and regulations governing which shall remain in full force and effect, except as may be modified by this Ordinance:

Exhibit B:	Development Standards
Exhibit C:	Subdistrict Plan
Exhibit D:	Concept Plan
Exhibit E:	Landscape Plan
Exhibit F:	Example Layout for Pocket Neighborhood (PN)
Exhibit G:	Signage

SECTION 4. Penalty. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the Town, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.109, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town.

SECTION 5. Severability Clause. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the Town Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such

unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. Savings/Repealing Clause. Ordinance 21-13 and Ordinance 21-24 shall be repealed in their entirety. All provisions of any ordinance of the Town in conflict with the provisions of this Ordinance be, and the same are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. Publication/Effective Date. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the Town Charter or ordinance.

SECTION 8. Open Meetings. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given, all as required by Article 551.041, Texas Government Code.

DULY RESOLVED AND ADOPTED by the Town Council of the Town of Sunnyvale, Texas, on the **23rd day of September 2024.**

TOWN OF SUNNYVALE, TEXAS

Saji George, Mayor

ATTEST:

Rachel Ramsey, Town Secretary

EXHIBIT A – PROPERTY DESCRIPTION

Legal Description

BEING a 60.445 acre or 2,632,976 square feet tract of land situated in the H.J. Webb Survey, Abstract No. 1588, in the Town of Sunnyvale, Dallas County, Texas, and being all of that tract of land conveyed to Fino Sameer A Family LP No. 1 by deed recorded in Instrument No. 201500071399 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an ½" iron round with plastic cap stamped "JL Lane 2509" found at the southwest corner of said 60.445 acre tract, and being the northwest corner of a tract of land conveyed to Dallas Apostolic Church, Inc. by deed recorded in Instrument No. 201900200193 of the Official Public Records of Dallas County, Texas, and being in the east line of Beltline Road (100' R.O.W.), and being the beginning of a curve to the left having a radius of 2644.90 feet and a delta angle of 04°20'47";

THENCE continuing along said curve to the left and along the east line of Beltline Road, same being the west line of said 60.445 acre tract, an arc distance of 200.64 (Chord Bears: North 00°58'47" East, a distance of 200.59 feet), to a ½" iron rod set for corner;

THENCE along the east line of Beltline Road and the common west line of said 60.445 acre tract, the following courses and distances:

North 01°12'15" West, a distance of 204.50 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 01°06'05" West, a distance of 1143.00 feet, to a ½" iron rod set for the beginning of a curve to the left having a radius of 1177.10 feet and a delta angle of 11°28'55";

Continuing along said curve to the left, an arc distance of 235.89 feet (Chord Bears: North 06°48'01" West, a distance of 235.49 feet), to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 12°21'03" West, a distance of 23.23 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509", for the beginning of a curve to the left having a radius of 167.76 feet and a delta angle of 03°56'42";

Continuing along said curve to the left, an arc distance of 11.55 feet (Chord Bears: North 11°16'25" West, a distance of 11.55 feet), to a set "X" cut in concrete, and being the northwest corner of said 60.445 acre tract, and being the intersection of the east line of Beltline Road and the south line of Town East Boulevard (100' R.O.W.);

THENCE along the south line of Town East Boulevard and the common north line of said 60.445 acre tract, the following courses and distances;

North 42°09'06" East, a distance of 11.88 feet to an "X" cut found for the beginning of a curve to the left, having a radius of 1908.79 feet and a delta angle of 06°05'45";

Continuing along said curve to the left, an arc distance of 203.08 feet (Chord Bears: South 87°49'31" East, a distance of 202.99 feet), to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 89°19'49" East, a distance of 958.39 feet to a ½" iron rod set for the northeast corner of said 60.445 acre tract, and being the northwest corner of a tract of land conveyed to the City of Dallas (known as Samuell New Hope Park) by Probate recorded in Volume 105, Page 489 of the Deed Records of Dallas County, Texas;

THENCE along the east line of said 60.445 acre tract and the common west line of said City of Dallas tract, South 01°00'23" East, a distance of 2593.78 feet, to a ½" iron rod with plastic cap stamped "JL Lane 2509", found for the southeast corner of said 60.445 acre tract, and being in the west line of said City of Dallas tract, and being the northeast corner of the First Baptist Church Addition, recorded in Volume 2005099, Page 154 of the Deed Records of Dallas County, Texas;

THENCE South 88°49'34" West, a distance of 305.24 feet, along the south line of said 60.445 acre tract, same being the north line of said First Baptist Church Addition, to a ½" iron rod set for the most southerly west corner of said 60.445 acre tract, and being the southeast corner of a tract of land conveyed to New Covenant United Methodist Church by deed recorded in Volume 98135, Page 6150 of the Deed Records of Dallas County, Texas, from which a ½" iron rod found with plastic cap stamped "JL Lane 2509" bears: South 47°49'34" West, a distance of 5.32 feet;

THENCE North 47°47'55" West, passing at a distance of 574.47 feet, the northeast corner of said New Covenant United Methodist Church, and being the southwest corner of a tract of land conveyed to Dallas Apostolic Church, Inc. by deed recorded in Instrument No. 201900200193 of the Official Public Records of Dallas County, Texas, and continuing for a total distance of 626.69 feet, to a ½" iron rod set in the east line of said Dallas Apostolic Church tract, same being the southwest line of said 60.445 acre tract;

THENCE along the east line of said Dallas Apostolic Church tract and the common southwest line of said 60.445 acre tract, the following courses and distances:

North 16°40'26" East, a distance of 5.43 feet, to a ½" iron rod set for corner;

North 47°53'11" West, a distance of 208.37 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 89°56'43" West, a distance of 7.32 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 47°45'22" West, a distance of 79.91 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 00°49'28" West, a distance of 9.59 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 88°57'41" West, a distance of 10.70 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

North 47°49'10" West, a distance of 211.85 feet, to the POINT OF BEGINNING and containing approximately 60.445 acres or 2,632,976 square feet of land, more or less.

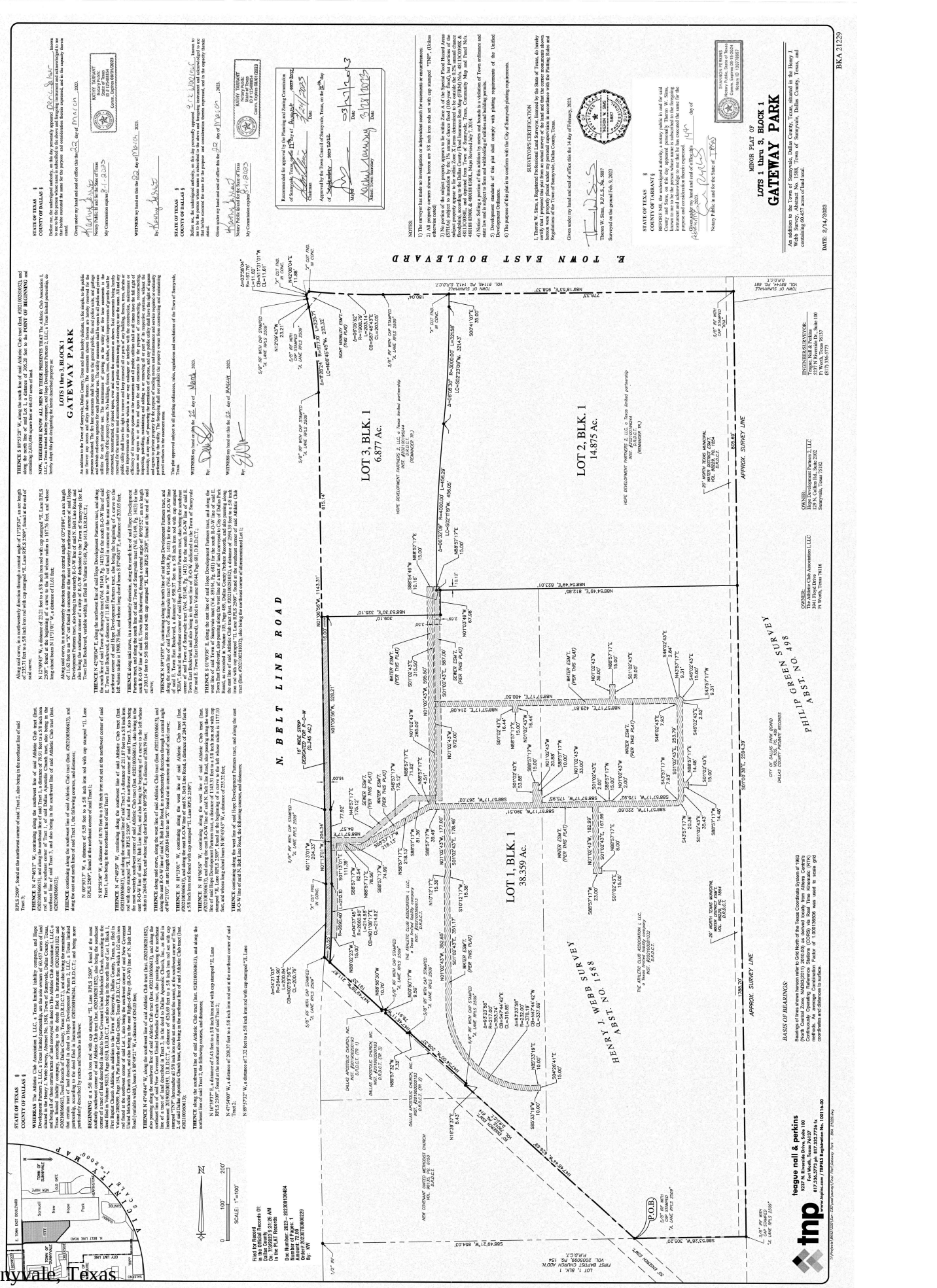

MINOR PLAT OF
LOTS 1 thru 3, BLOCK 1
GATEWAY PARK
An addition to the Town of Sunnyvale, Dallas County, Texas, situated in the Henry J. Webb Survey, Abstract No. 1588, Town of Sunnyvale, Dallas County, Texas, and containing 46.671 acres of land total.
DATE: 2/14/2023
BKA 21229
LOT 1, BLK. 1
38.359 Ac.
LOT 2, BLK. 1
14.875 Ac.
LOT 3, BLK. 1
6.877 Ac.
N. BELT LINE ROAD
E. TOWN EAST BOULEVARD
APPROX. SURVEY LINE
HENRY J. WEBB SURVEY ABST. NO. 1588
PHILIP GREEN SURVEY ABST. NO. 498
BASIS OF BEARINGS:
OWNER:
The Athletic Club Association LLC
3941 Floyd Drive
Ft Worth, Texas 76116
ENGINEER/SURVEYOR:
tnp engineering & surveying
5237 N Riverside Dr., Suite 100
Ft. Worth, Texas 76137
(817) 336-5773
tnp
teague nall & perkins
5237 N. Riverside Dr., Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2749 fx
www.teaglenall.com / TBPELS Registration No. 10011400
VICINITY MAP
SCALE: 1"=1000'
SCALE: 1"=100'
STATE OF TEXAS §
COUNTY OF DALLAS §
WHEREAS The Athletic Club Association I, LLC, a Texas limited liability company, and Hope Development Partners 2, LLC, a Texas limited liability company, are the owners of a tract of land situated in the Henry J. Webb Survey, Abstract No. 1588, Town of Sunnyvale, Dallas County, Texas, being all of Lot 1, Block 1 of First Baptist Church Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, as recorded in Volume 2005099, Page 154, Plat Records of Dallas County, Texas (P.R.D.C.T.), and also being the remainder of a tract of land described in deed to The Athletic Club Association I, LLC, a Texas limited liability company, according to the deed filed in Instrument #20210050693, Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being the remainder of a tract of land described in deed to Hope Development Partners 2, LLC, a Texas limited liability company, according to the deed filed in Instrument #20210019234, D.R.D.C.T.; and being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the most northerly corner of said Lot 1, Block 1, and the most northerly corner of a tract of land described in deed to New Covenant United Methodist Church, according to the deed filed in Instrument #20070080693, D.R.D.C.T., and also being in the southeast line of Lot 1, Block 1 of First Baptist Church Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Volume 2005099, Page 154, Plat Records of Dallas County, Texas (P.R.D.C.T.), from which a 1/2 inch iron rod found at the most easterly corner of said Lot 1, Block 1 and the most northerly corner of said New Covenant United Methodist Church tract, and also being in the east Right-of-Way (R-O-W) line of N. Belt Line Road (variable width), bears S 88°49'21" W, a distance of 824.03 feet;
THENCE N 47°48'46" W, along the southwest line of said Athletic Club tract (Inst. #20210050693), and the northeast line of said New Covenant United Methodist Church tract, also passing along the northeast line of said Lot 1, Block 1 of First Baptist Church Addition, at a distance of 626.69 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the northernmost corner of said New Covenant United Methodist Church tract, also being in the northeast line of said Athletic Club tract (Inst. #20210050693), in all a total distance of 1,141.31 feet;
THENCE along the southwest line of said Athletic Club tract (Inst. #20210050693), and along the northeast line of said Tract 2, the following courses, and distances;
N 16°39'37" E, a distance of 5.43 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the northeast corner of said Tract 2;
N 47°54'00" W, a distance of 208.37 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the northeast corner of said Tract 2;
N 89°57'32" W, a distance of 7.32 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the northwest corner of said Tract 2, also being in the northeast line of said N. Belt Line Road;
THENCE N 47°48'01" W, continuing along the southwest line of said Athletic Club tract (Inst. #20210050693), and along the northeast line of said N. Belt Line Road, a distance of 305.20 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the most southerly corner of Lot 1, of said Dallas Apostolic Church, according to the deed filed in Instrument #20210050693, Deed Records of Dallas County, Texas, also being in the northeast line of said N. Belt Line Road, and also being the beginning of a curve to the left whose radius is 1977.46 feet, and whose long chord bears N 47°26'01" W, a distance of 66.67 feet;
THENCE continuing along the southwest line of said Athletic Club tract (Inst. #20210050693), and along the east and north lines of said Tract 1, the following courses, and distances;
Along said curve, in a northwesterly direction through a central angle of 1°55'25", an arc length of 66.67 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the end of said curve;
N 12°09'43" W, a distance of 23.21 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the beginning of a curve to the left whose radius is 167.76 feet, and whose long chord bears N 11°31'01" W, a distance of 11.61 feet;
Along said curve, in a northwesterly direction through a central angle of 3°58'04", an arc length of 11.62 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the northwest corner of said Hope Development Partners tract, also being in the easterly R-O-W line of said N. Belt Line Road, and the south line of said Town of Sunnyvale tract (Vol. 91149, Pg. 1413), for the beginning of a non-tangent curve to the left whose radius is 1988.79 feet, and whose long chord bears S 87°48'43" E, a distance of 203.05 feet;
THENCE along said curve, in a southeasterly direction, along the north line of said Hope Development Partners tract, and along the south line of said Town of Sunnyvale tract (Vol. 91149, Pg. 1413) for the south R-O-W line of said E. Town East Boulevard, an arc length of 203.14 feet to 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the end of said curve;
THENCE N 87°15'57" E, continuing along the north line of said Hope Development Partners tract, and along the south line of said Town of Sunnyvale tract (Vol. 91149, Pg. 1413), and along the south R-O-W line of said E. Town East Boulevard, a distance of 958.37 feet to a 5/8 inch iron rod with cap stamped "JL Lane RPLS 2509", found at the most northerly corner of said Hope Development Partners tract, also being the northwest corner of said Athletic Club tract (Inst. #20210050693), for the beginning of a non-tangent curve to the left whose radius is 1977.46 feet, and whose long chord bears S 87°48'43" E, a distance of 66.67 feet;
THENCE S 88°53'28" W, along the south line of said Athletic Club tract (Inst. #20210050693), and the north line of said Hope Development Partners tract, and passing at a distance of 380.20 feet to the POINT OF BEGINNING and containing 2,033,486 square feet, or 46.671 acres of land.
NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT The Athletic Club Association I, LLC, a Texas limited liability company, and Hope Development Partners 2, LLC, a Texas limited liability company, do hereby adopt this plat designating the herein described property as
LOTS 1 thru 3, BLOCK 1
GATEWAY PARK
An addition to the Town of Sunnyvale, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated. The fire lane easements shall be open to the general public, fire and police units, and garbage and rubbish collection agencies at all times, and no private club or gate shall be erected to restrict access. No buildings shall be constructed, reconstructed, or placed upon, over, or across the utility easements, as shown, except that said utility easements may also be used for the construction of pavement for parking and drives, unless specifically authorized by the governing body of the Town of Sunnyvale, Texas. 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 endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone, and any public utility shall have the right of ingress and egress to or from and upon the said easements for the purpose of reading meters and making any necessary connections with new customers without the necessity at any time of procuring the permission of anyone. All and any public utility shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. The Town of Sunnyvale will not be responsible for any damage to paved surfaces in the easement area.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Sunnyvale, Texas.
WITNESS my hand on this the 22 day of March, 2023.
By: _____
WITNESS my hand on this the 22 day of March, 2023.
By: _____
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this the 22 day of March, 2023.
Notary Public in and for the State of Texas
My Commission expires 8-1-2025
KATHY TARBART
Notary Public
State of Texas
ID# 13129552-6
Comm. Expires 08/01/2025
STATE OF TEXAS §
COUNTY OF DALLAS §
Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this the 22 day of March, 2023.
Notary Public in and for the State of Texas
My Commission expires 8-1-2025
KATHY TARBART
Notary Public
State of Texas
ID# 13129552-6
Comm. Expires 08/01/2025
Recommended for approval by the Planning and Zoning Commission of Sunnyvale, Texas on the 11th day of August 2022
Chairman
Approved by the Town Council of Sunnyvale, Texas, on the 14th day of September 2022
Mayor
Town Secretary
Date
Date
NOTES:
1) The surveyor has made no investigation or independent search for easements or encumbrances.
2) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless noted otherwise).
3) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood (100-year flood), but portions of the property are within Zone AE (floodway) and Zone X (shaded) as scaled by graphic plotting only of the Floodplain, according to the Dallas County Flood Insurance Rate Map (FIRM) Nos. 48113C0390E & 48113C0395E, both dated June 2, 2009, and Flood Insurance Rate Map (FIRM) Nos. 48113C0390K & 48113C0395K, both dated July 7, 2014.
4) 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.
5) Development standards of this plat shall comply with platting requirements of the Unified Development Code.
6) The purpose of this plat is to conform with the City of Sunnyvale platting requirements.
SURVEYOR'S CERTIFICATION
I, Theron W. Sims, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual 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, Texas.
Given under my hand and seal of office this the 14 day of February, 2023.
Theron W. Sims, R.P.L.S., No. 5887
Surveyed on the ground Feb. 9, 2023
STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned authority, a notary public in and for said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he has executed the same for the purpose and consideration therein expressed.
Given under my hand and seal of office this 14th day of February, 2023.
Notary Public in and for the State of Texas
GRANDON PERKINS
Notary Public, State of Texas
Comm. Expires 09-14-2024
Notary ID 132-9-2-0-4
Filed for Record
in the Official Records Of:
Dallas County
03/08/2023 11:26 AM
In the PLAT Records
Doc Number: 2023-20230103484
Number of Pages: 1
Fee Amount: $0.00
Order#:20220703000229
By: WH

EXHIBIT B – DEVELOPMENT STANDARDS

1. Purpose.

The purpose of this Planned Development District (the "PD") is to create a mixed-use environment under a unified plan consisting of retail, restaurant, commercial, sports and entertainment uses and age restricted housing with modified development standards to be developed in accordance with all of the standards, terms and conditions of this Ordinance (the "Ordinance"). These Planned Development conditions are incorporated into and made a part of the Ordinance for all purposes.

2. Definitions, Interpretations.

The definitions and interpretations in the UDO, as amended, apply to this Ordinance and the development conditions set forth herein. In addition to the definitions of the UDO, the following definitions are included in the PD:

Age Restricted Housing – Single-family housing that is deed restricted for occupancy by at least one person who is 55 years of age or older.

Park or Playground, Private – a recreational facility or open area owned and operated by a private entity for use by customers of the private entity including, but not limited to, private playgrounds, splash pads, dog parks.

Play Field, Arena or Stadium, Private – an athletic field, arena or stadium, or grouping thereof, owned and operated by a private entity offering the facilities for sporting users though field rentals, youth and adult sports leagues, and tournament hosting.

3. Subdistricts

The PD establishes three subdistricts as described below and as generally shown in the **Exhibit C - Subdistrict Plan**.

A. **Local Retail Subdistrict (LR)** – The LR Subdistrict is applicable to the entire property and is intended to facilitate retail and commercial development.
B. **Sports and Events Subdistrict (SE)** – The SE Subdistrict is located primarily at the southern portion of the property but could extend to Town East Boulevard on the North end of the property, however no closer than 325 feet from the property line along Belt Line Road, comprising of a maximum of 47.68 acres and is intended to facilitate private sports, retail, restaurant, and entertainment uses.
C. **Pocket Neighborhood (PN)** – The PN Subdistrict is located to the northeast portion of the property comprises of a maximum of 10 acres to be used for small lot age restricted housing. The PN Subdistrict shall not be located closer than 350 feet from the property line along Belt Line Road.

4. Maintenance of Common Areas

Any landscape areas, open space, trail, sidewalk located within private property or within Town of Sunnyvale right of way (ROW); any private streets, driveways, drainage, and

detention structures, designed, constructed, and designated as mutual access, utility, or drainage easements shall be dedicated to The Gateway Park Property Owners Association (POA) by plat for the development of Gateway Park, and shall be perpetually owned and maintained by the Gateway POA which shall be formed immediately after sale of any portion of the property or issuance of a building permit.

5. Base Zoning District – Local Retail (LR)

The Gateway Park Planned Development shall be developed in substantive conformance with the attached **Exhibit D - Concept Plan**. Any variation in use, size, location, and layout of the proposed pad sites, or other developments shown on the **Exhibit D - Concept Plan** shall require Planning and Zoning Commission and Town Council approval following the UDO process for Planned Development zoning approval process as amended.

6. Uses.

A. **Uses Permitted by Right**. Any use permitted by right within LR zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within LR zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

B. Additional Permitted Uses Within the Local Retail (LR) Subdistrict –:

i. Home Improvement Centers
ii. Automobile Rentals

C. Additional Permitted Uses Within the Sports and Events (SE) Subdistrict.

i. Play Fields, Arena or Stadium
ii. Park or Playground
iii. Food Truck Court for up to four food trucks

D. Additional Permitted Uses Within the Pocket Neighborhood (PN) Subdistrict.

i. Age Restricted Housing

7. General Development Regulations.

A. Unless otherwise specified within this PD, the general development regulations of the UDO for properties zoned LR, as amended, shall govern development of property within the Local Retail and Sports and Entertainment Subdistricts. Following special development regulations shall apply to both the LR and SE Subdistricts:

(1) Retail development sites may be interior to the property and are not required to front on to a public street provided they have access to a public street through a mutual access drive.

a. A 25-feet landscape buffer is required along Belt Line Road as shown in **Exhibit E – Landscape Plan**.
b. A 6-foot-wide sidewalk that is setback at least 4 feet from the back of curb, within the required landscape buffer, along Belt Line Road is required.
c. An 8 – 12-feet wide sidewalk along Town East Blvd. is required as shown on **Exhibit E – Landscape Plan**.
d. Provide a 5-foot minimum landscape buffer at the rear of the property.

(2) The maximum building height within 350 feet of Belt Line Road and Town East Boulevard is 65 feet.
(3) The maximum building height outside of 350 feet of Belt Line Road and Town East Boulevard is 70 feet.
   a. Lighting for the play fields shall not exceed 70 feet and may be placed at the edge of the outfield or otherwise as allowed by the UDO.
(4) A 25-foot-wide landscape buffer with an 8-foot-tall masonry wall and trees planted 15 feet on center shall be located within the LR or SE subdistrict adjacent to the PN subdistrict, when PN subdistrict is developed with age restricted housing.
(5) A 35-foot-wide landscape buffer with a shade or ornamental tree planted at 20 on center intervals shall be included along Town East Boulevard.

B. **Miscellaneous Development Standards within the SE Subdistrict:**
(1) Hours of Operation of the Play Fields, Arena or Stadium shall be limited to 7:00 a.m.-11:00 p.m. Monday-Friday and 7:00 a.m. -12:00 a.m. Saturday-Sunday.
(2) Fields, fences, netting and canopy structures may extend into the front yard setback along Town East Boulevard and the common access drive, however they shall not extend into the landscape buffer. For all property lines interior to the PD, side and rear yards shall observe a minimum 5-foot landscape buffer setback for fields and structures.
(3) Park or Playground may include tensile shade structures provided that the tensile material be kept in good condition, taut and free of holes or tears and the structure match the building material of the primary structure.
(4) Open sided canopies are permitted, not to exceed 35 feet in height.
(5) Solid wood, painted metal, panelized or chain link fencing not to exceed 8 feet in height is allowed around the perimeter of any sports fields.
   a. If this fencing is installed to be movable to adjust to different field configurations, then it may be removed, relocated, and reinstalled without needing separate fence permits.
(6) Netting shall not to exceed 22 feet in height and must be kept in good condition, taut and free of holes or tears.
(7) Uses under common ownership may request alternative parking requirements or join in establishing shared parking areas if specific parking demand can be demonstrated or if it can be demonstrated that the parking for two or more specific uses occurs at alternating time periods. Required parking shall be determined based on parking demand for the peak parking period, as determined by a parking analysis study approved by the town's director of development services.
(8) Parking areas with greater than 285 spaces within the SE Subdistrict shall be

separated as specified by the UDO.

C. **Miscellaneous Development Standards within the PN Subdistrict**
Unless otherwise specified within this PD, the general requirements of the UDO for single-family residential development, as amended, shall govern development of property within the Pocket Neighborhood Subdistrict. Within the PN Subdistrict, development shall occur in a similar form as the example site plan provided in **Exhibit F** using the following dimensional standards.

Pocket Neighborhood Subdistrict Dimensional Regulations Chart	
Lot Dimensions	
Minimum Lot Area	5,000 square feet
Maximum Density Per Gross Acre	5 dwelling units
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Yard Setback Dimensions	
Minimum Setback From Common Area	15 feet (not including porches)
Minimum Side Yard Setback	10 feet
Minimum Setback From Street	10 feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	1,600 square feet
Structure Height	
Maximum Height*	one story not exceeding 30 feet
Building Area Coverage	
Maximum Lot Area Coverage	55%
*Architectural Elements less than 4 feet in height such as chimneys, ornamental cupolas, domes, or spires may exceed the maximum height.	

(1) Residential development within the PN Subdistrict shall be grouped around common open spaces that include outdoor living amenities including but not limited to fire pits, grills, fountains, gazebos, pergolas, pools/spas that shall be maintained by an HOA established in accordance with the requirements of the UDO.
(2) A community clubhouse amenity shall be required within the PN Subdistrict.
(1) A minimum of one shade tree shall be planted between the home and the street and a minimum of one shade tree shall be planted between the home and the common open space.
(2) Residential driveway and garages shall not be required to have a "J" formation with a side entrance.
(3) All streets within the PN Subdistrict shall be gated in accordance with the requirements of the UDO.
(4) No on-street parking is permitted between the hours of 12:00 a.m. and 6:00 a.m.
(5) Privately owned visitor parking shall be provided within the PN Subdistrict at a ratio of 1.5 spaces per residence.

8. Signage Standards.

A. Unless otherwise specified within this PD, all signage shall comply with the requirements of the UDO for signage, as amended.

B. **Monument Sign:**
   (1) Two monument signs are permitted along Belt Line Road (Sign A and C) and one monument sign is permitted along Town East Blvd. (Sign B) as shown on **Exhibit G - Signage**.
      a) Monument Sign A
         i. Shall be located along Belt Line Road as shown on Exhibit G
         ii. Shall not exceed 15-feet in height
         iii. Shall be maximum 13-feet and 8-inches wide
         iv. Shall consist of a 6-feet tall masonry base
      b) Monument Sign C
         i. Shall be located along Belt Line Road as shown on Exhibit G
         ii. Shall not exceed 15-feet in height
         iii. Shall be maximum 9-feet and 4-inches wide
         iv. Shall consist of a 2-feet tall masonry base
      c) Moment Sign B
         i. Shall be located along Town East Blvd. as shown on Exhibit G
         ii. Shall not exceed 12-feet in height
         iii. Shall be maximum 9-feet and 4-inches wide
         iv. Shall consist of a 2-feet tall masonry base

C. **Wall Signs** – Wall signs shall comply with Signage **Exhibit G - Signage**.

D. The following special signage standards are applicable to the SE subdistrict:
   (1) Digital scoreboards and video boards are allowed if they are visible only from the field and by spectators.
   (2) For the purposes of scoreboards adjacent to playfields, any scoreboard greater than 325 feet from a public right-of-way shall be deemed as not visible.
   (3) Banners and other signs are allowed on outfield walls if they are visible only from the field and by spectators. Any banner shall be kept in good condition with no noticeable fading, secured on all sides, and be taut, free of holes and tears.
   (4) Non-flashing exterior neon signs are allowed in food and beverage areas.

EXHIBIT C – SUBDISTRICT PLAN

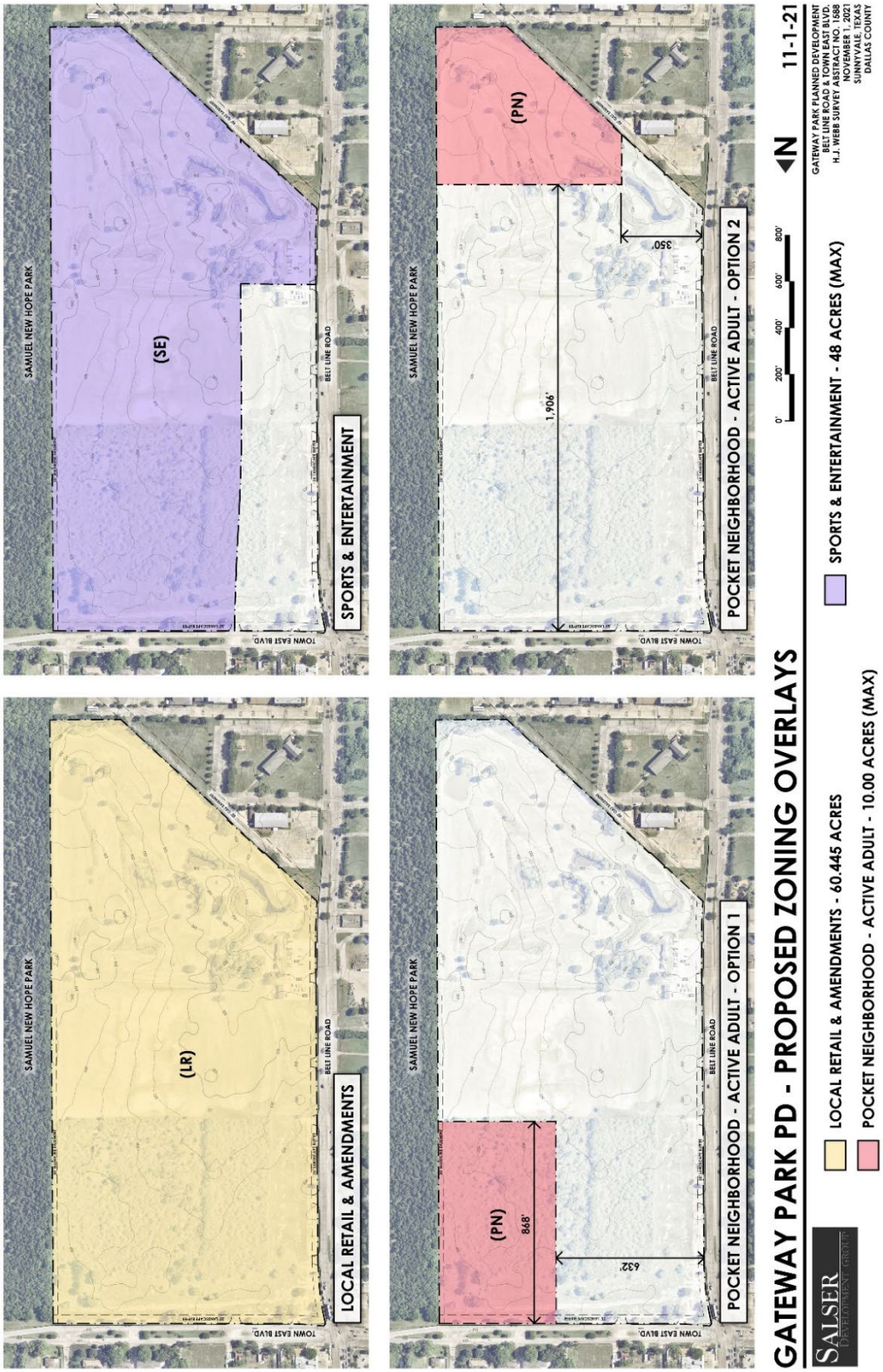


EXHIBIT D – CONCEPT PLAN

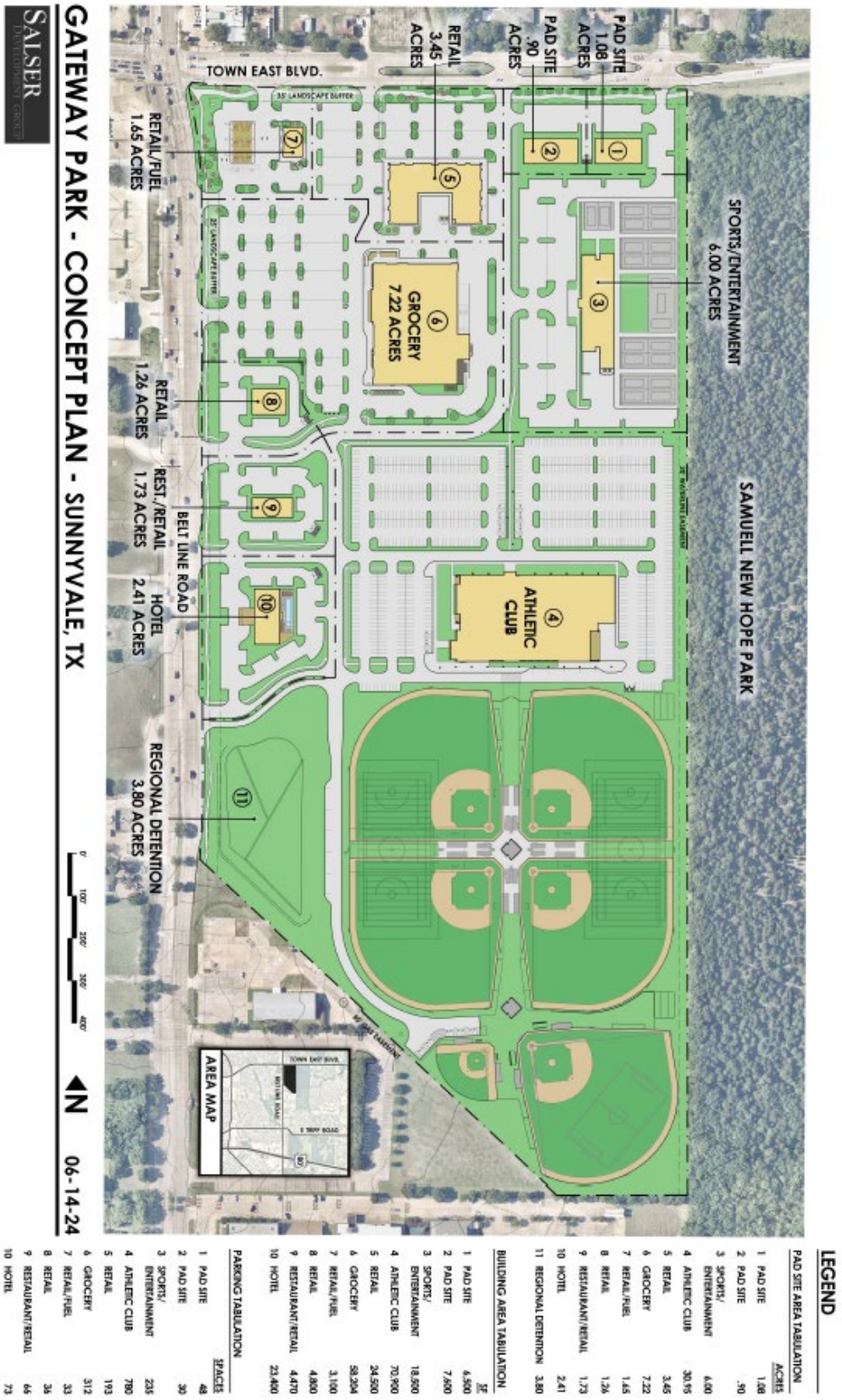


EXHIBIT E –LANDSCAPE PLAN

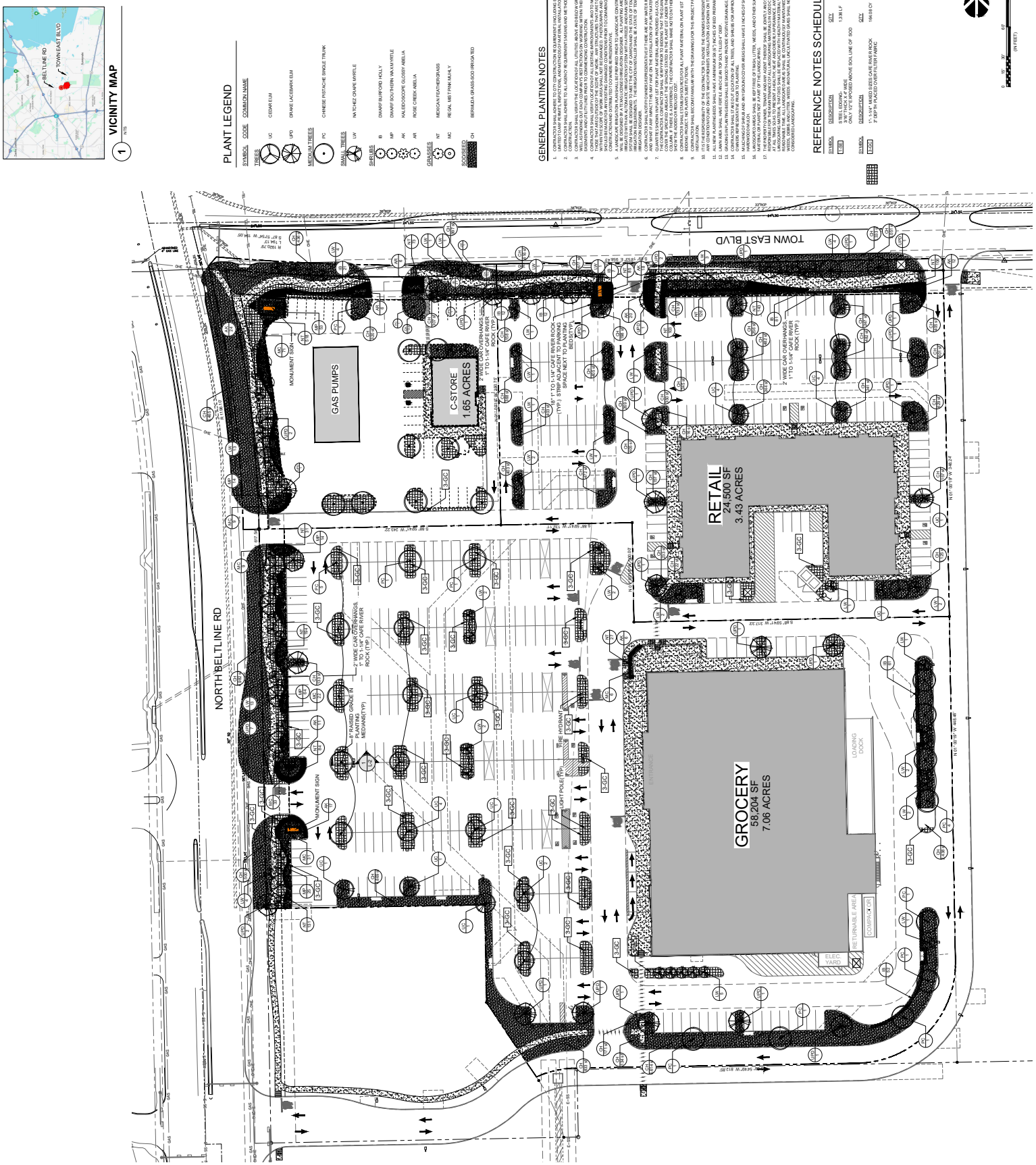
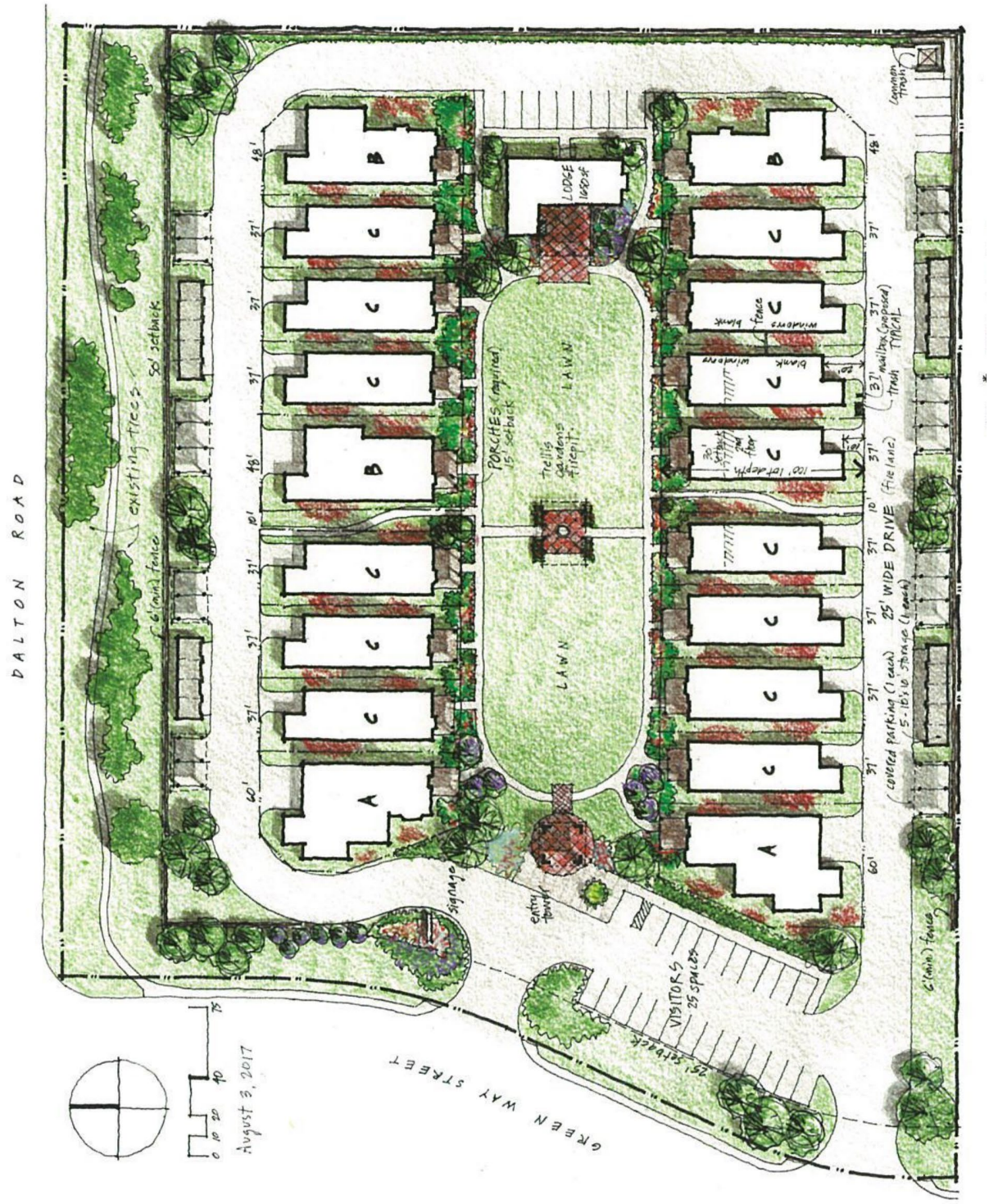
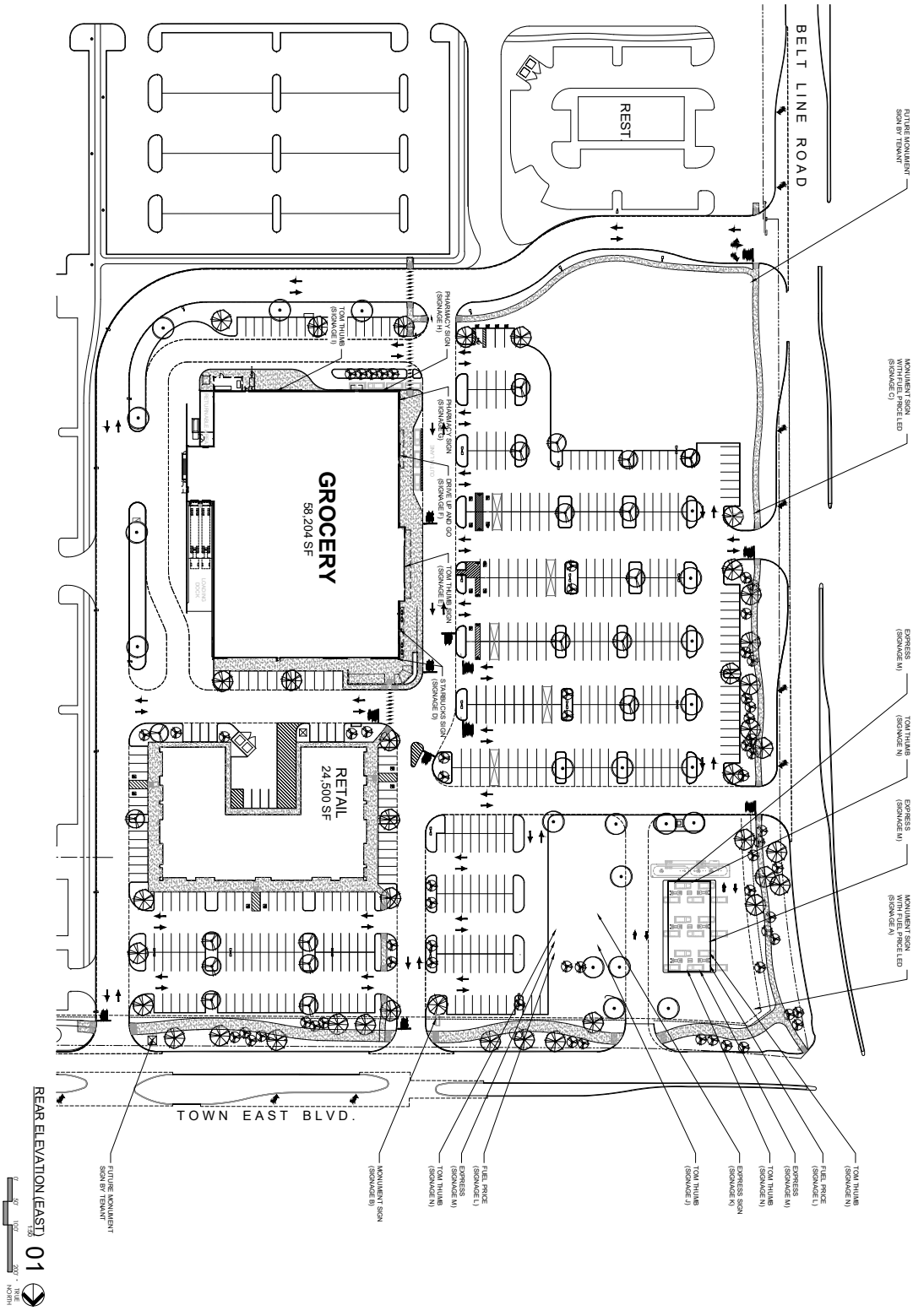


EXHIBIT F – EXAMPLE LAYOUT FOR POCKET NEIGHBORHOOD (PN)



*Plan used as an example of the style of development. Scale and measurements on the plan are not to be used to establish dimensional standards.

EXHIBIT G - SIGNAGE



ISSUE	DATE
ISSUE CITY ZONING	04-19-2024
CITY COMMENTS	06-12-2024
CITY COMMENTS	07-09-2024

OWNER:
HOPE DEVELOPMENT PARTNERS 2, LLC
139 N. COLLINS RD., SUITE 2102
SUNNYVALE, TEXAS 75182

Holguin Vardeman ARCHITECTURE + DESIGN
HOUSTON
11111 Katy Freeway, Suite 600
Houston, Texas 77079
281.664.4100
DALLAS
5701 Legacy Drive, Suite 650
Plano, Texas 75024

Will Lonsdale
TX Registration #27939
Not Valid for Permitting or Construction

TOM THUMB SIGNAGE

LOTS 1 THRU 3, BLOCK 1
GATEWAY PARK
BEING 5.0 ACRES OF LAND SITUATED IN THE
TOWN OF SUNNYVALE IN DALLAS COUNTY, TEXAS

Project Number/Phase	Sheet Size
2400-2024-01-000	24x36
Date Plotted	
July 23, 2024	
Drawn By	Checked By
KG	WL
Project Phase	

SIGNAGE SITE PLAN

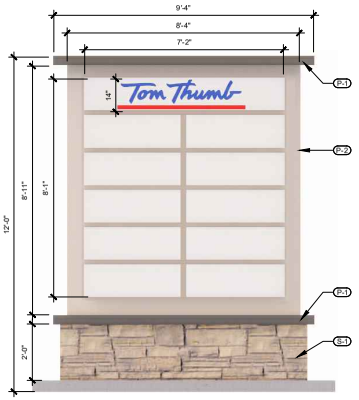
SG1

COPYRIGHT 2024 HOLGUIN VARDEMAN

EXHIBIT G - SIGNAGE

MATERIAL LEGEND

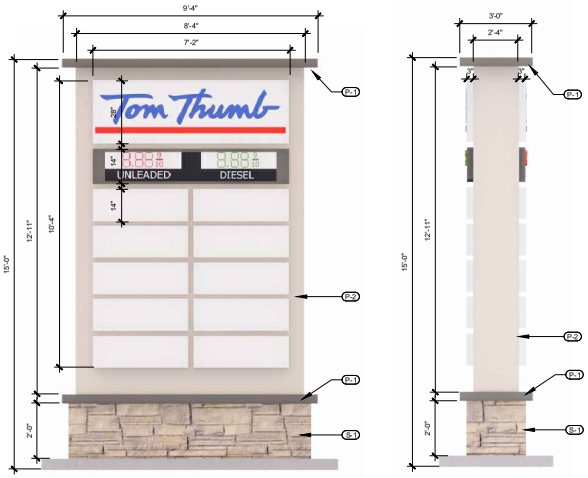
- S-1: AUSTIN LIMESTONE
- P-1: S.W. #7047 PORPOISE
- P-2: S.W. #7541 GRECIAN IVORY



58 S.F. AREA OF SIGNAGE

MONUMENT SIGN (SIGNAGE B) 02

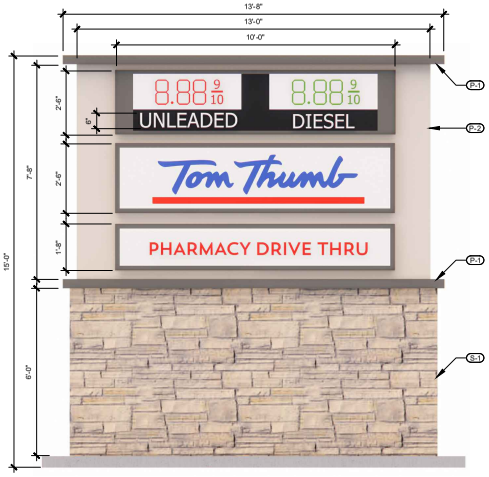
1/2" = 1'-0"



74 S.F. AREA OF SIGNAGE

MONUMENT SIGN (SIGNAGE C) 03

1/2" = 1'-0"



77 S.F. AREA OF SIGNAGE

MONUMENT SIGN (SIGNAGE A) 01

1/2" = 1'-0"

	DATE	ISSUE
1	04-19-2024	ISSUE CITY ZONING
2	06-12-2024	CITY COMMENTS
3	07-09-2024	CITY COMMENTS

OWNER:
HOPE DEVELOPMENT PARTNERS 2, LLC
129 N. COLLINS RD., SUITE 2102
SUNNYVALE, TEXAS 75182

Will Lonsdale
TX Registration #27830
Not for Regulatory Approval, Permitting, or Construction.

Heights Ventures ARCHITECTURE + DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
281 854 6100
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024

TOM THUMB SIGNAGE

LOTS 1 THRU 3, BLOCK 1
GATEWAY PARK
SITUATED IN THE HENRY J. WEBB SURVEY, ABS TRACT NO. 1598,
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

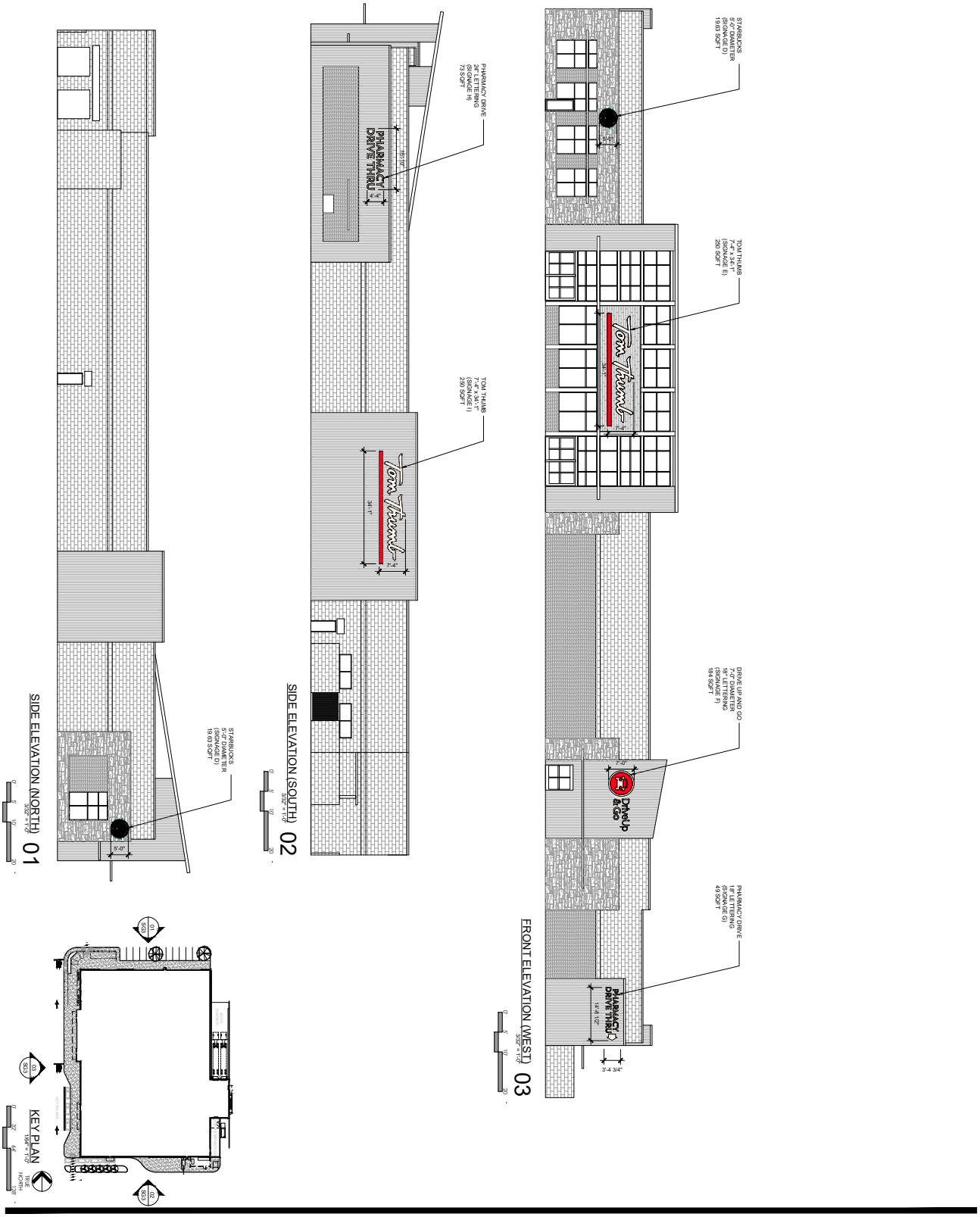
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Date/Time Plotted:	
July 23, 2024	
Drawn By:	Checked By:
KG	WL
Project Phase:	

MONUMENT SIGNAGE ELEVATIONS

SG2

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EXHIBIT G - SIGNAGE



Tom Thumb

DATE	ISSUE
04-19-2024	ISSUE CITY ZONING
06-12-2024	CITY COMMENTS
07-09-2024	CITY COMMENTS

OWNER:
HOPE DEVELOPMENT PARTNERS 2, LLC
139 N. COLLINS RD., SUITE 2102
SUNNYVALE, TEXAS 75182

Holditch Verdery
ARCHITECTURE + DESIGN
HOUSTON
11111 Katy Freeway, Suite 600
Houston, Texas 77079
281.664.4100
DALLAS
5701 Legacy Drive, Suite 300
Plano, Texas 75024

Will Lonsdale
TX Registration #27939
Not Valid for Bidding, Permitting, or Construction

TOM THUMB
SIGNAGE

LOTS 1 THRU 3, BLOCK 1
GATEWAY PARK
BEING 3.0 ACRES OF LAND SITUATED IN THE
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

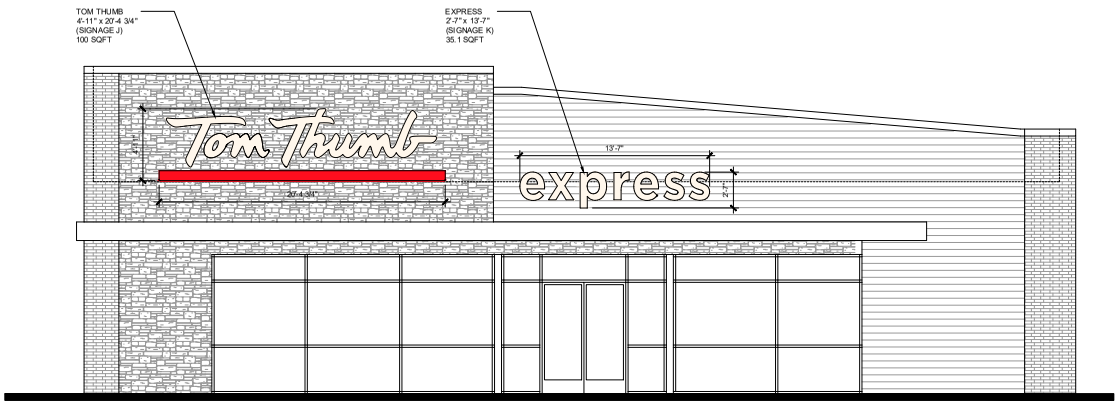
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Town File Number	
July 23, 2024	Checked By
Drawn By	WL
KG	
Project Phase	

FOODSTORE
SIGNAGE
ELEVATIONS

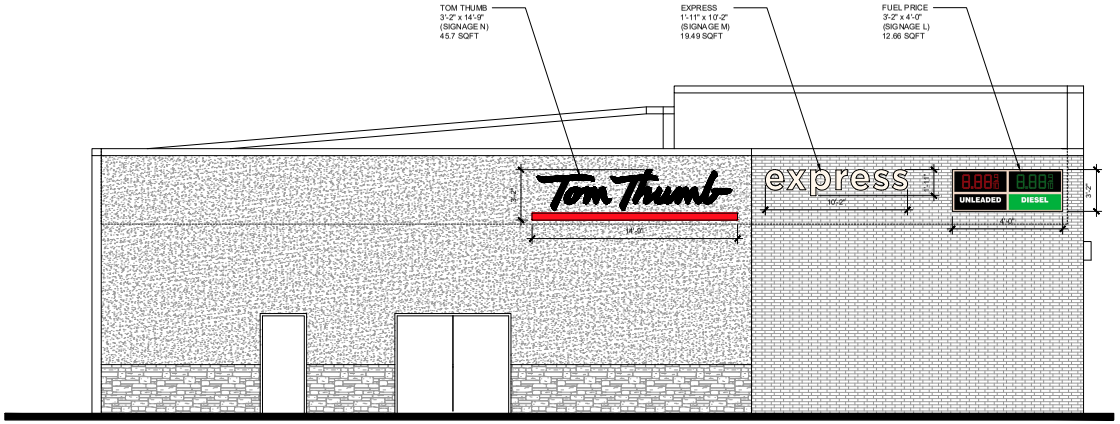
SG3

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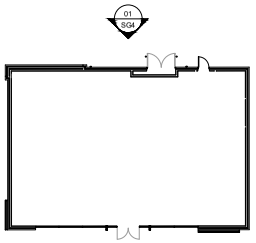
EXHIBIT G - SIGNAGE



FRONT ELEVATION (WEST) 02
1/4" = 1'-0"



REAR ELEVATION (EAST) 01
1/4" = 1'-0"



KEY PLAN
1/16" = 1'-0"
TRUE NORTH

	DATE	ISSUE
1	04-19-2024	ISSUE CITY ZONING
	06-12-2024	CITY COMMENTS
	07-09-2024	CITY COMMENTS

OWNER:
HOPE DEVELOPMENT PARTNERS 2, LLC
129 N. COLLINS RD., SUITE 2102
SUNNYVALE, TEXAS 75182

Will Lonsdale
TX Registration #27830

Not for Regulatory Approval, Permitting, or Construction.

Heights Ventures
ARCHITECTURE + DESIGN
HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
281.854.6100
DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas. 75024

TOM THUMB
SIGNAGE

LOTS 1 THRU 3, BLOCK 1
GATEWAY PARK
SITUATED IN THE HENRY J. WEBB SURVEY, ABS TRACT NO. 1548,
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

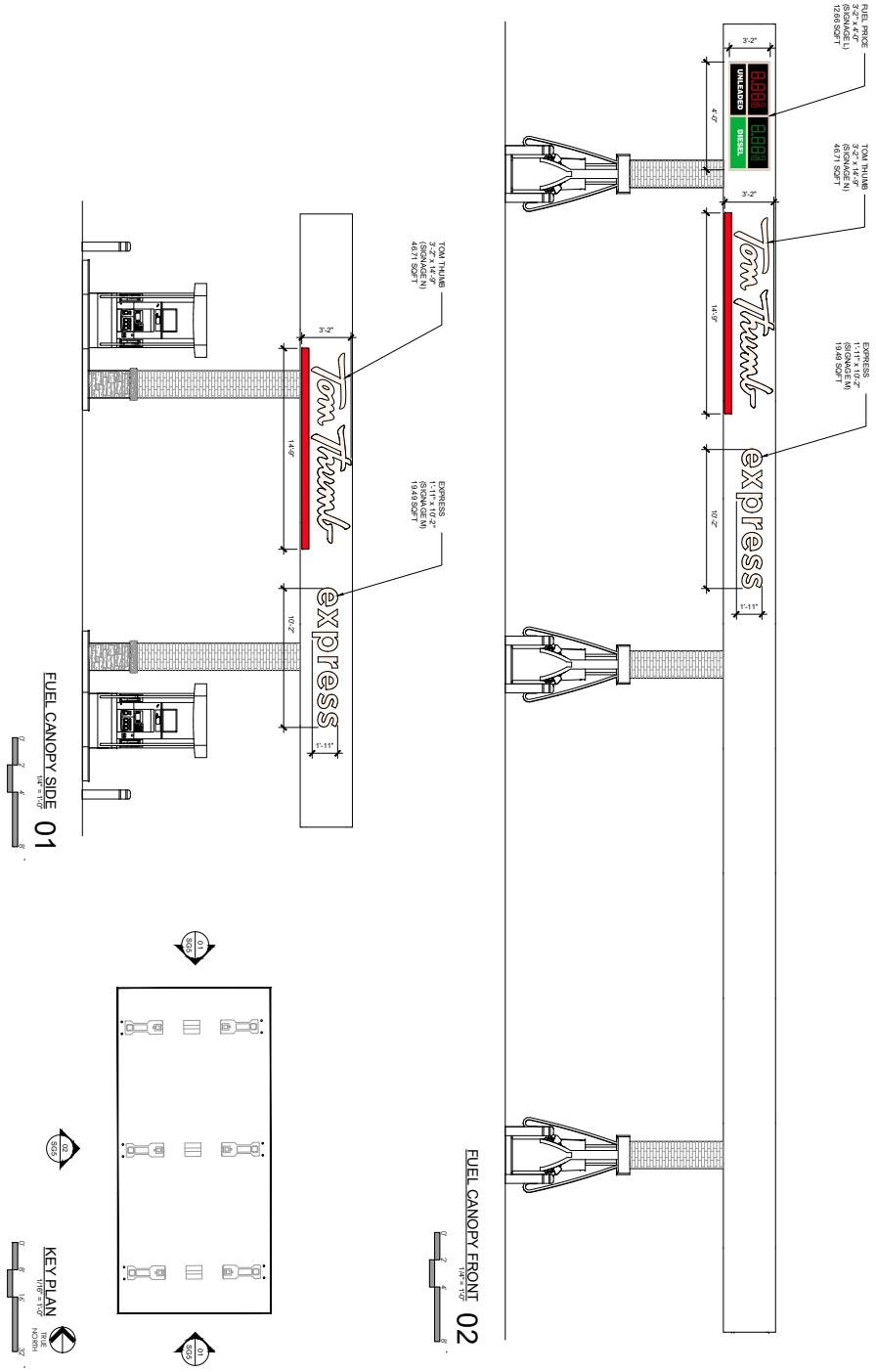
Project Number/Phase:	Sheet Size:
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Date/Time Plotted:	
July 23, 2024	
Drawn By:	Checked By:
KG	WL
Project Phase:	

FUEL SIGNAGE
ELEVATIONS

SG4

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EXHIBIT G - SIGNAGE



DATE	ISSUE
04-19-2024	ISSUE CITY ZONING
06-12-2024	CITY COMMENTS
07-09-2024	CITY COMMENTS

OWNER:
HOPE DEVELOPMENT PARTNERS 2, LLC
139 N. COLLINS RD., SUITE 2102
SUNNYVALE, TEXAS 75182

Will Lonsdale
TX Registration #27630
Not Valid for Construction,
Permitting, or Construction

Halpdata Ventures
ARCHITECTURE + DESIGN
1111 CITY Lee West, Suite 600
Houston, Texas 77008
281.664.4100
5151 Legacy Drive, Suite 400
Plano, Texas 75024
DALLAS

TOM THUMB
SIGNAGE

LOTS 1 THRU 3, BLOCK 1
GATEWAY PARK
BEING 3.0000 ACRES OF LAND SITUATED IN THE
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

Project Number/Phase	Sheet Size
2400-0001-0000	24x36
Date	Checked By
July 23, 2024	WL
Drawn By	
KG	
Project Phase	

FUEL SIGNAGE
ELEVATIONS

SG5

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Planning and Zoning Commission

AGENDA ITEM REPORT

D.3

To: Planning and Zoning Commission

Subject: Hold a public hearing, discuss, and consider making a recommendation to Town Council regarding a zoning change request from Highway Commercial (HC) and Single Family 3 (SF-3) to Planned Development (PD) zoning district to develop a residential Single-Family subdivision and associated amenities, on approximately 56.06-acre tracts of land, generally located at 612 and 618 US Highway 80. **Case 1857-Z/Woodland Hills Planned Development (PD)**.

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff have no recommendation on this zoning request.

BACKGROUND INFORMATION:

Applicant Chase Finch, Corwin Engineering, Inc., have submitted a request for zoning change for two unplatted tracts of land, located at 612 and 618 US HWY 80, within Thomas D Coats survey, abstract no. 330, page 500, with a combined land area of approximately 56.06-acres to allow a single-family residential subdivision and associates amenities. Currently the properties at 612 and 618 US HWY 80 are zoned Single Family Residential District – 3 (SF-3) and Highway Commercial (HC) respectively. To accommodate this unique residential community, the applicant is requesting a Planned Development (PD) zoning district, to allow greater flexibility than what would be allowed under a typical SF-3 zoning district development standard.

The project is named Woodland Hills residential community, located on the south side of US Highway 80. The property is bordered by the Community Life Church, the Hope Church, and a Montessori School to the north, while predominantly vacant land borders the remainder of the property. The Woodland Hills Planned Development aims to be a sustainable neighborhood with the intent of establishing a vibrant, long-lasting community that blends with the surrounding environment; unlock a new avenue of high-quality single-family homes, leveraging the site's prime access to major road networks.

Woodland Hills residential development will add new housing options for the Sunnyvale area and provide a natural transition between existing commercial frontage and nearby residential neighborhoods. The conceptual layout proposed will offer new single-family homes in a well-connected and thoughtfully planned neighborhood with open space and community amenities.

Conceptual Layout and Amenities

Proposed Woodland Hills PD zoning would accommodate 113 single family lots and six open space lots, with a net density of 2.84 dwelling units per acre. Two entry driveway connections from US HWY 80 service road will provide access to this subdivision. Approximately 17-acres of the total 56.06-acre tracts requested for rezoning are encumbered with 100-year flood plain. The proposal is to stay outside of the flood plain limits. Typical lot width proposed are 80-feet wide with exceptions along cul-de-sacs and knuckle turns. The PD Zoning Development standards mostly align with Sunnyvale UDO SF-5 zoning standards, unless otherwise stipulated in the ordinance.

A one-acre common area open space with park and neighborhood playground amenities are proposed towards the back of subdivision. To ensure security and to allow greater separation from the highway oriented commercial frontage, a solid masonry wall with stone columns have been proposed as a perimeter enclosure towards the property lines that are closest to the US HWY 80 frontage. Remainder of the subdivision will consist of decorative wrought iron fence where lots are adjacent to open space or trail network, and solid 8-feet tall wooden privacy fence, where lots are adjacent to undeveloped vacant land.

A meandering trail network is proposed along the neighborhood park and within the flood plain area to provide connectivity to recreational amenities. Interior roadways will consist of typical 5-feet wide sidewalk and minimum 6-feet wide landscape parkway on both sides to provide walkable, attractive streetscape. Each single-family lot shall have a minimum of one (1) three caliper inch (3”) shade tree, one (1) ornamental tree, and twelve (12) shrubs (3 gallon minimum) to be planted in the front yard.

Architectural Standards and Construction Time Frame

Minimum masonry percentages, and ant-monotony standards are proposed within the draft PD Ordinance language. A list of architectural design features is listed that would encourage variety and thoughtful design. Anticipated home value as provided by the applicant starts at $650,000 - $900,000 (average $775,000). If zoning change request is approved by Planning and Zoning Commission and Town Council, the applicant anticipates a 4-month engineering design timeline, followed by 18-month site construction and infrastructure layout, with home construction finish and first CO issue in another 8 months. A total of 2.5 years to 4-years of complete build-out is being estimated.

Comprehensive Plan Recommendation

Town of Sunnyvale 2017 Comprehensive Plan – Future Land Use Map designates the subject property as Employment (Commercial). This designation is representative of commercial and office uses that provide employment opportunities. These uses are most suitable along the US Highway 80 corridor. The proposed land use of single family residential is not in conformance with the Comprehensive Plan future land use designation. As a result, this zoning request

does not comply with the Sunnyvale Comprehensive Plan recommendations.

PUBLIC NOTICE:

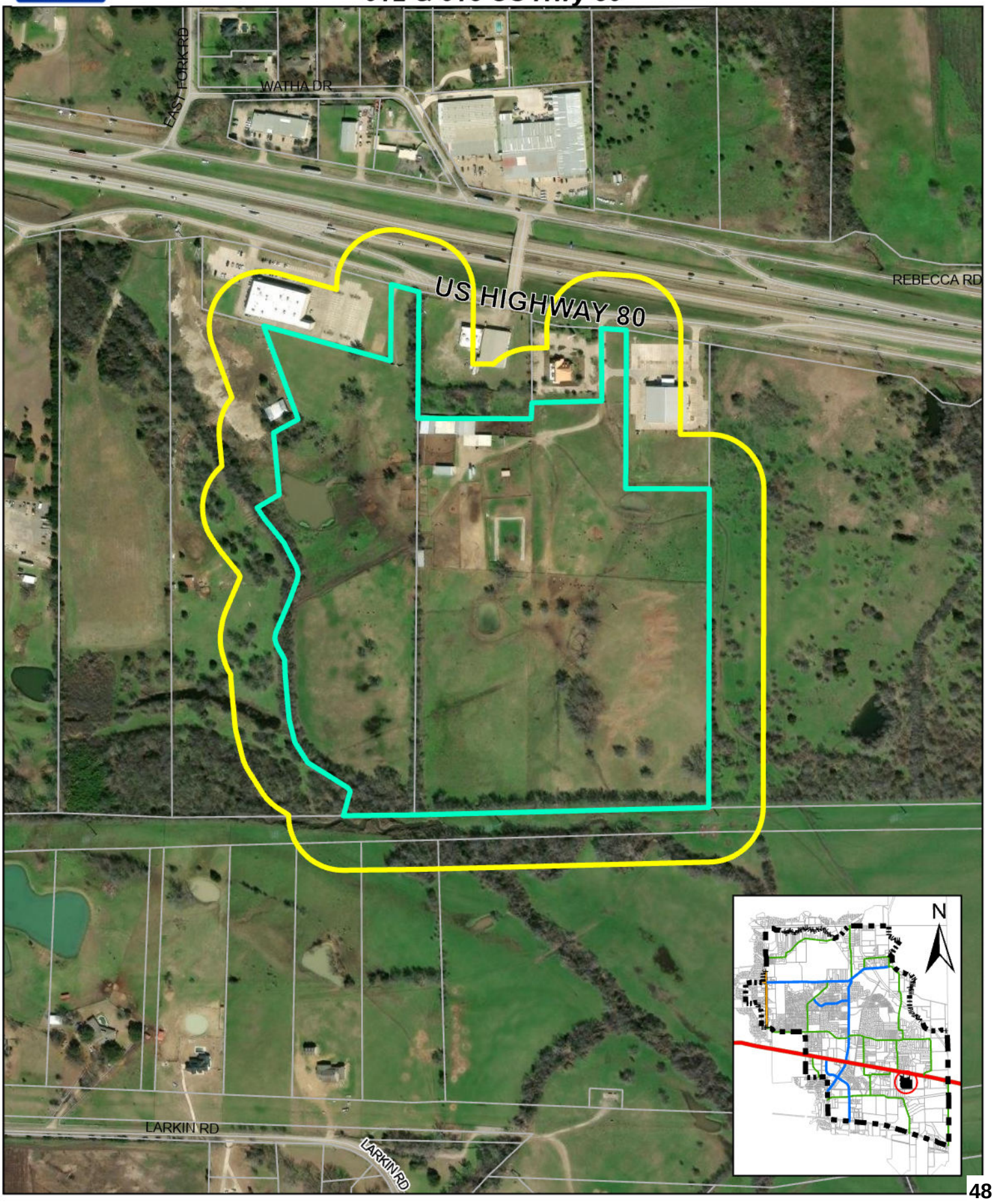
11 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on November 7, 2025. Two signs have been posted on the subject property as well. The town has not received any responses with regards to the zoning request.

ATTACHMENTS:

Woodland Hills Notice Map
Woodland Hills - Concept Plan
Woodland Hills - Draft PD Ordinance Text
Woodland Hills - Renderings

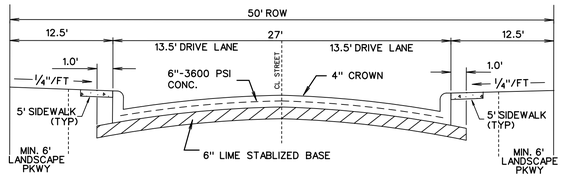
TOWN OF SUNNYVALE

Case 1857 - Z - Woodland Hills Planned Development
612 & 618 US Hwy 80



0 50 100 200
SCALE: 1" = 100'

N



TYPICAL PAVEMENT SECTION
N.T.S.

C LIFE CHURCH
DOC. NO. 201200283202

U.S. HIGHWAY 80
(VARIABLE R.O.W.)

S72° 56'27"E 103.46'

N13° 15'03"W 38.97'

S72° 58'02"E 542.55'

N02° 11'33"E 280.47'

COMMON AREA 4X - 0.21 AC.

COMMON AREA 5X/DRAINAGE EASEMENT - 18.0 AC.

N19° 17'52"W 191.43'

N73° 39'10"E 98.81'

N81° 47'48"W 219.77'

SETCO ENTERPRISES CORP.
19.62 ACRE TRACT
DOC. NO. 201800335609

N25° 47'06"W 179.63'

N29° 01'03"W 272.44'

N32° 08'54"W 128.07'

N37° 24'27"E 115.68'

N25° 09'14"W 102.42'

N13° 22'13"W 21.24'

N10° 11'37"E 21.24'

N21° 58'37"E 82.06'

RUMALDA VALDEZ
9.03 ACRE TRACT
DOC. NO. 201300305340

N24° 43'03"E 128.47'

N11° 44'36"E 23.35'

N14° 12'25"W 23.35'

N27° 10'50"W 61.74'

N00° 29'30"W 56.84'

N06° 23'48"E 56.67'

N03° 43'09"W 108.34'

N12° 20'10"W 84.92'

N30° 44'06"W 87.92'

N56° 09'34"W 172.92'

N34° 06'23"W 16.37'

N17° 47'29"E 93.28'

N88° 55'34"W 268.72'

TEXAS UTILITIES ELECTRIC COMPANY
11.53 ACRE TRACT
VOL. 317, PG. 327

N89° 08'58"W 1071.00'

S02° 12'31"W 1174.72'

RONALD ROBINSON
3.92 ACRE TRACT
VOL. 89227, PG. 3575

S03° 01'52"W 469.60'

COMMON AREA 3X - 0.24 AC.

S82° 14'52"E 29.11'

S82° 11'11"E 55.26'

1/2" IRF

MONUMENT SIGN

LOT 1 BLOCK 1
OCAMPO PLAZA
DOC. NO. 201100181009

N02° 21'42"E 288.76'

N02° 21'42"E 582.62'

COMMON AREA 2X - 0.09 AC.

COMMON AREA 1X - 0.33 AC.

LOT 1 BLOCK 1
BEREAN SPIRIT
DOC. NO. 201800124391

MAILBOX CLUSTER

N02° 21'42"W 54.22'

PROPOSED 15' SAN. SWR. ESMT.

S87° 38'18"E 280.67'

S87° 43'41"E 407.21'

POINT OF BEGINNING

S87° 46'27"E 307.08'

FRANK GREENHAW
57.08 ACRE TRACT
DOC. NO. 2022000224166

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

STREET C (50' R.O.W.)

STREET D (50' R.O.W.)

STREET E (50' R.O.W.)

STREET F (50' R.O.W.)

STREET G (50' R.O.W.)

EX. SAN. SWR. ESMT. (TO BE ABANDONED)

EX. SAN. SWR. ESMT.

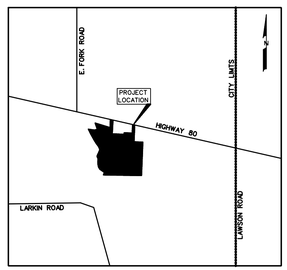
APPROX. LOCATION
100 YR. FLOODPLAIN
MAP NO. 48113C0395K
DATED: JULY 7, 2014

COMMON AREA 6X - 1.1 AC.

COMMON AREA 5X/DRAINAGE EASEMENT - 18.0 AC.

6' TRAIL

Site Summary Table		
Description	Quantity	Units
Existing Zoning	SF-3 / Highway Commercial	
Proposed Zoning	PD - SF-5	
Gross Acreage	56.061	AC
Net Acreage	39.754	AC
Total Single-Family Lots	113	
Total Open Space Lots	6	
Units Per Acre	2.84	UPA



LOCATION MAP
N.T.S.

CONCEPT PLAN

WOODLAND HILLS

TOTAL ACRES 56.061
TOTAL LOTS 113
OUT OF THE
D. COATS SURVEY, ABSTRACT NO. 330
IN THE
TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

APPLICANT
SADDLE STAR LAND DEVELOPMENT, LLC.
614 SUMMER OAKS DRIVE
ROCKWALL, TEXAS 75087
972-388-6383

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN

OCTOBER 2025 SCALE 1"=100'

OWNERS
OCAMPO BROTHERS LLC.
&
EZM HOLDINGS, LLC.
535 E. TRIPP ROAD
SUNNYVALE, TEXAS 75182

CORWIN JOB NO. 25035

WOODLAND HILLS PLANNED DEVELOPMENT
DEVELOPMENT STANDARDS
EXHIBIT "C"

The Subject Property shall be developed and used in accordance with the applicable provisions of the Unified Development Ordinance, subject to the following development conditions:

A. Base Zoning District:

The Property shall be used and developed in accordance with the use and development regulations of the SF-5, Single-Family Residential District, except as modified herein:

B. Concept Plan:

The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein by reference ("Concept Plan"). The number of residential lots shall not exceed 124 lots.

C. Development Standards:

1. Lot Dimensions and Requirements:

    a. The minimum lot size shall be 7,000 square feet.

    b. The standard lot width shall be 80 feet, with the exception of cul-de-sacs and knuckle turns.

    c. The standard lot depth shall be 120 feet, with the exception of cul-de-sacs and knuckle turns.

    d. Lot coverage shall not exceed 65%.

    e. The minimum living area shall be 2,200 square feet for 70' lots and a minimum living area shall be 2,500 square feet for 80' lots.

    f. The minimum front setback shall be 20 feet.

    g. The minimum rear setback shall be 20 feet, with the exception of Block B Lots 37-28, which back up to floodplain shall be 25 feet.

    h. The minimum interior side setback shall be 5 feet.

    i. The minimum side setback adjacent to street shall be 10 feet.

    j. The maximum height of all dwelling units shall be 40 feet.

2. Screening and Fencing:

a. All single-family residential lots shall have a six-foot (6') board-to-board fence with top fence cap built along the rear and side yard, as seen in Exhibit C-01. Except for the following:

   i. Block A Lots 1-8, Block B Lots 1 & 5X, and Block C Lots 50-54 shall have an eight-foot (8') masonry wall with stone columns built along the rear yard that backs up to the existing Highway Commercial, as shown on Exhibit "D".

   ii. Block B Lots 7,10,11, 28-37 shall have a four-foot (4') ornamental metal fence built along the rear yard that backs up to open space, as shown on Exhibit "D".

3. Landscaping:

   a. There shall be three caliper inch (3'') shade trees located along the right-of-way within open space lots Block A Lot 2X & 3X, Block B 1X, 4X & 7X, as shown on Exhibit "D". These shade trees shall be planted every thirty feet (30') on center.

   b. Each single-family lot shall have a minimum of one (1) three caliper inch (3") shade trees, one (1) ornamental tree, and twelve (12) shrubs (3 gallon minimum) shall be planted in the front yard.

   c. Front, rear, and side yards of each single-family lot shall be completely planted with Bermuda sod except for patio areas, sidewalks, driveways, and other impervious flatworks.

4. Architectural Design Standards:

   a. Exterior wall materials – Each façade (excluding doors and windows) shall consist of masonry construction materials and/or fiber-reinforced cementitious siding. However, no more than 30% of any façade shall be fiber-reinforced cementitious siding unless deemed appropriate for the style (ex: Farmhouse), to be approved in writing by the Declarant.

   b. Roof & Roof Pitch – All roofs shall be of dark color (grey or brown shade) shingle. All roofs shall have a minimum of 8:12 pitch (excluding; porches, patios, awnings, dormers, and homes that fall under the Modern Elevation as approved in Exhibit C-02 these shall be permitted to have 6:12 roof pitch).

   c. Each building shall include at least three (3) of the following architectural elements:

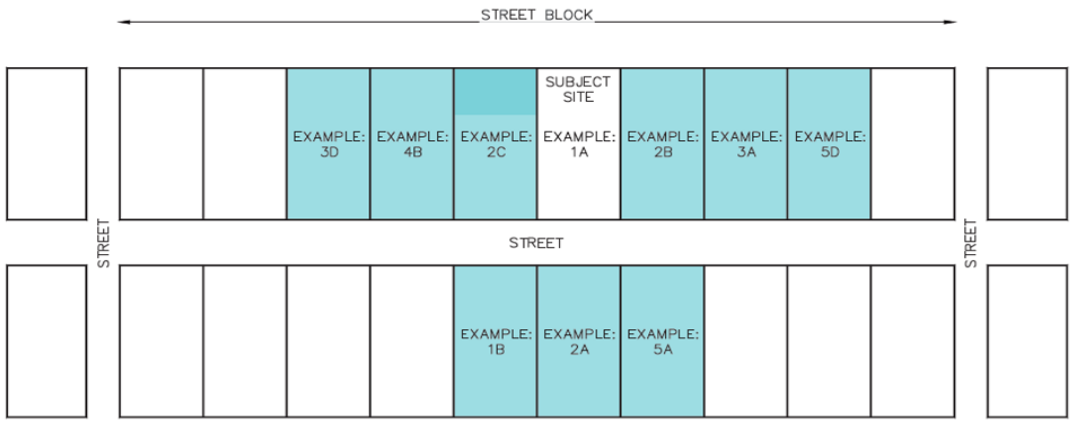
      i. Dormers;
      ii. Offsets within each building (a minimum 5 feet to receive credit);
      iii. Porches (a minimum of 25 square feet in size);
      iv. Courtyard;
      v. Stoops (a minimum of 2 feet tall by 4 feet wide);
      vi. Varied roof height in building (a minimum 5-foot difference);
      vii. Arches;
      viii. Sconce lighting or Coach lighting;
      ix. Decorative banding or molding;

x. Decorative overhangs;
xi. Decorative Metal Roof;
xii. Differing Front Door Designs;
xiii. Front porch columns; and
xiv. Shutters.

d. Repetition of façade – In order to avoid monotonous block patterns, the same combination (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on the opposite side of the street, as illustrated below (Table C.5.c-1). Homes are considered to have a differing appearance/elevation if at least two of the following items deviate: (1) number of stories; (2) material color; (3) roof type and layout; (4) articulation of the front façade; (5) brick pattern; or (6) at least two architectural elements that differentiate the façade, which may include, but are not limited to: (a) porch (protruding, recessed, or no porch); (b) decorative door or window frames; (c) bay windows; (d) dormers; or (f) wing wall (alley adjacent lot only). This list is not exhaustive, and other items may differentiate building elevations.

Table C.5.c-1

Note:
1. Home Plan Types: 1, 2, 3, 4, 5
2. Home Elevation Style: A, B, C, D, E
3. Same combination of plan and elevation may not be repeated within 3 lots directly adjacent as shown



e. Garages may be oriented in a traditional forward facing or swing (or j-swing) garage configuration. Swing configuration is where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In both traditional forward facing and swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the front yard setback. All traditional forward facing garages shall have upgraded finishes that are in line with Exhibit C-03 and must include 2 of the following architectural elements;

i. Coach lighting
ii. Carriage-Style hardware
iii. Decorative wood, wood like finish, or with decorative trim
iv. Garage Door with Window
v. Divided Bays

vi. Ornamental Paving; Stamped Concrete, Brick Pavers, or Salt Finished.

5. Other Design Standards and Requirements:

a. There shall be divided entry at the main entrance with two (2) twenty-five-foot (25') B-B pavement sections, as shown on Exhibit "B". Additionally, there shall be an enhanced entry monument located in the divided entry median, as shown on Exhibit "D".

b. There shall be a secondary entry monument located at the secondary entrance, as shown on Exhibit "D".

c. All dedicated right-of-way within the subdivision shall be fifty feet (50') with a twenty-five (25') B-B pavement section.

d. There shall be no minimum percentage requirement for curvilinear streets.

e. There shall be no minimum percentage requirement of linear frontage for a single loaded street adjacent to floodplain.

f. All freestanding cluster mailboxes shall be provided by the developer and shall be maintained by the Homeowners Association.

g. The developer shall provide the following amenities in open space lot, Block B Lot 6X & 7X, as shown on Exhibit "D":

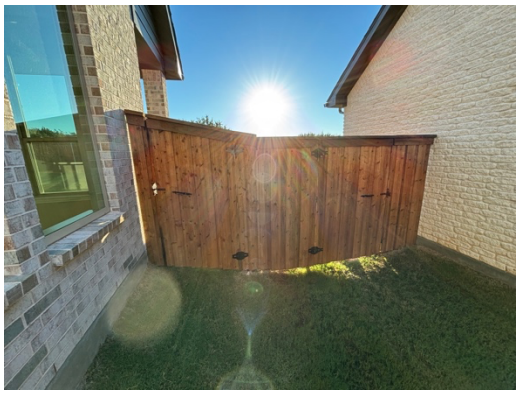
i. A six-foot wide (6') meandering concrete trail with bollard lighting every fifty feet (50') on center of the trail.
ii. Park benches
iii. Dog waste stations
iv. Shade structure
v. Two (2) pickleball courts

D. Homeowners Association:

A mandatory homeowners' association (HOA) shall be established that will be responsible for maintaining all HOA common open spaces.

WOODLAND HILLS PLANNED DEVELOPMENT
DEVELOPMENT STANDARDS
EXHIBIT "C-01"

Fence Example;



Street Face



Side Yard Face



Rear Yard Face

WOODLAND HILLS PLANNED DEVELOPMENT
DEVELOPMENT STANDARDS
EXHIBIT "C-02"

Roof Example;



Elevation M
3/16" = 1'-0"

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HISTORY MAKER HOMES
1038 Texan Trail
Grapevine, TX
76051
VOICE: (817) 949-8100
FAX: (817) 949-9101
HistoryMaker.com

HISTORYMAKER HOMES EST. 1999

PERMIAN

SHEET NAME

DATE ISSUED:
October 14, 2025

PLAN NUMBER:

.

WOODLAND HILLS PLANNED DEVELOPMENT
DEVELOPMENT STANDARDS
EXHIBIT "C-03"

Garage Example;











Location - A



Conceptual – For Representative Purposes Only and Subject to Change

Location - B


Conceptual – For Representative Purposes
Only and Subject to Change

Location - C


WOODLAND HILLS
Conceptual – For Representative
Purposes Only and Subject to Change

Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

To:	Planning and Zoning Commission
Subject:	Discuss and consider approval of a final plat for Lot 1, Block A, Saiger Farms Addition, consisting of 16.39-acres tract of land, within Single Family 1 (SF-1) residential zoning district, located at 367, 371 Town East Boulevard. **Case 1858-PLT/Saiger Farms.**
Meeting:	Planning and Zoning Commission - November 19, 2025
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Final Plat.

BACKGROUND INFORMATION:

The subject property is a 16.39-acre tract of land out of the John Denton Survey, Abstract Number 397. The site is located at 367 and 371 Town East Boulevard, near the southwest intersection on Town East Boulevard and Collins Road. The property is currently undeveloped and is zoned Single Family 1 residential zoning district (SF-1). The purpose of the preliminary plat was to combine two unplatted tracts into one platted lot to facilitate construction of a single-family home. The preliminary plat for this property was approved by the Planning and Zoning Commission on November 20, 2024, and Town Council on December 9, 2024. The final plat is in conformance with the approved preliminary plat. Sunnyvale UDO requires only Planning and Zoning Commission approval of final plats that complies with the previously approved preliminary plat. FEMA flood zone AE encumbers portions of the rear half of the property.

All details of the plat adhere to 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.

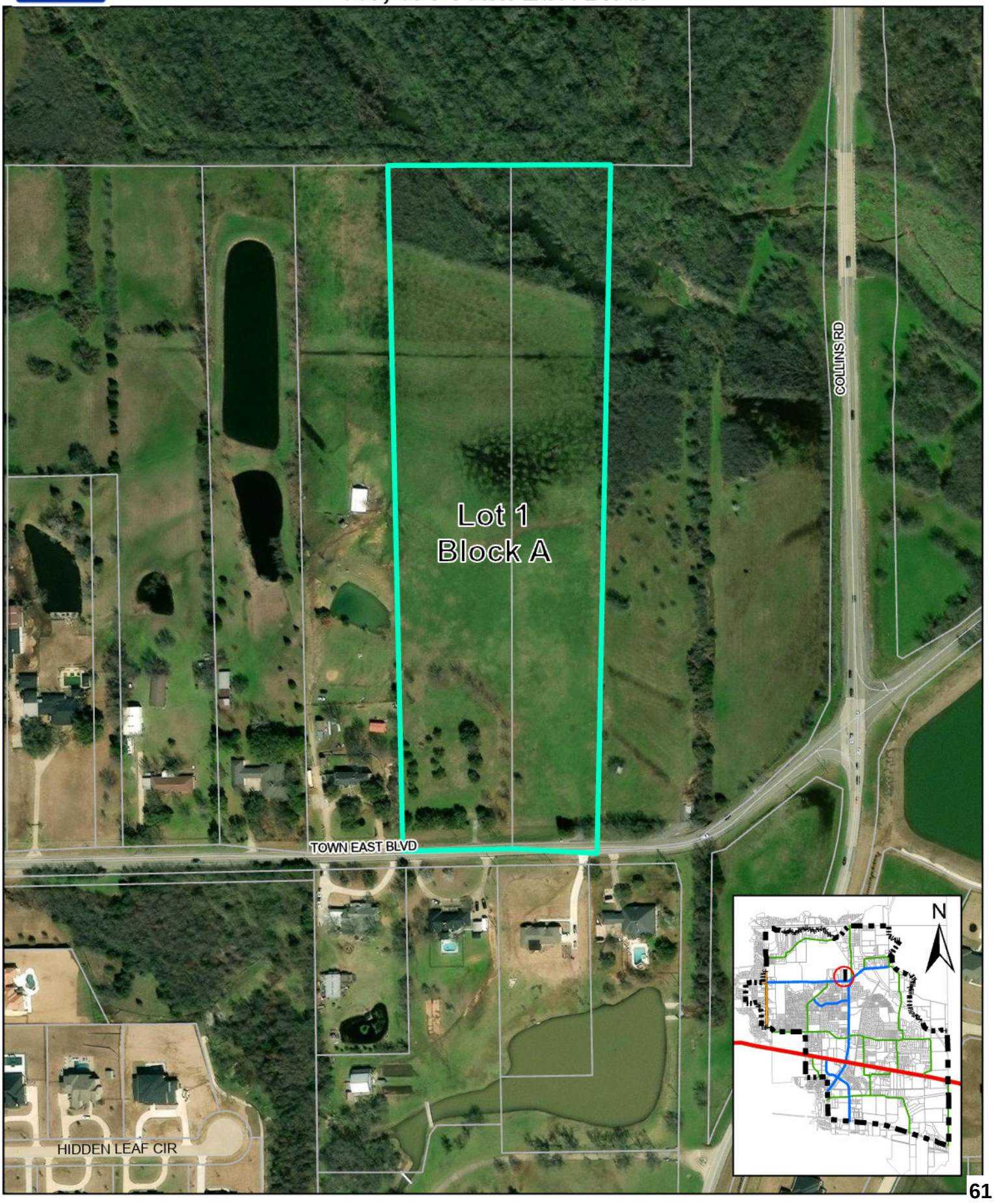
ATTACHMENTS:

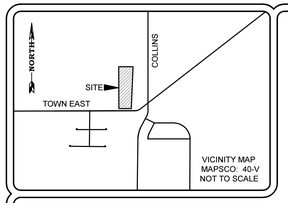
Map
Final Plat

TOWN OF SUNNYVALE

Case 1858 - PLT - Final Plat - Saiger Farms Addition

367, 371 Town East Blvd.





LEGEND

IRS	IRON ROD SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ELEV.	ELEVATION
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

N

A&W SURVEYORS

0 100'

GRAPHIC SCALE
1-INCH = 100 FEET

HL8 LTD AND HL8 LLC
INSTRUMENT NO. 202200285466
O.P.R.D.C.T.

ZONING
SF–2

HENRY K. VALENTINE SURVEY
ABSTRACT NO. 1510

S 88°23'51" W
208.71' TO 5/8" IRF
CONTROLLING
MONUMENT

APPROXIMATE LOCATION
SURVEY LINE

1,804.30'

208.71'

5/8" IRF
N: 986,102.5224
E: 563,528.4579
ELEV.: 420.27'

N 89°18'06" E 487.43'

1/2" IRF

195.44'

1,028.67'
1,133.90'

JOHN DENTON SURVEY
ABSTRACT NO. 397

TOP OF
BANK

APPROXIMATE LOCATION ZONE "AE"
REGULATORY FLOODWAY
COMMUNITY PANEL NO. 48113C 0385L
JULY 7, 2014

APPROXIMATE LOCATION ZONE "AE"
WITHOUT BASE FLOOD ELEVATION
COMMUNITY PANEL NO. 48113C 0385L
JULY 7, 2014

N 01°02'22" W 1,528.07'

S 00°25'42" W 1,524.69'

JOHN DENTON SURVEY – ABSTRACT NO. 397
MARY ANN FREEMAN SURVEY – ABSTRACT NO. 474

APPROXIMATE LOCATION
SURVEY LINE

200.02'
200.56'
69.00'
240.03'
45.00'
21.10'
200.56'

LOT 1, BLOCK A
714,087 SQUARE FEET OR 16.3932 ACRES (GROSS)
701,972 SQUARE FEET OR 16.1150 ACRES (NET)

1,527.94'

SAIGER FARMS LLC
INSTRUMENT NO. 202400019740
O.P.R.D.C.T.

N 01°40'07" E 1,541.82'
TO NORTHEAST CORNER
JOHN DENTON SURVEY

ZONING
SF–1

SUNNYVALE REAL ESTATE INVESTMENTS, LP
INSTRUMENT NO. 200503569557
O.P.R.D.C.T.

634.26'

COLLINS ROAD
DEFINED IN INSTRUMENT NO. 200503569557
O.P.R.D.C.T.

TYPICAL BUILDING SETBACK - SF-1
NOT TO SCALE

50'
SIDE
SETBACK
120'
REAR
SETBACK
80'
FRONT
SETBACK
250'
50'
SIDE
SETBACK
250'

THOMAS A. KOVAN AND
SUSAN KOVAN
VOLUME 89112, PAGE 1029
D.R.D.C.T.

HOWARD J. HUGHES AND
JEWELL S. HUGHES
INSTRUMENT NO.
20070452161
O.P.R.D.C.T.

ROSENDO FLORES AND
MIRIAM FLORES
INSTRUMENT NO.
202100008712
O.P.R.D.C.T.

BFE - 427'
MINIMUM FINISHED FLOOR
ELEVATION - 429

ZONING
SF–1

APPROXIMATE LOCATION ZONE "AE"
WITHOUT BASE FLOOD ELEVATION
COMMUNITY PANEL NO. 48113C 0385L
JULY 7, 2014

APPROXIMATE LOCATION ZONE "X"
AREA OF MINIMAL FLOOD HAZARD
COMMUNITY PANEL NO. 48113C 0385L
JULY 7, 2014

ZONE "X"

N: 6,984,884.2208
E: 2,564,004.4819
ELEV.: 432.68

20' RIGHT-OF-WAY
AND LONE STAR GAS
COMPANY EASEMENT
VOLUME 69197, PAGE 532
D.R.D.C.T.

173.84'

109.88'

161.56'

ZONING
SF–1

20' RIGHT-OF-WAY
AND LONE STAR GAS
COMPANY EASEMENT
VOLUME 69197, PAGE 532
D.R.D.C.T.

12,115 SQUARE FEET OR 0.2781 OF AN ACRE
27' DEDICATED TO RIGHT-OF-WAY
(BY THIS PLAT)

5' X 15' TEXAS POWER & LIGHT
COMPANY EASEMENT
VOLUME 69197, PAGE 532
D.R.D.C.T.

PLACE OF
BEGINNING

1/2" IRF

1/2" IRS

1/2" IRF

215.62'

1/2" IRF
CONTROLLING
MONUMENT

S 88°34'28" W 417.08'
TO 1/2" IRF CONTROLLING
MONUMENT

208.12'

1/2" IRF

S 88°50'09" W 448.37'

FROM WHICH BEARS
3/8" IRF S 77°41'43" E 2.11'

TOWN EAST BOULEVARD
DEFINED IN INSTRUMENT NO. 202100008712
O.P.R.D.C.T.

208.71'
205.00'
205.00'
196.75'
19.15'

LOT 1

LOT 2
80' BUILDING LINE
INSTRUMENT NO.
202200260461
O.P.R.D.C.T.

LOT 3

TRACT I AND II
RICHARD ROEBUCK AND
WIFE VICKI ROEBUCK
VOLUME 97111, PAGE 629
D.R.D.C.T.

ZONING
SF–1

473.30'
473.30'

LOT 2X, BLOCK A
STONEY CREEK PHASE 1B
INSTRUMENT NO. 201800044538
O.P.R.D.C.T.

BLOCK A
MAGEE TRACE
INSTRUMENT NO.
202200260461
O.P.R.D.C.T.

417.29'
417.29'
417.92'

584.99'

OLD COLLINS ROAD
APPROXIMATE LOCATION
CENTERLINE 60' RIGHT-OF-WAY

FLOOD ZONE

This is to certify that a portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map:
Community Panel No. 48113C 0385L, dated 07-07-14.
The property is located in Zone "AE" and Zone "X".

GRID COORDINATES

COORDINATES AND BEARINGS SHOWN HEREON ARE NAD83 (CORS96, EPOCH 2002) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE (4202) USING THE TOWN OF SUNNYVALE GEODETIC CONTROL (2002 DATUM) MONUMENTS 2 AND 4, OBSERVED BY GPS USING GOENET RTK.

GPS2 N: 6,986,708.3100
E: 2,564,580.3900
ELEV.: 431.23

GPS4 N: 6,974,258.0400
E: 2,559,478.3700
ELEV.: 495.50

GENERAL NOTES

1. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)
2. "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING CERTIFICATES."
3. ALL DISTANCES ARE SURFACE DISTANCES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE PLATTED LOT FROM A TRACT OF LAND.
5. ALL 1/2" IRS HAVE YELLOW PLASTIC CAP STAMPED "RPLS 5310".
6. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PLATTING REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
7. SUBJECT TO JUDGEMENT REFERENCED IN DEED RECORDED IN VOLUME 3806, PAGE 292, DEED RECORDS, DALLAS COUNTY, TEXAS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Saiger Farms LLC is the sole owner of a tract of land located in the JOHN DENTON SURVEY, Abstract No. 397, Sunnyvale, Dallas County, Texas, and being the same tract of land described in General Warranty Deed to Saiger Farms LLC, recorded in Instrument No. 202400019740, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the North line of Town East Boulevard, a 60' wide public right-of-way, at the Southwest corner of a tract of land described in deed to Sunnyvale Real Estate Investments, LP, recorded in Instrument No. 200503569557, Official Public Records, Dallas County, Texas;

THENCE South 88°50'09" West, along said North line of Town East Boulevard, a distance of 448.37' to a 1/2" iron rod found at the Southeast corner of a tract of land described in deed to Rosendo Flores and Miriam Flores, recorded in Instrument No. 202100008712, Official Public Records, Dallas County, Texas;

THENCE North 01°02'22" West, a distance of 1,528.07' to a 5/8" iron rod found in a South line of a tract of land described in deed to HL8 LTD and HL8 LLC, recorded in Instrument No. 202200285466, Official Public Records, Dallas County, Texas;

THENCE North 89°18'06" East, along said South line of HL8 LTD and HL8 LLC, a distance of 487.43' to a 1/2" iron rod found at a Northwesterly corner of said Sunnyvale Real Estate Investments, LP;

THENCE South 00°25'42" West, a distance of 1,524.69' to the PLACE OF BEGINNING and containing 714,087 square feet or 16.3692 acres of land.

SURVEYOR'S CERTIFICATE

That I, John S. Turner, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual and accurate survey of the land made on the ground 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, Texas.

RELEASED 3-11-25 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

_____
John S. Turner
Registered Professional Land Surveyor
RPLS No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

Before me, _____, a Notary Public in and for Dallas County, Texas, on this day personally appeared John S. Turner 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 purposes and consideration therein expressed.
Given under my hand and seal of office this____day of_____, A.D. 2025.

_____
Notary Public in and for Dallas County, Texas
My commission expires:

TOWN OF SUNNYVALE, MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to the perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easement shown on this plat as follows: The Owners agree to maintain and repair all aspects of the platted property 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 all areas of the platted property within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

All areas of the platted property are to be inspected monthly by the Owner to determine vegetation removal maintenance. All areas of the platted area shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

All areas, including 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 or 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 inspects 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 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.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Saiger Farms LLC, do hereby adopt this plat, designating the herein above described property as ***SAIGER FARMS ADDITION***, an addition to the Town of Sunnyvale, Dallas County, Texas, and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The easements and fire lanes 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 easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. The Town of Sunnyvale shall have the right to remove and keep removed from fire lanes, all or parts of any building, fences, trees, shrubs, or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All and any public utility shall have the right to remove and keep removed all or parts of any building, 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of 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).

Owner hereby grants and conveys to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication in fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnyvale. This option may be exercised by notice from the Town to Owner or its successors or assigns.

The easement, rights, and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in this instrument against every person lawfully claiming or to claim all or any part of the interest in the Property.

Water main and wastewater easement 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 an 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 approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale, Texas.

Saiger Farms LLC

_____
Muder Saiger Manager

STATE OF TEXAS
COUNTY OF DALLAS

Before me, _____, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he / she executed the same for the purposes and consideration therein expressed and in the capacity therein stated:

Given under my hand and seal of office this____day of_____, A.D. 20___.

_____
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN SUNNYVALE, TEXAS, ON THE ____ DAY OF _____, 20___.

ATTEST:

_____ _____
Signature of Chairman Date

_____ _____
Signature of Town Secretary Date

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 367 & 371 Town East Boulevard ~

Owner: Saiger Farms LLC
~ 359 Vista Park Drive, Sunnyvale, TX 75182 ~
~ 469-247-6471 ~

Job No. 24-0568	Drawn by: SJ	Date: 09-04-24	Revised 09-22-25

"A professional company operating in your best interest"

FINAL PLAT
SAIGER FARMS ADDITION
LOT 1, BLOCK A

THIS IS A PLAT FOR LOT 1 AND WILL BE THE DEVELOPMENT OF 1 LOT.
BEING 16.3932 ACRES OF LAND OUT OF THE
JOHN DENTON SURVEY, ABSTRACT 397
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
DEVELOPING ONE (1) LOT TO SF-1 STANDARDS
DATE OF PREPARATION: 9-04-2024

Planning and Zoning Commission

AGENDA ITEM REPORT

E.2

To: Planning and Zoning Commission

Subject: Discuss and consider approval of a replat of Lots 1R1, 1R2, 1R3, Block 1, Gateway Park, being a replat of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create three new lots, and dedicate additional easements for the property generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 38.36 acres tract of land within the Gateway Park Planned Development (PD) zoning district. **Case 1862-PLT/Gateway Park Replat.**

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Replat.

BACKGROUND INFORMATION:

The subject property is a 38.36-acre platted lot, described as Lot 1 Block 1, Gateway Park. Gateway Park subdivision consists of 60.46-acre platted land that is currently subdivided into six lots, Lot 1, Lot 2R1, Lot 2R2, Lot 3R, Lot 4, and Lot 5, Block 1. The Gateway Park subdivision was approved by Town Council in September 2022. This replat application is replatting Lot 1 into three new lots, Lot 1R1, Lot 1R2, and Lot 1R3 to facilitate future development. Necessary easements are also being dedicated via this replat.

All details of the replat 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.

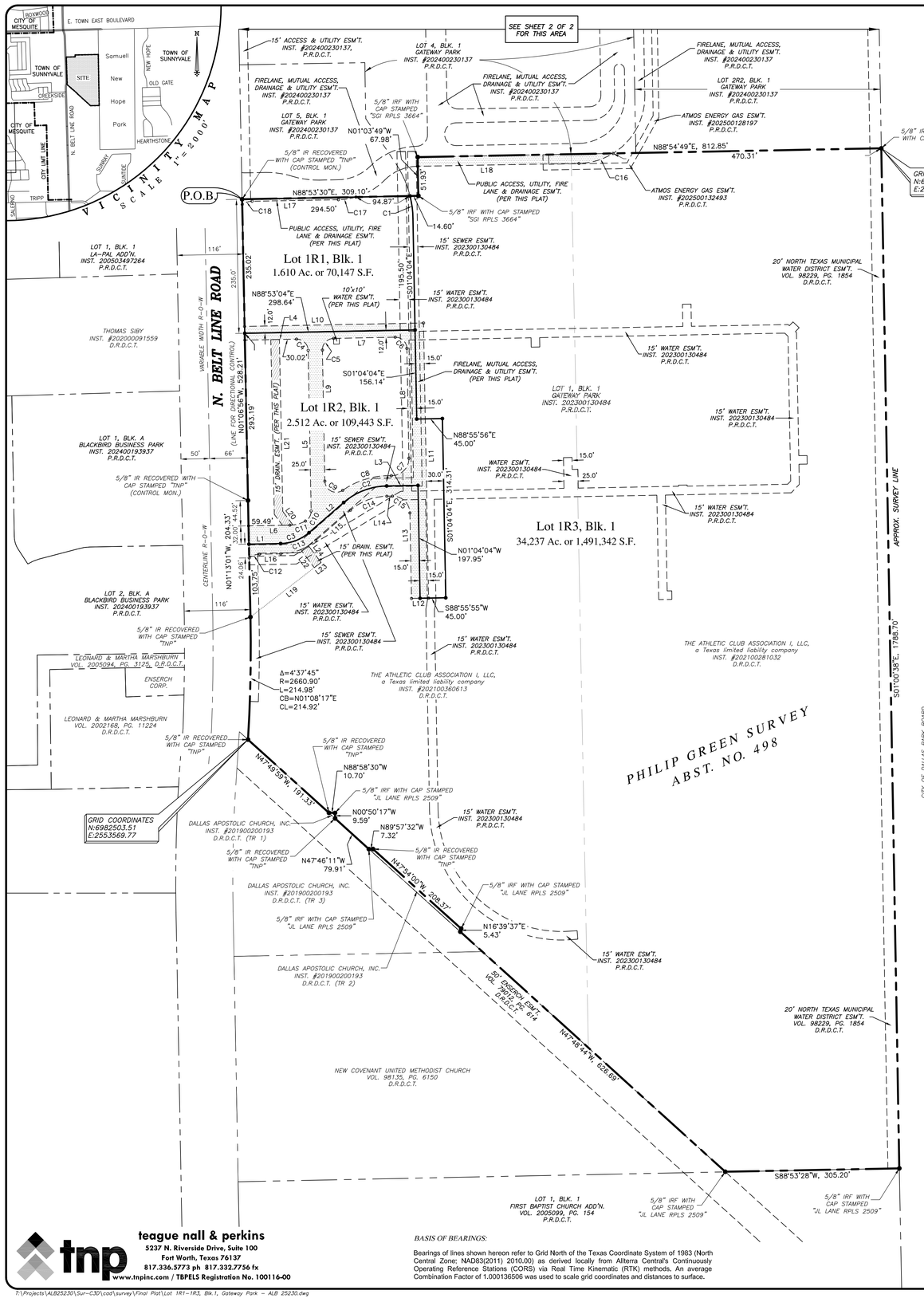
ATTACHMENTS:

Map
Replat

TOWN OF SUNNYVALE

Case 1862 - PLT - Gateway Park Replat
Lots 1R1, 1R2, and 1R3, Block 1





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°57'17"W	55.66'
L2	S48°57'17"W	80.45'
L3	S88°57'34"W	54.86'
L4	S88°53'04"W	90.57'
L5	N01°04'04"W	281.66'
L6	N88°57'17"E	72.44'
L7	N88°53'04"E	108.04'
L8	S01°04'04"E	192.60'
L9	N01°04'04"W	229.87'
L10	N88°53'04"E	313.65'
L11	S01°04'04"E	482.46'
L12	S88°55'56"W	30.00'
L13	N01°04'04"W	149.97'
L14	S88°55'44"W	9.86'
L15	S48°57'17"W	80.45'
L16	S88°57'17"W	37.55'
L17	S88°59'41"W	151.38'
L18	S88°59'41"W	282.43'
L19	N52°17'16"E	141.40'
L20	S36°52'16"E	29.48'
L21	S01°08'12"E	301.64'
L22	N36°52'16"W	39.46'
L23	S53°07'44"W	15.00'
L24	S36°52'16"E	36.85'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.80'	180.00'	012°40'04"	S07°19'38"E	39.72'
C2	82.39'	118.02'	040°00'00"	S68°57'17"W	80.73'
C3	54.46'	78.01'	040°00'00"	S68°57'17"W	53.36'
C4	31.43'	20.00'	090°02'52"	N46°05'30"W	28.30'
C5	31.40'	20.00'	089°57'08"	N43°54'30"E	28.27'
C6	31.43'	20.00'	090°01'44"	S46°05'30"E	28.30'
C7	48.45'	30.00'	092°32'21"	S45°12'07"W	43.36'
C8	90.37'	142.22'	036°24'37"	S73°15'58"W	88.86'
C9	43.24'	20.00'	123°52'16"	N63°00'12"W	35.30'
C10	21.38'	20.00'	061°14'32"	N29°33'12"E	20.37'
C11	28.47'	59.99'	027°11'26"	N75°21'41"E	28.20'
C12	19.36'	30.06'	036°54'15"	S70°24'05"W	19.03'
C13	67.03'	96.01'	040°00'00"	S68°57'17"W	65.68'
C14	69.82'	100.01'	040°00'00"	S68°57'17"W	68.41'
C15	47.13'	30.00'	090°00'13"	N46°04'10"W	42.43'
C16	63.09'	117.50'	030°45'46"	S73°36'48"W	62.33'
C17	31.25'	117.24'	015°16'26"	S81°24'36"W	31.16'
C18	18.51'	30.00'	035°20'42"	S71°19'20"W	18.21'

LEGEND	
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
ESM'T.	EASEMENT
U.E.	UTILITY EASEMENT
DRAIN.	DRAINAGE EASEMENT
BLK.	BLOCK
AC./S.F.	ACREAGE/SQUARE FEET
	PUBLIC ACCESS, UTILITY FIRE LANE AND DRAINAGE EASEMENT
	DRAINAGE EASEMENT

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.000136506 was used to scale grid coordinates and distances to surface.

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPELS Registration No. 100116-00

T:\Projects\ALB25230\Sur-C3D\cad\survey\Final Plat\Lot 1R1-1R3, Blk.1, Gateway Park - ALB 25230.dwg

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 to 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 or 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 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.

NOTES:

1) The surveyor has made no investigation or independent search for easements or encumbrances.

2) All property corners shown hereon are 5/8 inch iron rods set with cap stamped "TNP", (Unless otherwise noted)

3) No portion of the subject property appears to lie within Zone A of the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood (100-year flood), but portions of the subject property appear to lie within Zone X (areas determined to be outside the 0.2% annual chance floodplain), according to the Dallas County Flood Insurance Rate Map (FIRM) Nos. 48113C0390K & 48113C0380L, and depicted from Town of Sunnyvale, Texas, Community Map and Panel No's. 480188 0390K & 480188 0380L, Maps Revised July 7, 2014.

4) 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.

5) Development standards of this plat shall comply with platting requirements of the Unified Development Ordinance as adopted and amended, and Gateway Park PD Ordinance 21-24 as adopted and amended.

6) The purpose of this plat is to create additional lots.

SURVEYOR'S CERTIFICATION

I, Theron W. Sims, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Sunnyvale, Dallas County, Texas.

Given under my hand and seal of office this the __ day of _____, 2025.

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 - RELEASE DATE OCT. 29, 2025

Theron W. Sims, R.P.L.S., No. 5887

Surveyed on the ground _____, 2025

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Theron W. Sims, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the __ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires _____

OWNER:
The Athletic Club Association I, LLC,
3941 Floyd Dr.
Ft Worth, Texas 76116

ENGINEER/SURVEYOR:
Teague, Nall & Perkins
5237 N Riverside Dr., Suite 100
Ft Worth, Texas 76137
(817) 336-5773
Prepared by Theron W. Sims

SHEET NO. 1 OF 2

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS The Athletic Club Association I, LLC, a Texas limited liability company, is the sole owners of 38.359 acres of land situated in the Henry J. Webb Survey, Abstract No. 1588, Town of Sunnyvale, Dallas County, Texas, and being all of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Instrument #202300130484, Plat Records of Dallas County, Texas (P.R.D.C.T.), also being a portion of that certain tract of land conveyed in the deed to The Athletic Club Association I, LLC, a Texas limited liability company, according to the deed filed in Instrument #202100360613, Deed Records of Dallas County, Texas (D.R.D.C.T.), and all of that certain tract of land conveyed in the deed to The Athletic Club Association I, LLC, a Texas limited liability company, according to the deed filed in Instrument #202100281032, D.R.D.C.T., and containing 1,670,932 square feet or 38.359 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT The Athletic Club Association I, LLC, a Texas limited liability company, does hereby adopt this plat designating the herein described property as:

GATEWAY PARK

LOTS 1R1, 1R2 & 1R3, BLOCK 1

An addition to the Town of Sunnyvale, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The fire lane easements shall be open to the general public, fire and police units, and garbage and rubbish collection agencies for each particular use. The utility easements shall be open to 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 of growths shall be constructed, reconstructed, or placed upon, over and across the easement 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 building, fences, trees, shrubs or other improvements or growths which in any way 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity, at any time, of procuring the permission of anyone, and any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and maintenance and service required or ordinarily performed by the utility. The foregoing shall not prohibit the property owner from constructing and maintaining paved surfaces in the easement areas.

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

WITNESS my hand on this the _____ day of _____ 2025.

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the above and foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission expires _____

Recommended for approval by the Planning and Zoning Commission of Sunnyvale, Texas, on the ___ day of _____, 2025

_____ _____
Chairman Date

Approved by the Town Council of Sunnyvale, Texas, on the ____ day of _____, 2025

_____ _____
Mayor Date

_____ _____
Attest: Town Secretary Date

REPLAT

GATEWAY PARK

LOTS 1R1, 1R2 & 1R3, BLOCK 1

Being a replat of all of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Instrument #202300130484, Plat Records of Dallas County, Texas, and containing 38.359 acres of land total.

ALB 25230

E. TOWN EAST BOULEVARD

VARIABLE WIDTH R-O-W

N. BELT LINE ROAD

VARIABLE WIDTH R-O-W

854'

20' ACCESS & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

18' ACCESS & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

18' ACCESS & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

18' ACCESS & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

LOT 3R, BLK. 1 GATEWAY PARK INST. #202400230137 P.R.D.C.T.

15' WATER ESM'T. INST. #202400230137, P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15' ACCESS & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

7'X15' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15'X7.16' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

15'x15' SEWER ESM'T. INST. #202400230137 P.R.D.C.T.

LOT 2R1, BLK. 1 GATEWAY PARK INST. #202400230137 P.R.D.C.T.

15'x15' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

15'X11.23' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESM'T. VOL. 98229, PG. 1854 D.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15' ACCESS & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

15' X 7' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

HOPE DEVELOPMENT PARTNERS 2, LLC, a Texas limited partnership INST. #202100196244 D.R.D.C.T. (REMAINDER TR.)

15'x7.16' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

LOT 2R2, BLK. 1 GATEWAY PARK INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

LOT 4, BLK. 1 GATEWAY PARK INST. #202400230137 P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137, P.R.D.C.T.

15'X7.27' WATER ESM'T. INST. #202400230137, P.R.D.C.T.

15' ACCESS & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

SEWER ESM'T. INST. #202400230137, P.R.D.C.T.

DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

PHILIP GREEN SURVEY ABST. NO. 498

LOT 5, BLK. 1 GATEWAY PARK INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

15' DRAIN. ESM'T. INST. #202400230137 P.R.D.C.T.

15' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

WATER ESM'T. INST. #202400230137 P.R.D.C.T.

15' WATER ESM'T. INST. #202400230137 P.R.D.C.T.

WATER ESM'T. INST. #202400230137 P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY ESM'T. INST. #202400230137, P.R.D.C.T.

LOT 1, BLK. 1 GATEWAY PARK INST. 202300130484 P.R.D.C.T.

THE ATHLETIC CLUB ASSOCIATION I, LLC, a Texas limited liability company INST. #202100281032 D.R.D.C.T.

WATER ESM'T. INST. 202300130484 P.R.D.C.T.

SEWER ESM'T. INST. 202300130484 P.R.D.C.T.

THE ATHLETIC CLUB ASSOCIATION I, LLC, a Texas limited liability company INST. #202100360613 D.R.D.C.T.

Lot 1R3, Blk. 1
34,237 Ac. or 1,491,342 S.F.

Lot 1R1, Blk. 1
1.610 Ac. or 70,147 S.F.

SEE SHEET 1 OF 2 FOR THIS AREA

CITY OF DALLAS PARK BOARD VOL. 4553, PG. 2 DALLAS COUNTY PROBATE RECORDS

N

0 50' 100'

SCALE: 1"=50'

THE SOLE PURPOSE FOR THIS SHEET 2 OF 2 IS TO SHOW THE PREVIOUS PLAT OF GATEWAY PARK, FILED IN INSTRUMENT #202400230137, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

REPLAT

GATEWAY PARK

LOTS 1R1, 1R2 & 1R3, BLOCK 1

Being a replat of all of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, as filed in Instrument #202300130484, Plat Records of Dallas County, Texas, and containing 38.359 acres of land total.

SHEET NO. 2 OF 2

BASIS OF BEARINGS:

Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(2011) 2010.00) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods, An average Combination Factor of 1.000136506 was used to scale grid coordinates and distances to surface.

OWNER:
The Athletic Club Association I, LLC,
3941 Floyd Dr.
Ft Worth, Texas 76116

ENGINEER/SURVEYOR:
Teague, Nall & Perkins
5237 N Riverside Dr., Suite 100
Ft Worth, Texas 76137
(817) 336-5773
Prepared by Theron W. Sims

teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.332.7756 fx
www.tnpinc.com / TBPELS Registration No. 100116-00

T:\Projects\ALB25230\Sur-C3D\cad\survey\Final Plat\Lot 1R1-1R3, Blk.1, Gateway Park - ALB 25230.dwg

Planning and Zoning Commission

AGENDA ITEM REPORT

E.3

To: Planning and Zoning Commission

Subject: Discuss, and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant retail/restaurant building on an approximately 2.5-acre platted lot, described as Lot 1R2, Block 1, Gateway Park, at 3200 N. Belt Line Road, within Planned Development (PD) zoning district. **Case 1860-SP Victory Sunnyvale Retail Site Plan** .

Meeting: Planning and Zoning Commission - November 19, 2025

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommend the applicant continues to improve the building elevation plan to comply and conform to the Sunnyvale Unified Development Standards (UDO) and the overall higher development standards that is typical of the Gateway Park Planned Development, before this Site Plan application should be approved.

BACKGROUND INFORMATION:

Applicant Drew Donosky, Claymoore Engineering, has submitted a site plan application to construct a 19,000 SF multi-tenant retail/restaurant building on approximately 2.5-acres tract of land; generally located at 3200 N. Belt Line Road, within the Gateway Park Planned Development (PD) zoning District (Ordinance No. 24-08). An accompanying PD amendment request and a replat request is under consideration for the Planning and Zoning Commission. The PD amendment will change the land use of this subject property from hotel to retail/restaurant. Additional signage allowances are being added to the PD Ordinance to allow two multi-tenant monument signs on this subject property. The PD amendment has to be approved for this site plan application to be complaint with the PD Concept Plan.

Proposed Development:

Site Layout and Details

The Gateway Park site has been subdivided into six lots, described as Lot 1, 2R1, 2R2, 3R, 4, and 5, Block 1, Gateway Park. Currently a replat application is being processed to subdivide

Lot 1 into three lots described as Lot 1R1, 1R2, 1R3, Block 1, Gateway Park and dedicate additional easements. The proposed retail building will be located on the newly created Lot 1R2, Block 1, Gateway Park. This replat is a companion item on the Planning and Zoning Commission meeting agenda. The multi-tenant retail/restaurant building will face Belt Line Road and will be accessed through two shared driveways.

Parking

Majority of the surface parking offered for the building are located at the front of the building along Belt Line Road. One parking space per 200 SF of floor area is required for retail use, and one parking space per 100 SF of floor area is required for restaurant use per Sunnyvale UDO. The proposed development meets the UDO parking requirement.

Proposed Use	Required Parking	Proposed Parking
Restaurant – 9,000 SF	90	90
Retail – 10,000 SF	50	60

Landscaping

The subject property must meet the Gateway Park PD landscaping requirements. A 25-ft landscape buffer is required along Belt Line Road. One shade tree per 40 linear feet and one ornamental tree per 25 linear feet of street frontage within the landscape buffer is required. Interior parking lot landscaping is required in addition to the landscape buffer. The following table summarizes proposed landscaping for this site.

Landscaping Requirement	Provided
Landscape buffer along Belt Line Road	Yes
One shade tree per 40 linear feet of street frontage	Yes, 10 shade trees along Belt Line Road proposed with a combination of Buckley Oak, Shumard Red Oak, and Cedar Elm.
2-ft to 6-ft low meandering berm	No
Interior parking lot and site landscaping	Yes, 3,190 sf landscape area is proposed within parking lot islands.
Rows of shrubs to provide visual buffer of parking areas and dumpster encloser screening	Yes

In addition to the landscaping proposed within the site and within the landscape buffers, a 6-feet wide meandering concrete sidewalk is proposed along Belt Line Road to promote pedestrian access, walkability and connectivity.

Building Articulation and Design

The proposed retail building design is required to meet the following articulation and design standards of the UDO Section 3.06.08.D that in staff opinion has not been met:

Nonresidential Front Façade Entry Requirements

1. A front facade shall be articulated and designed to present a distinctive entry presence, emphasizing the building's entry point along the façade.
2. Each building shall provide a sheltered entry.

Tripartite Building Design/Composition

1. Buildings shall incorporate a tripartite building composition (base, middle and top).
2. The tripartite shall be proportioned to the other elements of the tripartite and the overall structure.

Special Area Design Standards

Belt Line Road Corridor
Architectural Standards

1. Building facades shall be offset, varied and articulated at least five (5) feet in depth for every 50 feet in horizontal surface length.
2. All buildings shall be architecturally finished on all four (4) sides with a higher level of articulation on the front facades.
3. Front facades shall be those facades directly visible from Belt Line Road and the facade used as the primary entrance.
4. In the event that the side of the building is facing Belt Line Road, the side facade articulation shall be similar to the front.
5. No rear facade shall face Belt Line Road.
6. Facade offsets and calculations verifying that building elevations meet the above specifications are required to be listed on a building facade elevation plan submitted to the Town in conjunction with the Site Plan.
7. All buildings shall be designed to incorporate no less than seven (7) of the following architectural elements:
   - (a) Canopies
   - (b) Awnings
   - (c) Overhangs
   - (d) Recesses or projections
   - (e) Arcades or colonnades
   - (f) Outdoor patios or plazas
   - (g) Display windows
   - (h) Architectural details, such as tile work or moldings, integrated into building facade
   - (i) Integrated planters or wing walls that incorporate landscape and sitting areas
   - (j) Variety of stone coursing
   - (k) Gable end roof and/or hip roofs
   - (l) Pitched roofs with multiple pitch angles and/or peaked roof forms
   - (m) Metal, tile, slate roofing material
   - (n) Courtyards between buildings
   - (o) Exposed rafters at eaves
   - (p) Arbors

8 Ground floor facades facing Belt Line Road must incorporate the aforementioned architectural elements along no less than 60 percent of the total facade. The remaining 40 percent shall not be a continuous wall plane.

Signage

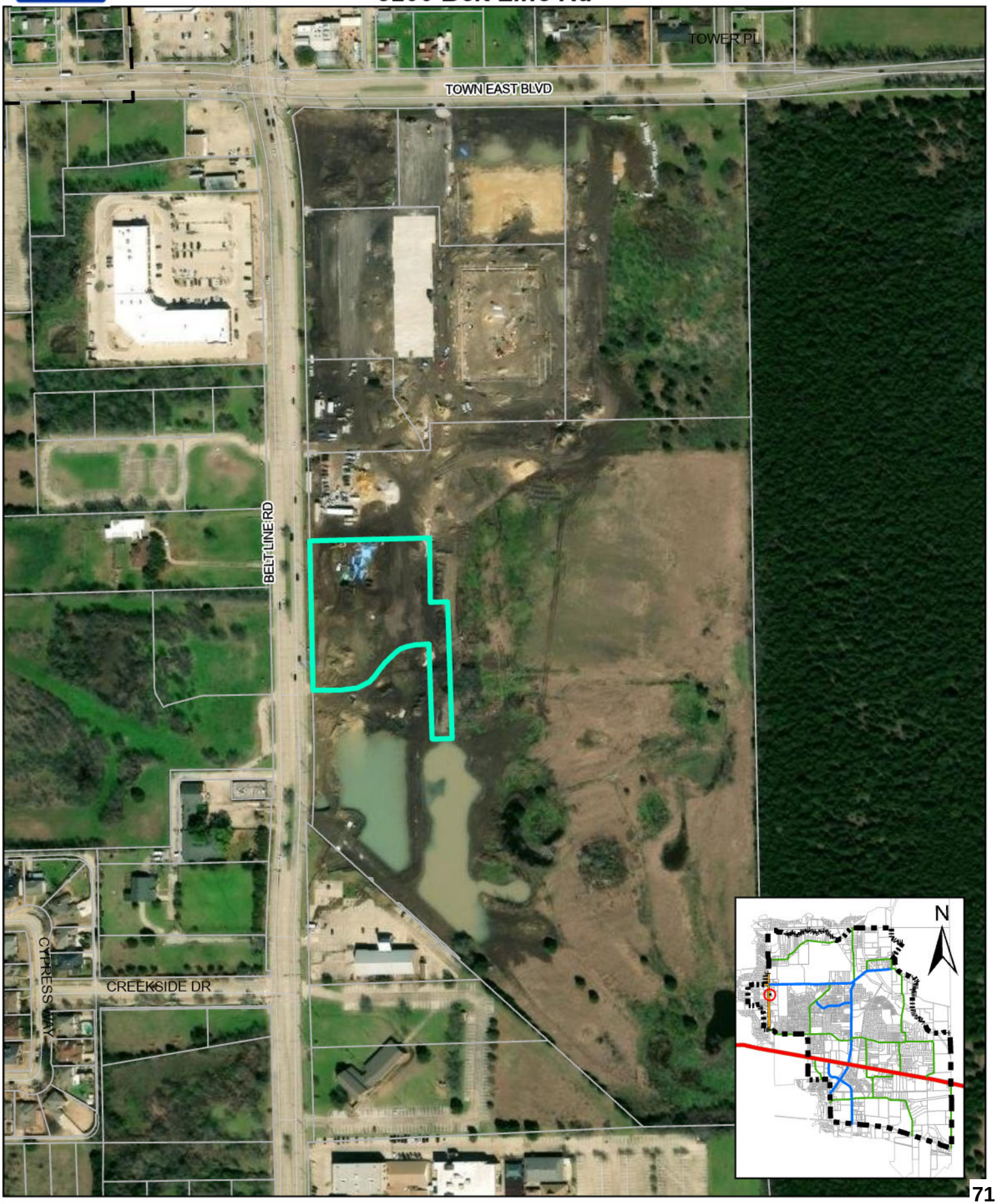
The Gateway Park PD ordinance mostly follow UDO requirements regarding signage with few additional signage allowance that normally would not be allowed in the UDO. The applicant is requesting two multi-tenant monument signs for the subject property with certain height and size restrictions. Each sign design and plan will be required during sign permit approval process.

ATTACHMENTS:

Map
Site Plan
Landscape Plans
Building Elevations

TOWN OF SUNNYVALE

Case 1860 - SP - Victory Sunnyvale Retail Site Plan
3200 Belt Line Rd



TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

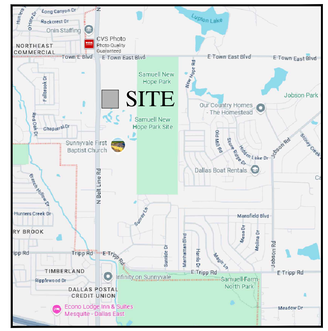
SITE DATA SUMMARY TABLE																	
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT-# ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ. FT.)	
							REQ.	PROV.	REQ.	PROV.	RATIO	REQ.	PROV.	REQ.	PROV.		
1	PD-2024-08	RETAIL RESTAURANT	2.51	109,384	19,000	29'-0" 1 STORY	55% MAX	17.4%	0.5:1 MAX	0.174	REST. 1:100 SF RETAIL 1:200 SF	90 50	90 50	5	5	16,402	15%

GRAPHIC SCALE

30 0 15 30 60

1 inch = 30 ft.

SITE NOTES:
1. NO TREES WILL BE REMOVED FOR THIS ADDITION.
2. REGIONAL DETENTION PROVIDED BY OVERALL DEVELOPMENT.
3. SANITATION CONTAINER WALLS SHALL BE MASONRY, AND THE EXTERIOR WALL FINISH SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES.
4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS/EGRESS.
5. DUMPSTER PADS AND ENCLOSURES SHALL NOT BE IN THE RIGHT OF WAY OR FIRE LANES.
6. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	CONCRETE CURB & GUTTER
	DRIVES BY OTHERS (NOT PART OF THIS PROJECT)
	HEAVY DUTY CONCRETE PAVEMENT
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY DUMPSTER PAVEMENT
10	PARKING COUNT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

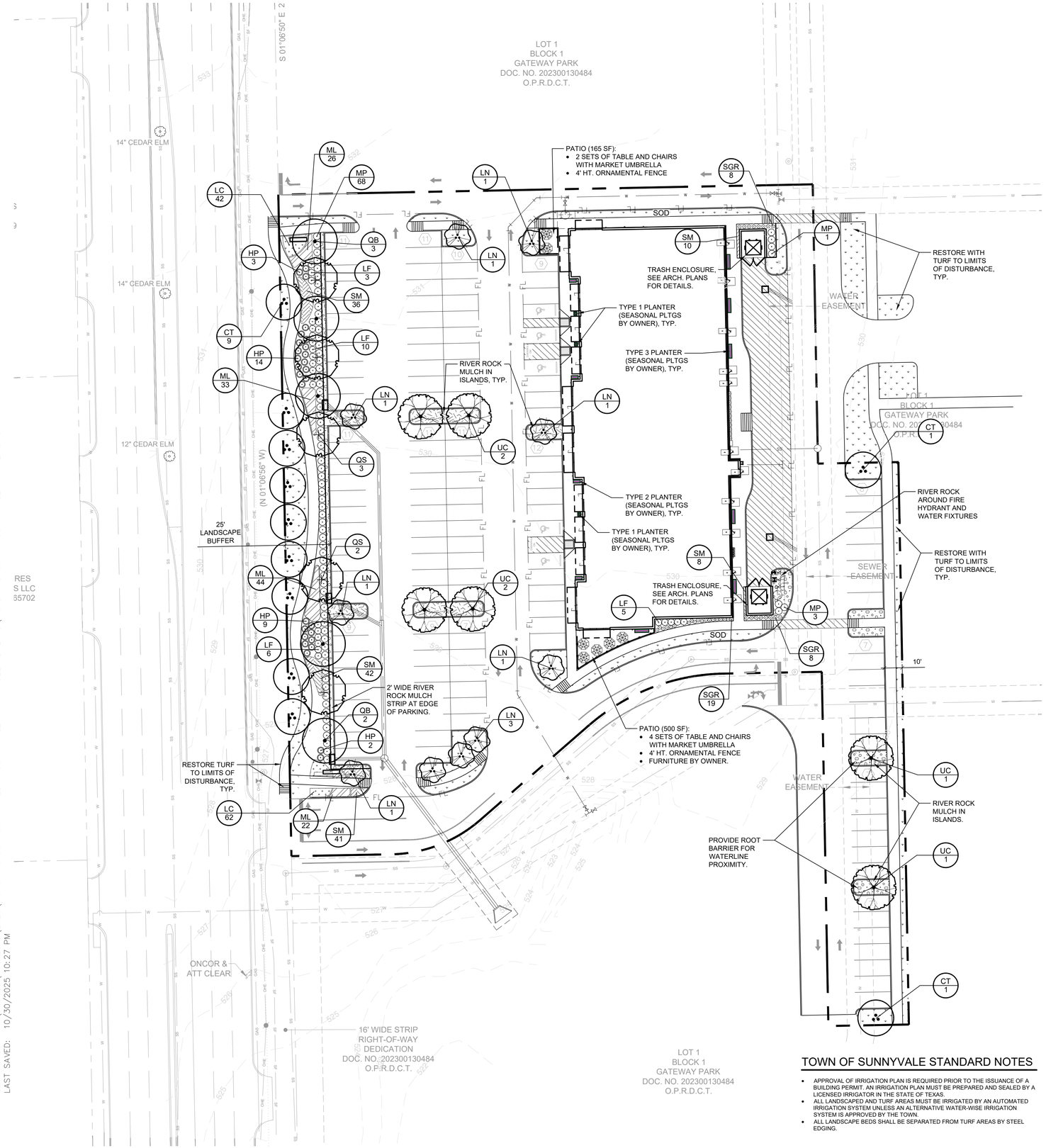
APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

SITE PLAN

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PLOTTED BY: DAN CABALLERO
PLOT DATE: 10/31/2025 4:20 PM
LOCATION: Z:\PROJECTS\PROJECTS\2025-045 VICTORY SUNNYVALE RETAIL GATEWAY\CADD\SHEETS\PRELIMINARY SITE PLAN.DWG
LAST SAVED: 10/28/2025 11:14 AM



PLOTTED BY: SHARON STACHECKI
PLOT DATE: 10/31/2025 11:24 AM
LOCATION: P:\SHARED\PROJECTS\2025\VICTORY GROUP SUNNYVALE – SUNNYVALE TX – N BELT LINE RD\VICTORY GROUP – SUNNYVALE TX – LP.DWG
LAST SAVED: 10/30/2025 10:27 PM

TOWN OF SUNNYVALE STANDARD NOTES

- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM UNLESS AN ALTERNATIVE WATER-WISE IRRIGATION SYSTEM IS APPROVED BY THE TOWN.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

LANDSCAPE CALCULATIONS

JURISDICTION:	TOWN OF SUNNYVALE, TX
ZONING:	LR (LOCAL RETAIL)
TOTAL SITE AREA:	109,384 SF (2.51 ACRES)
TOTAL LANDSCAPE AREA:	16,402 SF
LANDSCAPE BUFFER	
N BELT LINE RD. FRONTAGE:	370 LF X 25 LF WIDE = 9,250 SF (6,044 SF LANDSCAPED)
	TREES REQUIRED: 19 TREES (2 PER 1000 SF)
TREES PROVIDED:	11 SHADE TREES + 8 ORN. TREES*
*WHERE IN CLOSE PROXIMITY TO OHE	
SHRUBS REQUIRED:	46 SHRUBS (5 PER 1000 SF)
SHRUBS PROVIDED:	46 SHRUBS
PARKING LOT SCREENING ADJACENT TO LANDSCAPE BUFFER	
PARKING LOT LENGTH:	300 LF
SHRUBS REQUIRED:	60 SHRUBS (1 PER 5 LF)
SHRUBS PROVIDED:	66 SHRUBS
INTERIOR PARKING LOT LANDSCAPING	
PARKING SPACES:	140
LANDSCAPE AREA REQUIRED:	2,240 SF (16 SF PER OF PARKING SPACE)
LANDSCAPE AREA PROVIDED:	3,190 SF
TREES REQUIRED:	6 TREES (1 TREE PER 400 SF OF REQ'D LANDSCAPE AREA)
TREES PROVIDED:	6 TREES
SHADE TREE W/IN 100' OF EACH SPACE:	PROVIDED
ORNAMENTAL TREES REQUIRED:	10 TREES (1 TREE PER TERMINUS ISLAND)
ORNAMENTAL TREES PROVIDED:	10 TREES
LANDSCAPE ADJACENT TO BUILDINGS	
BUILDING AREA:	19,000 SF
ORNAMENTAL TREES REQUIRED:	2 TREES (1 TREE PER 1000 SF OF BLDG AREA)
ORNAMENTAL TREES PROVIDED:	2 TREES
PLANTERS/PLANTING BEDS REQUIRED:	AT KEY ENTRYWAYS AND SEATING AREAS
PROVIDED:	AS REQUIRED

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS OR UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE OR UTILITY. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR RIVER ROCK AND TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES
6. IRRIGATION SYSTEM SHALL BE TYPE DRIP OR MICRO SPRAY WITH WEATHER AND SOIL MOISTURE SENSOR AND SMRT LOGIC INTERNET COMPATIBLE. SYSTEM DESIGN SHALL MAXIMIZE DELIVERY OF WATER TO PLANT AREAS, INCLUDING PLANTERS, WHILE MINIMIZING OVER-SPRAY, RUNOFF AND CUSTOMER DISRUPTION. CONTROLS SHALL BE SET TO RUN AT OPTIMAL TIMES; EARLY MORNING AND EVENING, TO MINIMIZE EVAPORATION LOSS AND BUSINESS HOURS DISRUPTION.
7. IRRIGATION SYSTEM SHALL BE SEPARATELY METERED AND INCLUDE AN INTEGRAL BACKFLOW PREVENTION DEVICE. VAULT TYPE CONTROL AND VALVES ARE PREFERRED AND MUST BE ACCESSIBLE BY TENANT.

TEXAS REGISTRATION #14199

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

NOTES:

1. NO TREES WILL BE REMOVED FOR THIS ADDITION.
2. SEE SHEET LP-2 FOR PLANTING SCHEDULE.

REGISTERED LANDSCAPE ARCHITECT
SHARON M STACHECKI
3882
STATE OF TEXAS

10/31/2025

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

LANDSCAPE PLAN

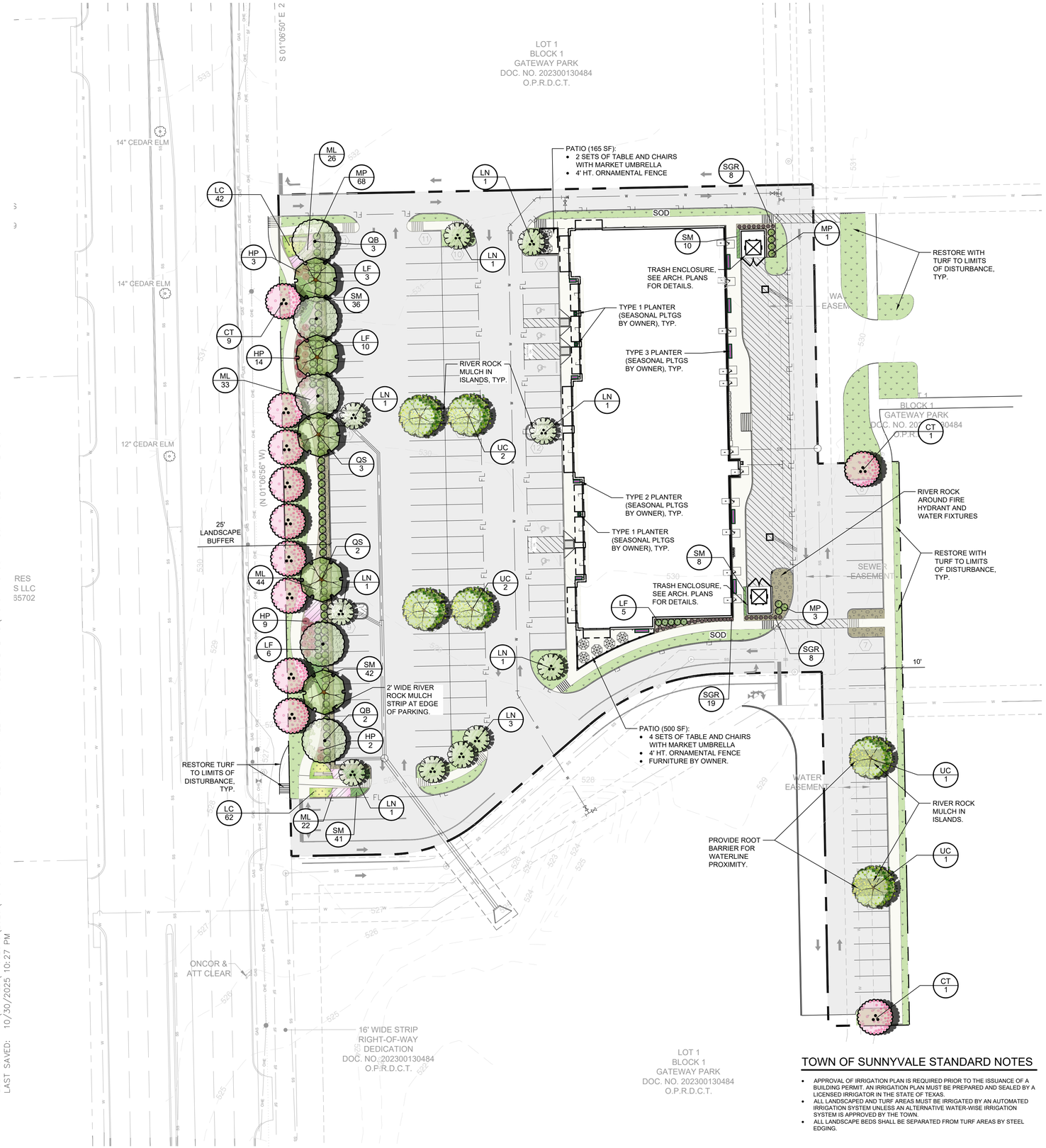
VICTORY SUNNYVALE

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION

BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PREPARATION DATE: 09/02/2025

LP-1



LANDSCAPE CALCULATIONS

JURISDICTION:	TOWN OF SUNNYVALE, TX
ZONING:	LR (LOCAL RETAIL)
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N BELT LINE RD. FRONTAGE:	370 LF X 25 LF WIDE = 9,250 SF (6,044 SF LANDSCAPED)
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TOWN OF SUNNYVALE STANDARD NOTES

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- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

NOTES:

1. NO TREES WILL BE REMOVED FOR THIS ADDITION.
2. SEE SHEET LP-2 FOR PLANTING SCHEDULE.



VICINITY MAP

NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
SHARON M STACHECKI
3682
STATE OF TEXAS

10/31/2025

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

LANDSCAPE PLAN

VICTORY SUNNYVALE

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PREPARATION DATE: 09/02/2025

LP-1

PLOTTED BY: SHARON STACHECKI
PLOT DATE: 10/31/2025 11:19 AM
LOCATION: P:\SHARED\PROJECTS\2025\VICTORY GROUP SUNNYVALE - SUNNYVALE TX - N BELT LINE RD\VICTORY GROUP - SUNNYVALE TX - N BELT LINE RD - LP.DWG
LAST SAVED: 10/30/2025 10:27 PM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	MIN. SIZE
SHADE TREES					
	QB	5	Quercus buckleyi Buckley Oak	Cont. or B&B	3" cal., 10' ht.
	QS	5	Quercus shumardii Shumard Red Oak	Cont. or B&B	3" cal., 10' ht.
	UC	6	Ulmus crassifolia Cedar Elm	Cont. or B&B	3" cal., 10' ht.
ORNAMENTAL TREES					
	CT	11	Cercis canadensis `texensis` Texas Redbud	Cont. or B&B	3-5 Canes, 3" total cal., 10' ht.
	LN	10	Lagerstroemia indica x fauriei `Natchez` Natchez Crape Myrtle Multi-Trunk	Cont. or B&B	3-5 Canes, 3" total cal., 10' ht.
SHRUBS					
	HP	28	Hesperaloe parviflora Red Yucca	Cont.	5 gal.
	LF	24	Leucophyllum frutescens `compactum` Texas Sage	Cont.	5 gal.
	MP	75	Myrica pusilla Dwarf Southern Wax Myrtle	Cont.	5 gal.
	SGR	35	Salvia greggii 'Furmans Red' Autumn Sage	5 GAL	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	MIN. SIZE	SPACING
PERENNIALS / ORNAMENTAL GRASSES						
	LC	104	Lantana camara `New Gold` New Gold Lantana	Cont.	1 gal., full	18" o.c.
	ML	125	Muhlenbergia capillaris `Lenca` Regal Mist® Pink Muhly Grass	Cont.	3 gal., full	24" o.c.
	SM	152	Stipa tenuissima Mexican Feather Grass	Cont.	1 gal., full	20" o.c.

SYMBOL	CODE	BOTANICAL / COMMON NAME	NOTES
GROUND COVERS			
	WM	Wood Much Mulch at 3" Depth	Mulch
GROUNDCOVER MATERIAL			
	RR	1"-1 1/4" CAFE RIVER ROCK Color: Tan/Brown Blend	3" DEPTH OVER FILTER FABRIC
SOD/SEED			
	CE	Cynodon dactylon `Tif Tuf` TifTuf™ Bermudagrass	SOD

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR ¾" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR ¾" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
         iij. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT — SHARON M STACHECKI — 3682 — STATE OF TEXAS

10/31/2025

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EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

PLANTING SCHEDULE & SPECS

VICTORY SUNNYVALE

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PREPARATION DATE: 09/02/2025

LP-2

PLOTTED BY: SHARON STACHECKI
PLOT DATE: 10/31/2025 11:25 AM
LOCATION: P:\SHARED\PROJECTS\2025\VICTORY GROUP SUNNYVALE - SUNNYVALE TX - N BELT LINE RD\VICTORY GROUP - SUNNYVALE TX - LP.DWG
LAST SAVED: 10/30/2025 10:27 PM

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	MIN. SIZE
SHADE TREES					
	QB	5	Quercus buckleyi Buckley Oak	Cont. or B&B	3" cal., 10' ht.
	QS	5	Quercus shumardii Shumard Red Oak	Cont. or B&B	3" cal., 10' ht.
	UC	6	Ulmus crassifolia Cedar Elm	Cont. or B&B	3" cal., 10' ht.
ORNAMENTAL TREES					
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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR ¼" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR ¼" LANDSCAPERS COMPOST - USE MANUFACTURER'S RECOMMENDED RATE
         iij. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS UNLESS IF LOCAL JURISDICTION REQUIRES OR OAK TREES LOCATED IN OAK WILT SUSCEPTIBLE AREAS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING
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BEDFORD, TX 76021

REGISTERED LANDSCAPE ARCHITECT
SHARON M STACHECKI
3682
STATE OF TEXAS

10/31/2025

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

PLANTING SCHEDULE & SPECS

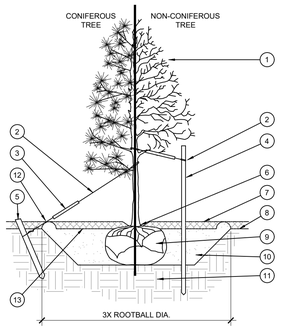
VICTORY SUNNYVALE

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PREPARATION DATE: 09/02/2025

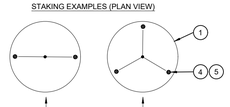
LP-2

PLOTTED BY: SHARON STACHECKI
PLOT DATE: 10/31/2025 11:20 AM
LOCATION: P:\SHARED\PROJECTS\2025\VICTORY GROUP SUNNYVALE - SUNNYVALE TX - N BELT LINE RD\VICTORY GROUP - SUNNYVALE TX - LP.DWG
LAST SAVED: 10/30/2025 10:27 PM



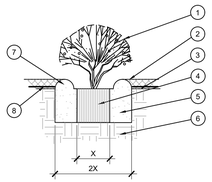
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



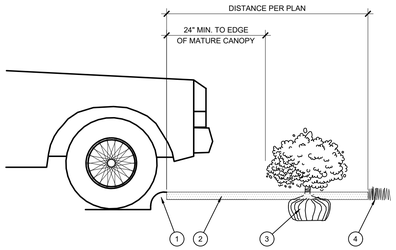
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



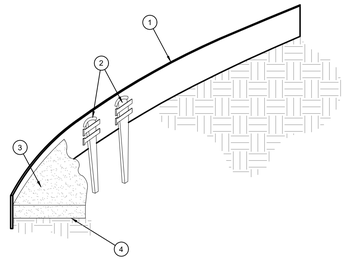
1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

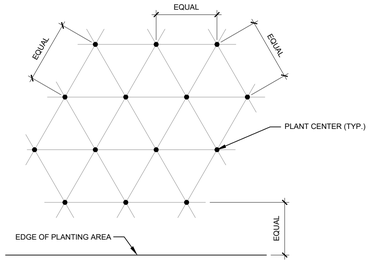
C PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

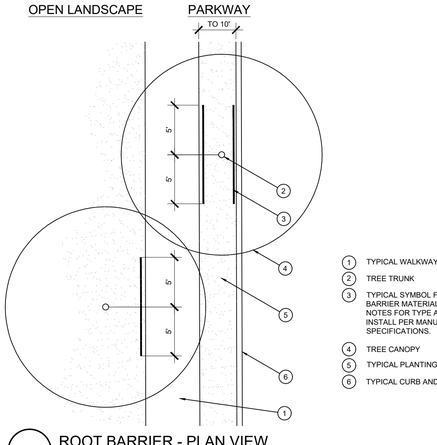
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM
3231 HARWOOD ROAD
BEDFORD, TX 76021

PLOTTED BY: SHARON STACHECKI
PLOT DATE: 10/31/2025 11:25 AM
LOCATION: P:\SHARED\PROJECTS\2025\VICTORY GROUP SUNNYVALE TX - N BELT LINE RD\VICTORY GROUP SUNNYVALE TX - LP.DWG
LAST SAVED: 10/30/2025 10:27 PM



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

URBAN POT
USA & CANADA
TOLL FREE: 1-833-723-1300
EMAIL: info@urbanpot.com
www.urbanpot.com

STANDARD ALUMINUM PLANTERS

MATERIAL : ALUMINUM 5052H32

THICKNESS : 1/8"

COLOR : Pure snow, Midnight Black, Misty Grey, Eclipse Grey, Pewter, Nut Terra, Copper Earth, Smoky Quartz

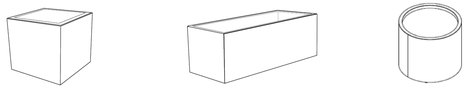
SHAPE : SQUARE, RECTANGLE, ROUND

TOP LIP : 1" to 2"

OPTIONS : Drainage holes : Yes / No - Toe Kick



COLOR BY OWNER



CUBE
Format (Length x width x height)

- UPCUBE16: 16 x 16 x 16"
- UPCUBE20: 20 x 20 x 20"
- UPCUBE24: 24 x 24 x 24" TYPE 1
- UPCUBE36: 36 x 36 x 36"
- UPCUBE48: 48 x 48 x 48"

RECTANGLE
Format (Length x width x height):

- UPRECT482424 : 48 x 24 x 24" TYPE 2
- UPRECT722424 : 72 x 24 x 24"
- UPRECT962424 : 96 x 24 x 24" TYPE 3
- UPRECT722436 : 72 x 24 x 36"
- UPRECT723636 : 72 x 36 x 36"
- UPRECT963636 : 96 x 48 x 36"
- UPRECT482442 : 48 x 24 x 42"
- UPRECT722442 : 72 x 24 x 42"
- UPRECT963642 : 96 x 48 x 42"

CYLINDER
Format (Length x width x height):

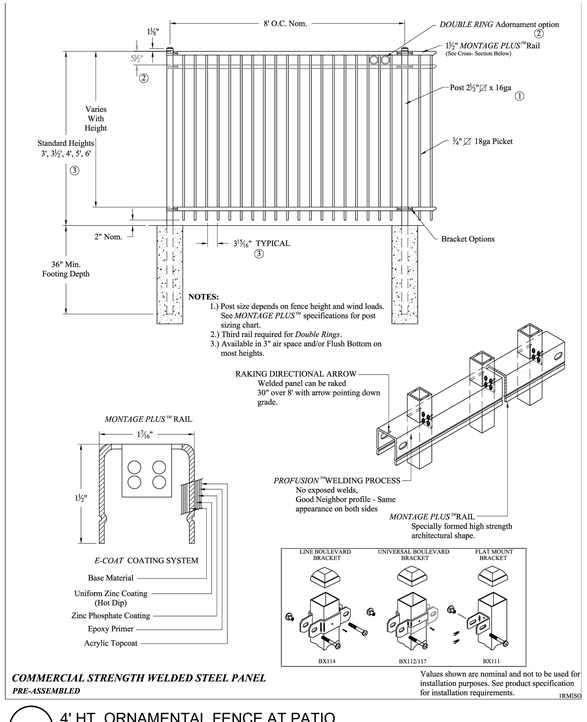
- UPRCYL2418 : dia 24 x 18"
- UPRCYL2424 : dia 24 x 24"
- UPRCYL3632 : dia 36 x 32"
- UPRCYL3636 : dia 36 x 36"
- UPRCYL4842 : dia 48 x 42"

ALL DIMENSIONS AND COLORS CUSTOMIZABLE TO SUIT DESIGN

NOTES:
1. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
2. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

G STANDARD ALUMINUM PLANTERS

REVISION DATE November 2024



1. Post size depends on fence height and wind loads. See *MONTAGE PLUS™* specifications for post sizing chart.
2.) Third rail required for *Double Rings*.
3.) Available in 3" air space and/or Flush Bottom on most heights.

COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RMISO

H 4' HT. ORNAMENTAL FENCE AT PATIO
SCALE: NOT TO SCALE

SHARON M STACHECKI 3682 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS
10/31/2025

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.880.6830
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING · IRRIGATION DESIGN

FLOODPLAIN NOTE

THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE "X" AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED JULY 7, 2014 AND IS LOCATED IN COMMUNITY NUMBER 480188 AS SHOWN ON MAP 48113C0390K. THE LOCATION OF THE FLOOD ZONE IS APPROXIMATE.

OWNER:
ATHLETIC CLUB ASSOCIATION I LLC
3941 FLOYD DRIVE
FORT WORTH, TEXAS 76116
PH: 817.501.1440
CONTACT NAME: ERIC WOERNER

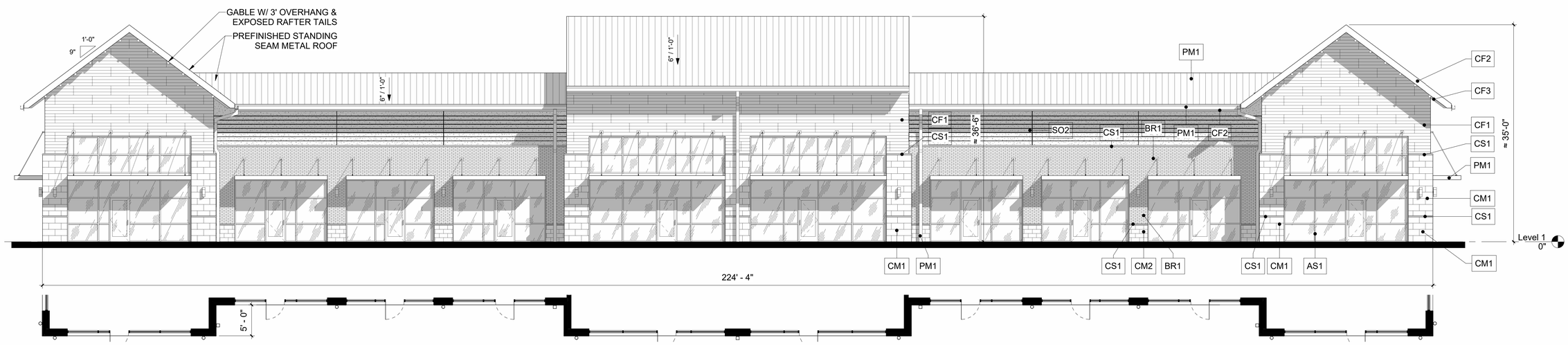
APPLICANT:
CLAYMOORE ENGINEERING, INC.
3231 HARWOOD ROAD
BEDFORD, TX 76021
PH: 817.281.0572
CONTACT NAME: DREW DONOSKY

SURVEYOR:
EAGLE SURVEYING, LLC.
210 SOUTH ELM STREET - SUITE 104
DENTON, TX 76201
PH: 940.222.3009
CONTACT NAME: TED GOSSETT

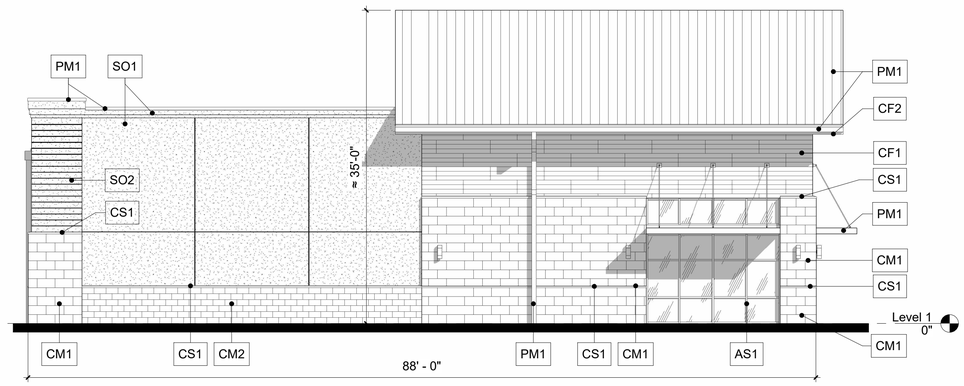
LANDSCAPE DETAILS
VICTORY SUNNYVALE
LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY, ABSTRACT NUMBER 498 IN THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PREPARATION DATE: 09/02/2025

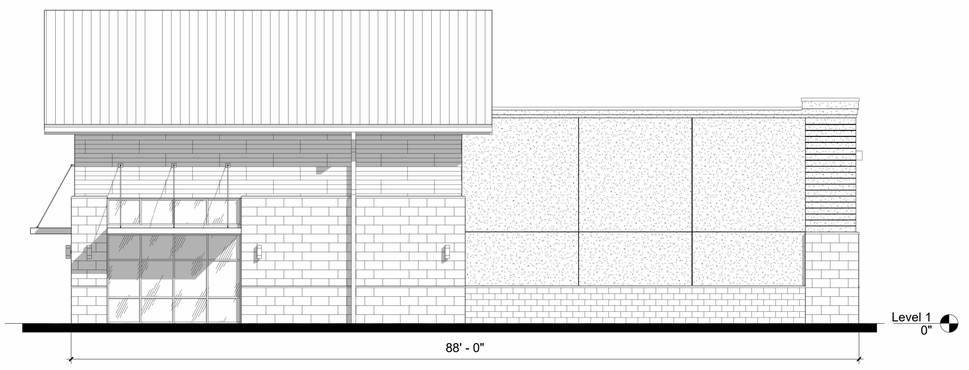
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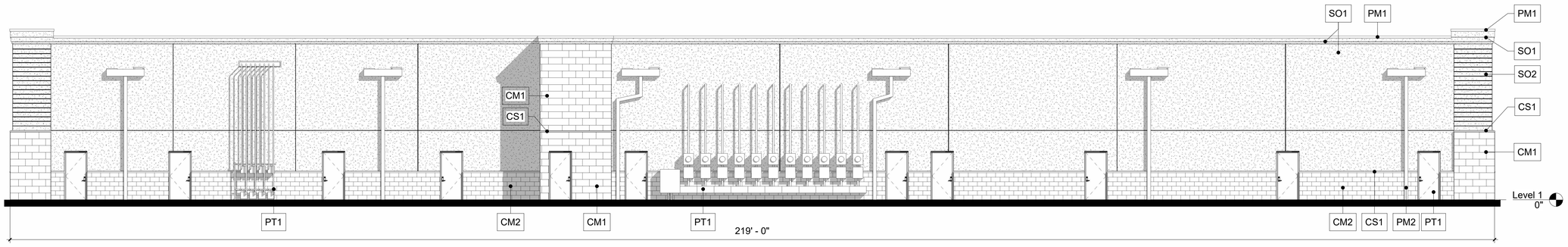
1 West Elevation (Front)
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

Material Schedule-Site Plan		
Mark	Manufacturer	Color/Finish
Aluminum Storefront Frames & Mullions		
AS1	Kawneer	Color: "Black"
Brick		
BR1	TBD	Color: White
Cast Stone		
CS1	TBD	Color: Gray
Cement Fiber Board		
CF1	Nichiha	Color: "Ash"
CF2	TBD	Color: Match PT2
CF3	TBD	Color: Red/Cedar
Concrete Masonry Unit		
CM1	Best Block	Color: #700 "White Limestone" Gound Face (24x12)
CM2	Best Block	Color: #700 "White Limestone" Gound Face (16x8)
Paint		
PT1	Sherwin-Williams	Color: SW 9582 "White Sand"
PT2	Sherwin-Williams	Color: SW 7048/245-C7 "Urbane Bronze"
PT3	Sherwin-Williams	Color: SW 9111 / 205-C3 "Antler Velvet"
Prefinished Metal		
PM1	Berridge	Color: "Charcoal Grey"
PM2	Berridge	Color: "Shasta White"
Stucco		
SO1	TBD	Color: Match PT1
SO2	TBD	Color: Match PT3

Note:
Materials for conceptual purposes only, materials may change due to availability and market conditions.

Construction Information:

Construction Type:	V-B
Occupancy:	Retail/Restaurant
Sprinkler:	NFPA 13

West (Front) Elevation (areas in square feet)

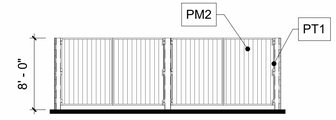
Total Wall Area:	5,575	
Storefront Frame & Mullions (AS1) & Glass:	2,311	≈41%
Hollow Metal Doors:	0	≈0%
Masonry (CM1/CM2) & Cast Stone (CS1):	469	≈8%
Masonry (BR1) & Cast Stone (CS1):	799	≈14%
Stucco (SO1):	635	≈11%
Cement Fiber Field (CF1):	1,063	≈19%
Cement Fiber (CF2) & Metal Trim (PM1):	297	≈5%

North & South Elevations (each) (areas in square feet)

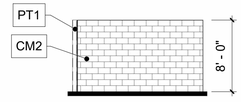
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Storefront Frame & Mullions (AS1) & Glass:	210	≈10%
Hollow Metal Doors:	0	≈0%
Masonry (CM1/CM2) & Cast Stone (CS1):	636	≈31%
Masonry (BR1) & Cast Stone (CS1):	0	≈0%
Stucco (SO1):	818	≈40%
Cement Fiber Field (CF1):	303	≈15%
Cement Fiber (CF2) & Metal Trim (PM1):	70	≈3%

East Elevation (areas in square feet)

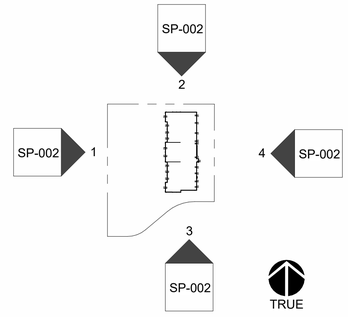
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Hollow Metal Doors:	263	≈5%
Masonry (CM1/CM2) & Cast Stone (CS1):	1,043	≈20%
Masonry (BR1) & Cast Stone (CS1):	0	≈0%
Stucco (SO1):	3,913	≈74%
Cement Fiber Field (CF1):	0	≈0%
Cement Fiber (CF2) & Metal Trim (PM1):	73	≈1%



5 Dumpster Gate Elevation
1/8" = 1'-0"



6 Dumpster Side Elevation
1/8" = 1'-0"



7 Key Plan

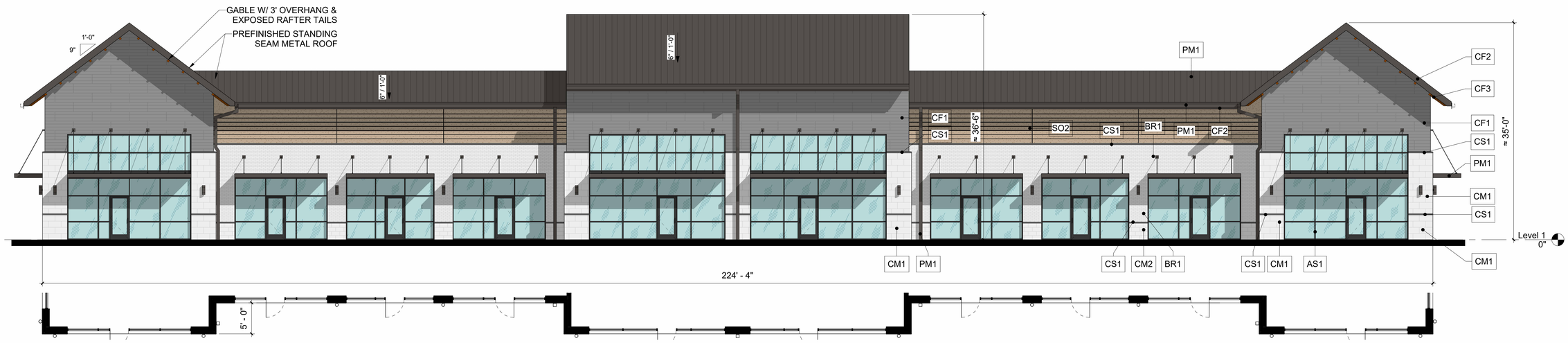
Ebarb + Guest Architecture
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469.249.2552
EGA Project No: 2025.025.01

Shops at Sunnyvale

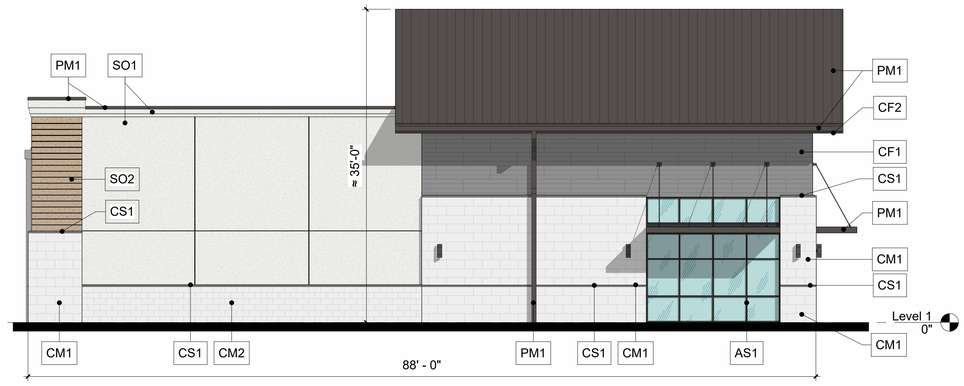
Concept Elevations

SP-002

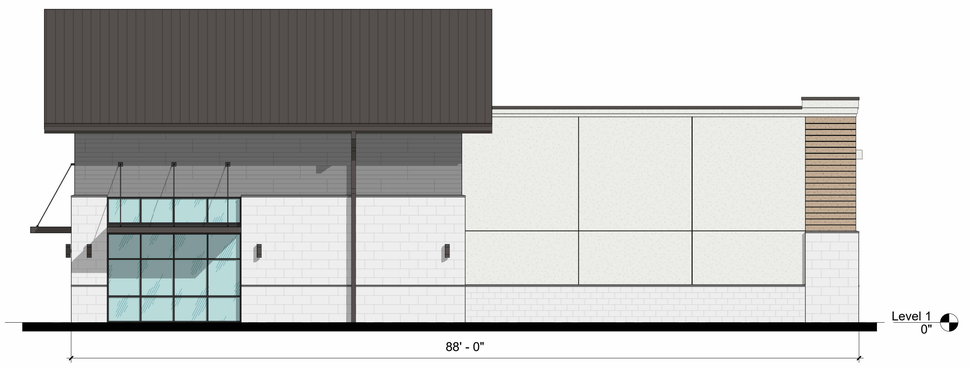
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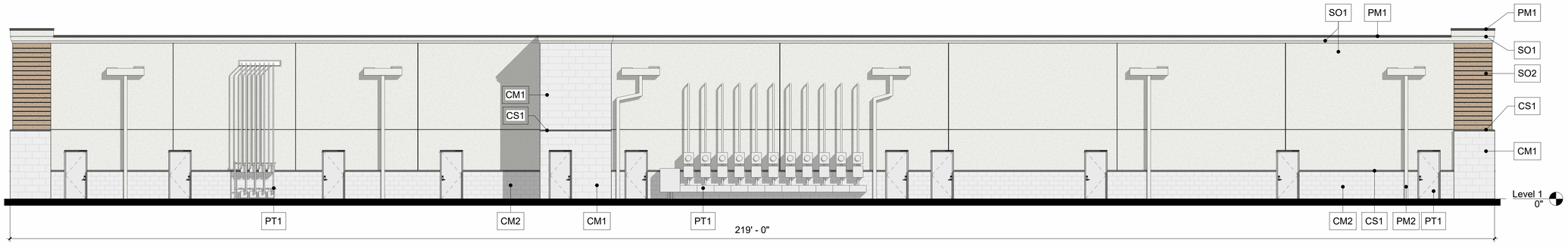
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2 North Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"

Material Schedule-Site Plan

Mark	Manufacturer	Color/Finish
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AS1	Kawneer	Color: "Black"
Brick		
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Cast Stone		
CS1	TBD	Color: Gray
Cement Fiber Board		
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Prefinished Metal		
PM1	Berridge	Color: "Charcoal Grey"
PM2	Berridge	Color: "Shasta White"
Stucco		
SO1	TBD	Color: Match PT1
SO2	TBD	Color: Match PT3

Note:
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Occupancy:	Retail/Restaurant
Sprinkler:	NFPA 13

West (Front) Elevation (areas in square feet)

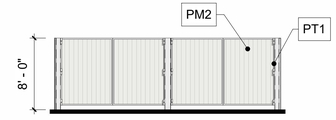
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North & South Elevations (each) (areas in square feet)

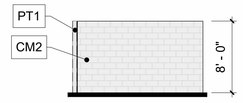
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Cement Fiber Field (CF1):	303	≈15%
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East Elevation (areas in square feet)

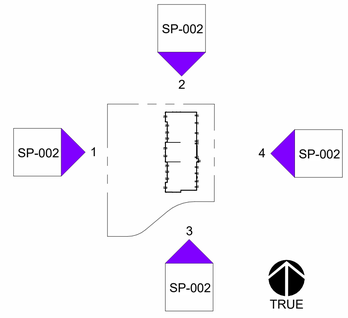
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1/8" = 1'-0"



6 Dumpster Side Elevation
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7 Key Plan

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www.ebarbguest.com
469.249.2552
EGA Project No: 2025.025.01

Shops at Sunnyvale

Concept Elevations

SP-002

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