AGENDA

Planning and Zoning Commission

Wednesday, May 20, 2026
6:00 pm Planning and Zoning
Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. 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.

D. 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 March 18, 2026, meeting minutes.
   Meeting Minutes March 18, 2026

2. Consider changing the regularly scheduled June Planning and Zoning Commission meeting date to June 10, 2026.

E. Public Hearing Items

1. 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 and PD development standards, on a property generally located at 606 US Hwy 80, known as the Pecan Ridge PD (Ordinance No. 2022-33) zoning district consisting of approximately 38.45 acres tract of land within Planned Development (PD) zoning district. **Case 1878-Z/Pecan Ridge Planned Development (PD) Zoning Amendment**.

   Map
   Amended Concept Plan
   Site Photos
   Draft Ordinance 2026-07

F. Discussion and Action Items

1. Discuss and consider making a recommendation to Town Council regarding a Site Plan application for multi-tenant, commercial development on an existing developed property to construct four new metal buildings, on an approximately 38.45-acre tract of land, at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning district (Ordinance No. 2022-33). **Case 1845-SP Pecan Ridge Site Plan.**

   Staff Report
   Map
   Site Plan
   Landscape Plans
   Tree Survey
   Elevations
   Site Photos

2. Discuss and consider approval of a preliminary plat for Lot 1, Block A, Pecan Ridge Addition, consisting of 38.45-acres tract of land, within Pecan Ridge Planned Development (PD) (Ordinance 2022-33) zoning district, located at 606 US Hwy 80. **Case 1847-PLT/Pecan Ridge Preliminary Plat**

   Map
   Preliminary Plat

3. Discuss and confirm the schedule and plan for the upcoming annual Planning and Zoning Commission bus tour.

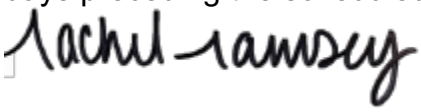
G. Adjourn

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, May 20, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to levans@sunnyvaletx.gov 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, MPA

Director of Administration/Town Secretary

Date Posted: Online: 5/14//2026 Bulletin Board: 5/14//2026

Time Posted: Online: 2pm Bulletin Board: 2pm

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, March 18, 2026
6:00 pm Planning and Zoning
Town Hall
127 N Collins Rd.
Sunnyvale, TX 75182

A. Regular Meeting

B. 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, Member Bronson Blackson, Member Troy Childers, Member Carly Hagen, Member Joshua Parisi, Alternate Member Cheryl Courson, and Alternate Member Andrea Varnai, Director of Planning and Development Surupa Sen and Senior Planner Laura Evans.

Vice Chair Kevin Points and Member Lisa Burton were absent.

C. Public Comment

Chair Johnson opened the floor to public comments.

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

D. Consent Agenda Items

1. Consider and act upon the February 18, 2026, meeting minutes.

Member Bronson Blackson made a motion to approve, Member Joshua Parisi seconded the motion.

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

Motion Passed Unanimously 7- 0 on a recorded vote

E. Discussion and Action Items

1. Discuss and consider making a recommendation to Town Council regarding a Site Plan application for a multi-tenant medical office/restaurant building on an approximately 1.6-acre platted lot, described as Lot 1R1, Block 1, Gateway Park, at 3300 N. Belt Line Road, within Gateway Park Planned Development (PD) zoning district. **Case 1868-SP Covenant Sunnyvale Site Plan**.

   Laura Evans, Senior Planner, gave a presentation and was available to answer questions.

   Deric Salser, 345 New Hope, spoke in support of the project.

   Member Bronson Blackson made a motion to approve, Alternate Member Cheryl Courson seconded the motion.

   Ayes: Chair Jerry Johnson, Member Carly Hagen, Member Bronson Blackson, Alternate Member Andrea Varnai, Member Joshua Parisi, Member Troy Childers, and Alternate Member Cheryl Courson
   Absent: Vice Chair Kevin Points, and Member Lisa Burton
   Motion Passed Unanimously 7- 0 on a recorded vote

F. Adjourn

Alternate Member Cheryl Courson made a motion to adjourn the meeting at 6:06 p.m., Alternate Member Andrea Varnai seconded the motion.

Ayes: Chair Jerry Johnson, Member Carly Hagen, Member Bronson Blackson, Alternate Member Andrea Varnai, Member Joshua Parisi, Member Troy Childers, and Alternate Member Cheryl Courson
Absent: Vice Chair Kevin Points, and Member Lisa Burton
Motion Passed Unanimously 7- 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.2

To:	Planning and Zoning Commission
Subject:	Consider changing the regularly scheduled June Planning and Zoning Commission meeting date to June 10, 2026.
Meeting:	Planning and Zoning Commission - May 20, 2026
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

BACKGROUND INFORMATION:

Due to staff conflicts and the Comprehensive Plan Community Open House occurring on June 16, the June Planning and Zoning Commission meeting has been moved to June 10, 2026.

Planning and Zoning Commission

AGENDA ITEM REPORT

E.1

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 and PD development standards, on a property generally located at 606 US Hwy 80, known as the Pecan Ridge PD (Ordinance No. 2022-33) zoning district consisting of approximately 38.45 acres tract of land within Planned Development (PD) zoning district. **Case 1878-Z/Pecan Ridge Planned Development (PD) Zoning Amendment**.

Meeting: Planning and Zoning Commission - May 20, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the Planned Development amendment request.

BACKGROUND INFORMATION:

The Pecan Ridge Planned Development zoning ordinance (Ordinance No. 2022-33) was originally envisioned and approved by Town Council in November 2022. The PD encompasses approximately 38.45-acres and is partially developed. The site includes several existing structures on the northwestern section of the property that date back as early as 1955, many of which are non-conforming. Additionally, the existing buildings are served via gravel driveways, which do not meet current UDO standards.

The property abuts land zoned Single-Family 4 (SF-4) to the east and south, and both Highway Commercial (HC) and Single Family 4 (SF-4) zoning to the west. There is an approximately 100-foot-wide easement along the southern property line for transmission lines.. The northern property line abuts US Hwy 80. The site has access from both the US Hwy 80 frontage road as well as Long Creek Road.

Currently, a preliminary plat application is being processed to plat the property into one lot and dedicate required easements. There is a companion site plan application that is being processed to facilitate construction of four buildings and other associated improvements. Both of these items are on the Planning and Zoning meeting agenda for consideration.

Proposed PD Amendments:

Subdistrict Changes

The Pecan Ridge PD zoning currently includes three subdistricts that include a variety of uses and alternative development standards while maintaining many of the typical Unified Development Ordinance (UDO) requirements. Two of those subdistricts have a base zoning of Highway Commercial (HC) and one subdistrict has a base zoning of Single Family Residential 4 (SF-4). Tract One is interior to the site and is approximately 8.8 acres in size. Prior to the PD rezoning, it was zoned SF-4. Tract Two is the southern approximately 21 acres of the property that is mostly encumbered with floodplain and is zoned SF-4. Tract Three is approximately 17 acres and includes Tract One as it was rezoned to a base zoning of HC. Exhibit C in the current Pecan Ridge PD ordinance does not illustrate the three separate tracts, which has caused confusion. The exhibit shows the existing SF-4 (Tract Two) and Proposed Highway Commercial zoning for the remaining approximately 17 acres, with no separation between Tracts One and Three.

By zoning and land use laws of local and state governments, one property should not contain two different zoning district designations such as HC and SF-4, as was done here. In order to facilitate orderly growth and development of the subject property, staff has recommended the removal of the subdistricts and instead proposed that the entirety of the PD have a base zoning of Highway Commercial (HC).

To protect the existing single-family zoned properties to the south, language has been added to the new development standards that prohibits any development in the south approximately 21 acres of the site. The majority of this area is also encumbered by the Long Creek 100-year floodplain, which limits development. A clause prohibiting the clearing of vegetation and trees within the floodplain has been added to the development standards to enhance and protect the natural buffer that exists.

Concept Plan Amendments

The approved concept plan for the Pecan Ridge PD must be amended because it no longer accurately reflects the proposed development and new construction planned for the property. The existing concept plan is inconsistent with the proposed site plan submitted with this request.

The revised concept plan has been prepared to align with the proposed site plan and accurately depict the proposed site improvements. In order to maintain consistency between the governing PD document and the proposed development plans, the applicant is requesting approval of a PD amendment to incorporate the updated concept plan into the Pecan Ridge PD.

Highway Commercial (HC) – The HC base zoning is applicable to the entire property. Uses are allowed as they would typically be allowed in the base HC district in the UDO, as amended. In addition to these uses, several uses, listed in the development standards below, have been allowed by right or by Special Use Permit (SUP) within the PD.

PD Development Standards

To accommodate the removal of the subdistricts, and to uniformly apply Highway Commercial base zoning, amendments to the PD ordinance are necessary. The following changes are proposed to the development standards of the Pecan Ridge PD ordinance:

1. **Purpose.**

The purpose of this Planned Development District (the "PD") is to create the development framework for constructing flexible use and multi-tenant buildings within a master planned small scale commercial business park 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.

The Pecan Ridge Planned Development shall adhere to the development standards and Concept Plan as provided below outlining additional and/or modified regulations from the Town's Unified Development ("UDO"). Unless expressly modified by this Ordinance, Pecan Ridge shall be developed in accordance with this ordinance, the UDO, and all applicable Town ordinances, Town regulations, and state law.

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:

CMU – Concrete masonry unit.

Contractor's Shop – An indoor office and warehouse storage facility for materials, equipment, tools, products, and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. Does not include outdoor storage of usable materials normally associated with the business.

Contractor's Storage Yard – An office and storage facility for materials, equipment, tools, products and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. May include outdoor storage of usable materials normally associated with the business (i.e. not unrelated scrap, junk, trash, etc.).

Outside Storage – The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.

Self-Storage, Security and Mini-Warehouse - Any storage use consisting of one or more buildings in which individual spaces of 8,000 square feet or less are rented or leased for

private storage.

3. ~~**Subdistricts**~~

~~The PD establishes three subdistricts as described below and as described in **Exhibit C**.~~

8. ~~Highway Commercial (HC) "Tract 1"– The HC "Tract 1" Subdistrict is located roughly 700 to 1400 feet from the northern property line of the property comprising of a maximum of 8.804 acres defined further in and is intended to facilitate commercial development.~~
9. ~~Single-Family 4 (SF-4) "Tract 2"– The SF-4 Subdistrict is located at the southern portion of the property comprising of a maximum of 21.063 acres and is intended to facilitate residential development.~~
10. ~~Highway Commercial (HC) "Tract 3"- The HC Subdistrict located at the northern portion of the property comprising of a maximum of 17.142 acres and is intended to facilitate commercial development.~~
3. **Development Standards**

The Pecan Ridge 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 development as 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.

The subject property of total 38.45 acres shall have a base zoning of Highway Commercial (HC) with the additional restrictions as stipulated in the ordinance stated below:

1. Uses Permitted
    1. Any use permitted by right within HC 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 HC zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

Permitted by Right:

Outside Storage

Contractor's Shop

Contractor's Storage Yard

Furniture Repair and Upholstering Shop

Gym or Health / Fitness Center

Self-Storage, Security and Mini-Warehouse

Warehouse

1. Residential Adjacency/Buffer
    1. The southern property line is adjacent to Single Family Residential District 4 (SF-4) zoning district. In order to maintain separation and ensure additional buffers

between commercial and residential property, no future development shall be permitted within the southern approximately 21 acres tract of land, roughly extending 700 feet from the southern property line to the interior of the subject property as shown on Exhibit C. Additionally, Long Creek 100 year Floodplain encumbers the southern edge of the subject property, limiting any future development in that area.

2. The clearcutting of trees and vegetation within the 100-year floodplain is prohibited.
3. Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.
4. The building closest to the Highway 80 frontage road shall comply with all UDO depth and height articulation requirements at the time of construction. All other buildings are exempt from this requirement.
5. All contractor's storage yards shall be required to be screened from all public Right OW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
6. Dumpster enclosures should follow the regulations set forth in the UDO as amended and include the use of split face or honed CMU blocks and the use of painted steel doors.
7. Outside Storage shall meet the requirements of "Outside Storage Standards" set forth in the UDO, as amended, as well as the below requirement:
    1. Outside storage shall be required to be screened from all public right-of-way (ROW) and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
8. Self-Storage, Security and Mini-Warehouse units shall be permitted to be designed with individual storage units accessible from the exterior of the building with roll up, sectional or counterweight doors, not exceeding a size of 8,000 square feet.
9. Existing Nonconformities
    1. Existing buildings identified in Exhibit D, consisting of 10 buildings totaling 34,500 square feet, shall provide parking at the ratio of 1 space : 1240 square feet.
10. Parking
    1. All proposed and future buildings will follow the parking ratios defined in the Town's Unified Development Ordinance, as amended.

4. ~~**Uses**~~

1. ~~Authorized Uses/ Prohibited Uses. Only those uses identified herein as permitted uses, are authorized uses (subject to the terms, conditions and provisions of this Ordinance) within the Property. All other uses are expressly prohibited.~~
2. ~~Permitted Uses Within the Highway Commercial "Tract 3" Subdistrict – The Highway Commercial "Tract 3" Subdistrict shall follow the use permission structure set forth in the UDO for the Highway Commercial zoning district, as amended, with the addition of the following:~~

~~Permitted by Right:~~

~~Indoor Boat Storage~~

~~Bulk Materials Sales and Storage~~

~~Contractor's Shop~~

~~Contractor's Storage Yard~~

~~Furniture Repair and Upholstering Shop~~

~~Gym or Health / Fitness Center~~

~~Self-Storage, Security and Mini-Warehouse~~

~~Indoor Vehicle Storage Facility~~

~~Warehouse~~

~~Woodworking and Planing Mill~~

~~Permitted with Special Use Permit:~~

~~Brewery or Distillery~~

~~Food Processing and Storage~~

~~Research and Scientific Laboratory~~

~~Winery~~

1. ~~Permitted Uses Within the Highway Commercial "Tract 1" Subdistrict – The Highway Commercial "Tract 1" Subdistrict shall follow the use permission structure set forth in the UDO for the Highway Commercial zoning district, as amended, with the addition of the following:~~

~~Permitted by Right:~~

~~Indoor Boat Storage~~

~~Outdoor Boat Storage~~

~~Bulk Materials Sales and Storage~~

~~Contractor's Shop~~

~~Contractor's Storage Yard~~

~~Furniture Repair and Upholstering Shop~~

~~Gym or Health / Fitness Center~~

~~Self-Storage, Security and Mini-Warehouse~~

~~Indoor Vehicle Storage Facility~~

~~Outdoor Vehicle Storage Facility~~

~~Warehouse~~

Woodworking and Planing Mill

Permitted with Special Use Permit:

Brewery or Distillery

Food Processing and Storage

Research and Scientific Laboratory

Winery

1. **Development Standards**
2. Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Highway Commercial, as amended, shall govern development of property within the Highway Commercial "Tract 3" Subdistrict. Development Standards applicable to the HC "Tract 3" Subdistrict:

- Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.
- The building closest to the Highway 80 frontage road shall comply with all UDO depth and height articulation requirements at the time of construction. All other buildings are exempt from this requirement.
- All contractor's storage yard shall be required to be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
- Dumpster enclosures should follow the regulations set forth in the UDO as amended and include the use of split face or honed CMU blocks and the use of painted steel doors.
- Boat storage and Vehicle Storage shall be limited to indoors only.
- Bulk Material Sales and Storage, shall be required to be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
- Bulk Material Sales and Storage shall allow only for the following materials to be stored and sold:
    1. Granite
    2. Marble
    3. Quartz
    4. Quartzite
    5. Onyx
    6. Travertine
- Self-Storage, Security and Mini-Warehouse units shall be permitted to be designed with individual storage units accessible from the exterior of the building with roll up, sectional or counterweight doors, not exceeding a size of 8,000 square feet.
- Food Processing and Storage shall only allow for the following industries:
    1. Honey
    2. Coffee
- Existing buildings in the Highway Commercial district "Tract 3" as shown in Exhibit C shall provide parking at the ratio of 1 space : 1240 square feet. All future buildings will

~~follow the parking ratios defined in the Town's Unified Development Ordinance, as amended.~~

1. ~~Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Single-Family 4, as amended, shall govern development of property within the Single-Family 4 "Tract 2" Subdistrict. Development Standards applicable to the SF-4 "Tract 2" Subdistrict:~~

- ~~Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.~~

1. ~~Unless otherwise specified within this PD, the general requirements of the UDO for properties zoned Highway Commercial, as amended, shall govern development of property within the Highway Commercial "Tract 1" Subdistrict. Development Standards applicable to the HC "Tract 1" Subdistrict:~~

- ~~All development requirements of the HC "Tract 3" Subdistrict.~~
- ~~Outdoor storage of all vehicles shall be screened from all Town ROW and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.~~
- ~~No outdoor storage shall exceed the height of the fence or screening wall in place.~~
- ~~All vehicle, and boat storage shall be covered.~~
- ~~All outdoor storage shall be subject to approval with the review and approval of a view study by staff showing no visibility of the outdoor storage can be seen from Town Right of Way on U.S. Highway 80 and Long Creek Road.~~

FINANCIAL IMPACT:

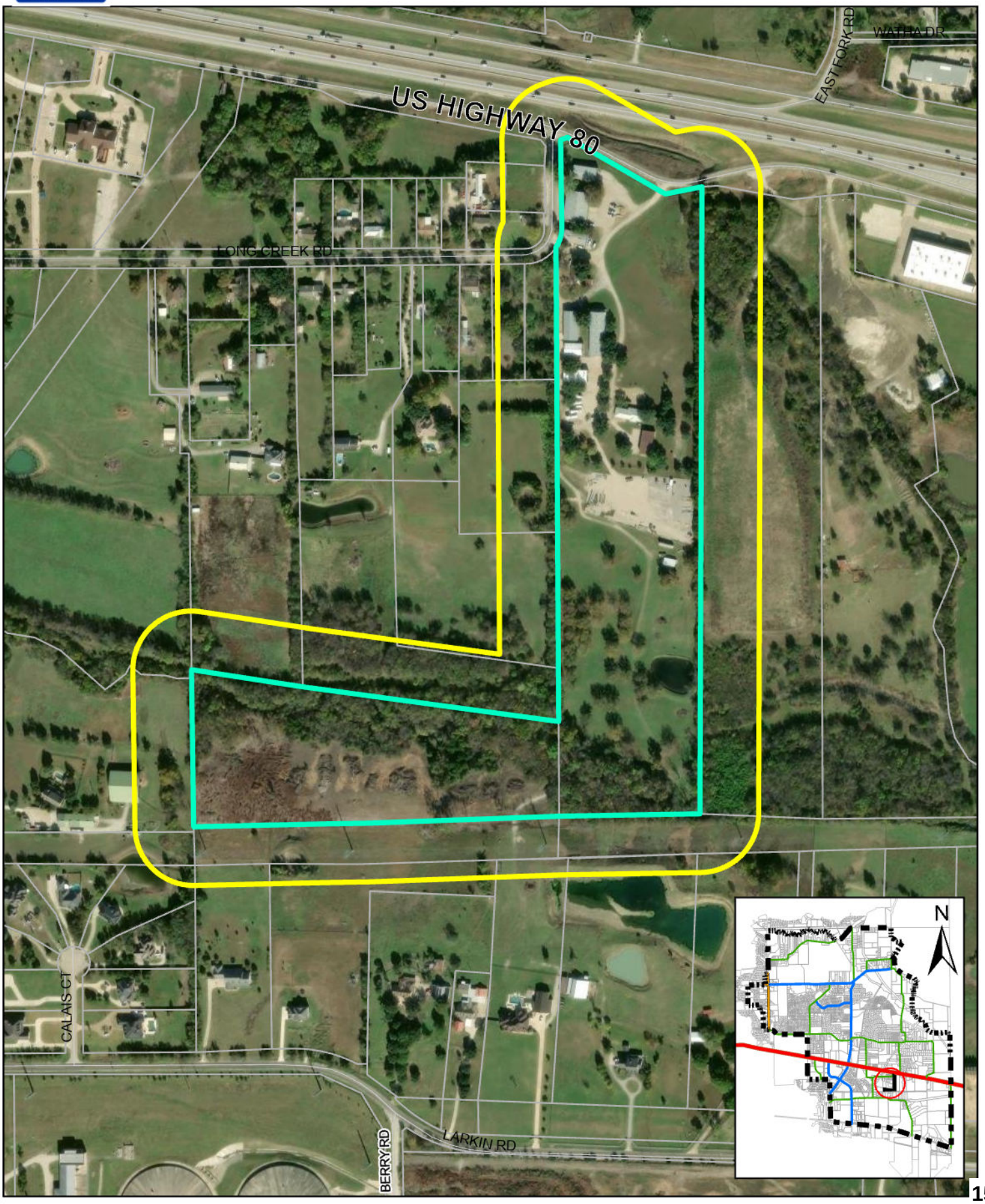
Nineteen letters of notification were mailed to neighboring property owners within 200 feet of the subject property on May 6, 2026. One sign was posted on the subject property on the same date as well. As of writing this report, the town has not received any response with regards to the PD Amendment request.

ATTACHMENTS:

Map
Amended Concept Plan
Site Photos
Draft Ordinance 2026-07

TOWN OF SUNNYVALE

Case 1878 - Z - Pecan Ridge Planned Development Amendment





SITE **DATA**_

Total **ACREAGE -** Highway Commercial (HC)		**38.21**
FLEX / OFFICE / SHOP / RETAIL		57,852 sf
PARKING_		
Existing Buildings	1:1,240	**28**
New Buildings	Warehouse @ 1:1,000	**60**
Total **Required**		**88**
Total **Provided**		**136**

PRECISION

CONCEPT MASTER PLAN REV. **02** _ **PECAN RIDGE PD**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ **1" = 100'** @ 24"x36" FORMAT

NORTH

0 100 200 400

SALSER DEVELOPMENT GROUP

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

Site Photos






PRECISION
FENCING


RECISION
FENCING













ORDINANCE NO. 2026-07

AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, RESTATING PLANNED DEVELOPMENT DISTRICT 2022-33 BY REPEALING ORDINANCE 2022-33; AND REESTABLISHING THE PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 38.45 ACRES OF PROPERTY LOCATED GENERALLY AT 606 U.S. HIGHWAY 80 BY RESTATING AND MODIFYING DEVELOPMENT STANDARDS, SUBDISTRICT PLAN, THE CONCEPT PLAN AND ALL APPLICABLE EXHIBITS; PROVIDING A PENALTY CLAUSE; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the property located at 606 U.S. Highway 80 (the "Property"), legally described in **Exhibit A**, is zoned PD, Planned Development, through Ordinance 2022-33; and

WHEREAS, the developer has requested to amend the PD to modify certain development standards, subdistrict plan, and concept plan contained in the PD; 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 May 20, 2026, 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, 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 due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the Town Council of the Town of Sunnyvale, Texas finds that this amendment promotes the general welfare and safety of this community.

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

SECTION 1. 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. The Planned Development District 2022-33 with uses and development standards, was established through Ordinance 2022-33 for the 38.45 acres of property located at 606 U.S. Highway 80 and more specifically described in **Exhibit A** attached hereto and incorporated herein (the "Property").

SECTION 3. Restatement. Planned Development District 2022-33 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

SECTION 4. Prior to and as a condition of the issuance of a building or any other permit for (i) any development. or (ii) the construction, erection, alteration, extension, placement or locating of any building, structure, infrastructure element, or improvement whatsoever, within the Property or any portion thereof, a site plan, landscape plan, and building elevations (collectively the "development plan(s)") for the same must be approved by the Planning and Zoning Commission and by the Town Council in accordance the UDO, as amended. A development plan (whether submitted for the entire Property or for a portion thereof) must comply with the Development Standards and the Concept Master Plan in this Ordinance, the UDO, and all other applicable ordinances, laws, rules, regulations, codes and standards of the Town and any other governmental entity or agency having jurisdiction over the Property or applicable portion thereof. Development, occupancy, and use of the Property or portion thereof which is covered by or the subject of a development plan must comply in all respects with the development plan. Upon approval of a development plan by the Town Council, the same shall be incorporated into and made a part of this Ordinance for all purposes.

SECTION 5. That the provisions of the Town of Sunnyvale Code of Ordinances, as amended, and UDO, as amended, shall remain in full force and effect save and except as amended by this Ordinance.

SECTION 6. 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 UDO of the Town, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1.01.009, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Sunnyvale.

SECTION 7. 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 8. That all ordinances of the Town in conflict with the provisions of this Ordinance be, and the same are hereby repealed and all other ordinances of the Town not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 9. 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.

DULY APPROVED AND ADOPTED by the Town Council of the Town of Sunnyvale, Texas, on this the ***22nd*** day of ***June 2026.***

TOWN OF SUNNYVALE, TEXAS

_____
Saji George, Mayor

ATTEST:

_____
Rachel Ramsey, Town Secretary

EXHIBIT A

Legal Description

WHEREAS, Pecan Ridge Holdings, LLC, is the sole owner of a tract of land situated in the A.W. Webb Survey, Abstract No. 1595 and the Thomas D. Coats Survey, Abstract No. 330, Town of Sunnyvale, Dallas County, Texas, and being a portion of a tract of land conveyed to Pecan Ridge Holdings, LLC by Special Warranty Deed recorded in Instrument Number 202100344544, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South right of way line of U.S. Highway No. 80 (variable width right of way), said corner being the Northwest corner of a tract of land conveyed to Setco Enterprises Corporation by deed recorded in Instrument No. 201800335609, Official Public Records, Dallas County, Texas;

THENCE South 00°39'00" East along the West line of said Setco Enterprises Corporation tract, a distance of 2152.60 feet to a 1/2 inch iron rod found for corner, said corner being along the North line of a tract of land conveyed to Texas Power & Light Company by deed recorded in Volume 317, Page 327, Deed Records, Dallas County, Texas;

THENCE South South 89°02'56" West along the North line of said Texas Power & Light Company tract, a distance of 513.30 feet to 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513";

THENCE North 89°29'40" West along the North line of said Texas Power & Light Company tract, a distance of 1239.71 feet to a 1/2 inch iron rod found for corner, said corner being along the East line of Lot 2, Block 1 of Long Creek South Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat thereof recorded in Volume 2000050, Page 26, Plat Records, Dallas County, Texas;

THENCE North 00°46'18" West along the East line of said Lot 2, Block 1 of said Long Creek South Addition, a distance of 519.65 feet to a 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513", said corner being the Southeast corner of Lot 3, Block 1 of Long Creek North Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001078, Page 6, Plat Records, Dallas County, Texas, said corner being the Southwest corner of a tract of land conveyed to Barbara Jane Fitzhugh by deed recorded in Volume 2004206, Page 4907, Deed Records, Dallas County, Texas;

THENCE South S 81°47'59" E East along the South line of said Fitzhugh tract, a distance of 369.70 feet to a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of a tract of land conveyed to Ronald W. Aston and Krista E. Thorson by deed recorded in Instrument No. 202100128036, Official Public Records, Dallas County, Texas;

THENCE South 82°04'06" East along the South line of said Aston tract, a distance of 888.68 feet to a 60D nail found for corner, said corner being the Southeast corner of said Aston tract;

THENCE North 00°44'45" West along the East line of said Aston tract, a distance of 660.97 feet to 1/2 inch iron rod found with yellow plastic cap stamped “CBG SURVEYING” for corner, said corner being the Southeast corner of a tract of land conveyed to John W. Aston and wife, Charla Ivins Aston by deed recorded in Volume 88092, Page 935, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found bears, South 46°11'44" West, a distance of 1.21 feet for witness;

THENCE North 00°31'36" East along the East line of said Aston (Vol. 88092, Pg. 935) tract, a distance of 518.35 feet to a 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513", said corner being the Southeast corner of a tract of land conveyed to 534 Long Creek Land Trust by deed recorded in Instrument No. 201100105247, Official Public Records, Dallas County, Texas;

THENCE North 00°53'55" West along the East line of said 534 Long Creek Land Trust tract, a distance of 796.47 feet to a point for corner, said corner being along the South right of way of said U.S. Highway No. 80;

THENCE South 79°09'06" East along the South right of way of said U.S. Highway No. 80, a distance of 56.58 feet to a 5/8 inch iron rod found with pink cap stamped “TxDot” for corner;

EXHIBIT A

THENCE North 70°24'59" East along the South right of way of said U.S. Highway No. 80, a distance of 45.82 feet to a 5/8 inch iron rod found with pink cap stamped “TxDot” for corner;

THENCE South 60°23'53" East along the South right of way of said U.S. Highway No. 80, a distance of 349.52 feet to a Wood monument found for corner;

THENCE North 79°55'24" East along the South right of way of said U.S. Highway No. 80, a distance of 114.36 feet to the POINT OF BEGINNING and containing 1,664,227 square feet or 38.21 acres of land.

EXHIBIT B

DEVELOPMENT STANDARDS

1. Purpose.

The purpose of this Planned Development District (the "PD") is to create the development framework for constructing flexible use and multi-tenant buildings within a master planned small scale commercial business park 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.

The Pecan Ridge Planned Development shall adhere to the development standards and Concept Plan as provided below outlining additional and/or modified regulations from the Town's Unified Development ("UDO"). Unless expressly modified by this Ordinance, Pecan Ridge shall be developed in accordance with this ordinance, the UDO, and all applicable Town ordinances, Town regulations, and state law.

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:

CMU – Concrete masonry unit.

Contractor's Shop – An indoor office and warehouse storage facility for materials, equipment, tools, products, and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. Does not include outdoor storage of usable materials normally associated with the business.

Contractor's Storage Yard – An office and storage facility for materials, equipment, tools, products and vehicles used in conjunction with a construction related business such as those specializing in welding, plumbing, electrical, heating and air conditioning, roofing, paving, pest control, janitorial, major appliance repair and service, Masonry, carpet installation and cleaning, landscaping installation and maintenance, swimming pools, fencing, and other similar contractors. May include outdoor storage of usable materials normally associated with the business (i.e. not unrelated scrap, junk, trash, etc.).

Outside Storage – The continuous keeping or storage of any finished or unfinished goods, materials, merchandise, or equipment outside of a building for more than twenty-four (24) hours.

Self-Storage, Security and Mini-Warehouse - Any storage use consisting of one or more buildings in which individual spaces of 8,000 square feet or less are rented or leased for private storage.

3. Development Standards

The Pecan Ridge 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 development as 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.

The subject property of total 38.45 acres shall have a base zoning of Highway Commercial (HC) with the additional restrictions as stipulated in the ordinance stated below:

A. Uses Permitted
    a. Any use permitted by right within HC 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 HC zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.

    Permitted by Right:
    Outside Storage
    Contractor's Shop
    Contractor's Storage Yard
    Furniture Repair and Upholstering Shop
    Gym or Health / Fitness Center
    Self-Storage, Security and Mini-Warehouse
    Warehouse

B. Residential Adjacency/Buffer
    a. The southern property line is adjacent to Single Family Residential District 4 (SF-4) zoning district. In order to maintain separation and ensure additional buffers between commercial and residential property, no future development shall be permitted within the southern approximately 21 acres tract of land, roughly extending 700 feet from the southern property line to the interior of the subject property as shown on Exhibit C. Additionally, Long Creek 100 year Floodplain encumbers the southern edge of the subject property, limiting any future development in that area.
C. The clearcutting of trees and vegetation within the 100-year floodplain is prohibited.
D. Commercial development sites may be interior to the property and are not required to front onto a public street provided they have access to a public street through a mutual access drive.
E. The building closest to the Highway 80 frontage road shall comply with all UDO depth and height articulation requirements at the time of construction. All other buildings are exempt from this requirement.
F. All contractor's storage yards shall be required to be screened from all public Right-of-Way and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board on board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.

G. Dumpster enclosures should follow the regulations set forth in the UDO as amended and include the use of split face or honed CMU blocks and the use of painted steel doors.
H. Outside Storage shall meet the requirements of "Outside Storage Standards" set forth in the UDO, as amended, as well as the below requirement:
    a. Outside storage shall be required to be screened from all public right-of-way (ROW) and adjacent properties by constructing a screening fence at a minimum height of 8 feet, board-on-board cedar planks, to be stained every three years or an alternative substitution to be approved by staff.
I. Self-Storage, Security and Mini-Warehouse units shall be permitted to be designed with individual storage units accessible from the exterior of the building with roll up, sectional or counterweight doors, not exceeding a size of 8,000 square feet.
J. Existing Nonconformities
    a. Existing buildings identified in Exhibit D, consisting of 10 buildings totaling 34,500 square feet, shall provide parking at the ratio of 1 space: 1240 square feet.
K. Parking
    a. All proposed and future buildings will follow the parking ratios defined in the Town's Unified Development Ordinance, as amended.

EXHIBIT C

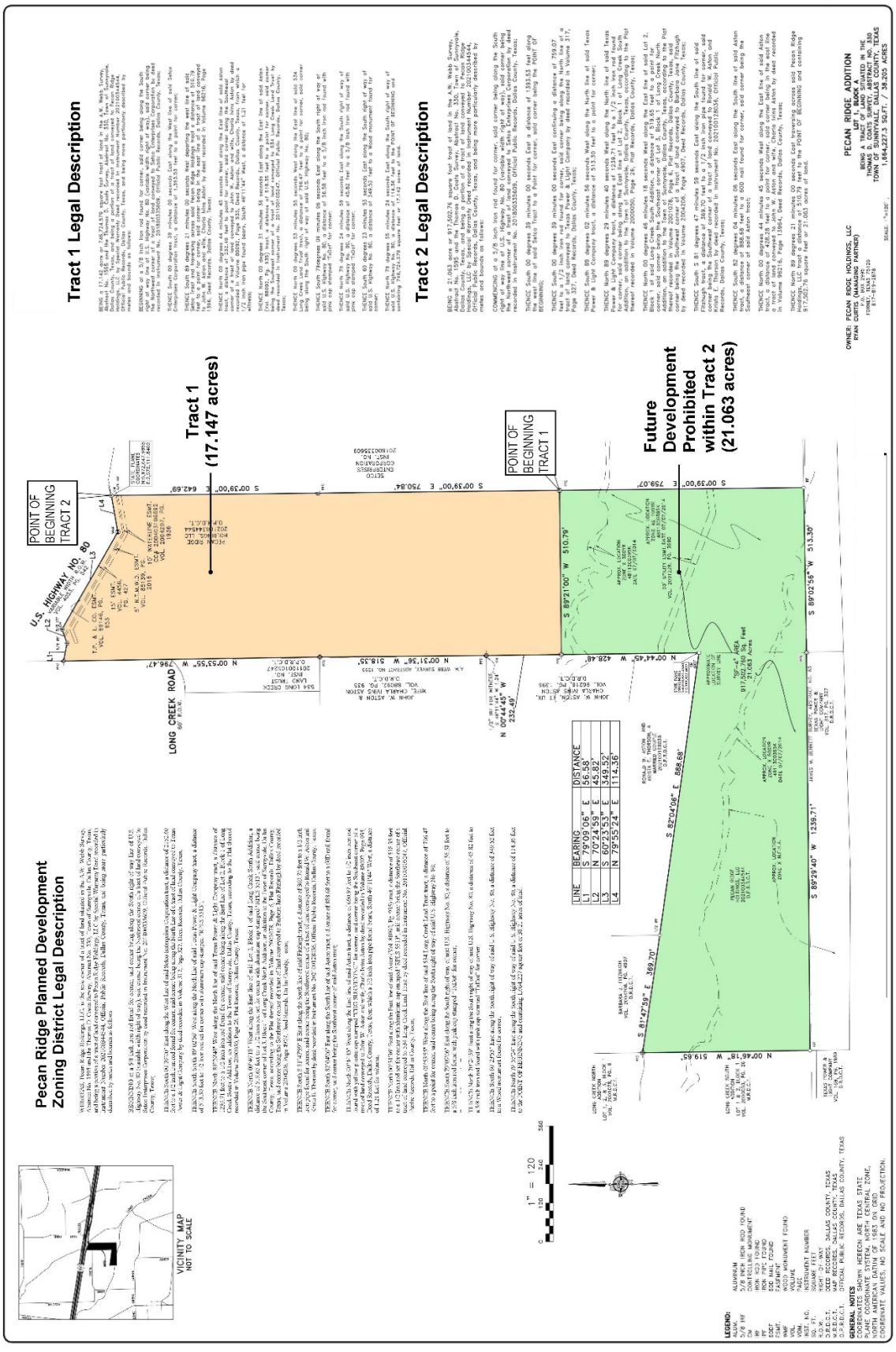

Pecan Ridge Planned Development
Zoning District Legal Description
Tract 1 Legal Description
Tract 2 Legal Description
Tract 1
(17.147 acres)
Future
Development
Prohibited
within Tract 2
(21.063 acres)
POINT OF
BEGINNING
TRACT 2
POINT OF
BEGINNING
TRACT 1
U.S. HIGHWAY NO. 80
LONG CREEK ROAD
60' R.O.W.
VICINITY MAP
NOT TO SCALE
LEGEND:
GENERAL NOTES:
OWNER: PECAN RIDGE HOLDINGS, LLC
RYAN CURTIS (MANAGING PARTNER)
PECAN RIDGE ADDITION
LOT 1, BLOCK A
BEING A TRACT OF LAND SITUATED IN THE
THOMAS D. COATS SURVEY, ABSTRACT NO. 330
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
1,844,227.3 SQ.FT. / 38.205 ACRES

EXHIBIT D


SITE DATA_
Total ACREAGE - Highway Commercial (HC) 38.21
FLEX / OFFICE / SHOP / RETAIL 57,852 sf
PARKING
Existing Buildings 1:1,240 28
New Buildings Warehouse @ 1:1,000 60
Total Required 88
Total Provided 136
SCALE_ 1" = 100' @ 24"x36" FORMAT
0
100
200
400
NORTH
PRECISION
CONCEPT MASTER PLAN REV. 02__ PECAN RIDGE PD
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION
SALSER DEVELOPMENT GROUP
KILLIAN
STUDIO OF ARCHITECTURE

Planning and Zoning Commission

AGENDA ITEM REPORT

F.1

To:	Planning and Zoning Commission
Subject:	Discuss and consider making a recommendation to Town Council regarding a Site Plan application for multi-tenant, commercial development on an existing developed property to construct four new metal buildings, on an approximately 38.45-acre tract of land, at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning district (Ordinance No. 2022-33). **Case 1845-SP Pecan Ridge Site Plan.**
Meeting:	Planning and Zoning Commission - May 20, 2026
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the site plan.

BACKGROUND INFORMATION:

Applicant Jim Riley, BDD Engineering, has submitted a site plan application to construct four new buildings on approximately 38.45-acres tract of land; generally located at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning District (Ordinance No. 2022-33). An accompanying PD amendment request and a preliminary plat are also on the Planning and Zoning Commission agenda for consideration.

The Pecan Ridge PD was established in 2022 in order to increase the amount of Highway Commercial zoning on the property. This change allowed for an existing residence on the property to be used for an office, and to eventually expand Highway Commercial use on the site with additional buildings. There are 10 existing buildings varying in sizes from 1,000 square feet to 7,500 square feet on the subject property. The uses for these buildings are a mix of offices, a gym, small warehouses, retail, and a common restroom. The existing driveways and parking lots throughout the site are made of gravel, which does not meet current UDO requirements. These nonconformities were allowed to remain in place with the adoption of the PD until new construction was initiated for the subject property. The existing driveways will be paved with concrete due to the new improvements being made to the site, and the necessity to meet the UDO regulations.

The property abuts land zoned Single-Family 4 (SF-4) to the east and south, and both Highway Commercial (HC) and Single Family 4 (SF-4) zoning to the west. There is an approximately 100-foot-wide easement along the southern property line for transmission lines.. The northern property line abuts US Hwy 80. The site has access from both the US Hwy 80 frontage road as well as Long Creek Road.

ATTACHMENTS:

Staff Report
Map
Site Plan
Landscape Plans
Tree Survey
Elevations
Site Photos

Town Council
AGENDA ITEM REPORT

To: Planning and Zoning Commission

Subject: Discuss and consider making a recommendation to Town Council regarding a Site Plan application for multi-tenant, commercial development on an existing developed property to construct four new metal buildings, on an approximately 38.45-acre tract of land, at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning district (Ordinance No. 2022-33). **Case 1845-SP Pecan Ridge Site Plan.**

Meeting: Planning and Zoning Commission – May 20, 2026

Department: Development Services

Staff Contact: Laura Evans

Background:
Applicant Jim Riley, BDD Engineering, has submitted a site plan application to construct four new buildings on approximately 38.45-acres tract of land; generally located at 606 US Hwy 80, within the Pecan Ridge Planned Development (PD) zoning District (Ordinance No. 2022-33). An accompanying PD amendment request and a preliminary plat are also on the Planning and Zoning Commission agenda for consideration.

The Pecan Ridge PD was established in 2022 in order to increase the amount of Highway Commercial zoning on the property. This change allowed for an existing residence on the property to be used for an office, and to eventually expand Highway Commercial use on the site with additional buildings. There are 10 existing buildings varying in sizes from 1,000 square feet to 7,500 square feet on the subject property. The uses for these buildings are a mix of offices, a gym, small warehouses, retail, and a common restroom. The existing driveways and parking lots throughout the site are made of gravel, which does not meet current UDO requirements. These nonconformities were allowed to remain in place with the adoption of the PD until new construction was initiated for the subject property. The existing driveways will be paved with concrete due to the new improvements being made to the site, and the necessity to meet the UDO regulations.

The property abuts land zoned Single-Family 4 (SF-4) to the east and south, and both Highway Commercial (HC) and Single Family 4 (SF-4) zoning to the west. There is an approximately 100-foot-wide easement along the southern property line for transmission

lines.. The northern property line abuts US Hwy 80. The site has access from both the US Hwy 80 frontage road as well as Long Creek Road.

Proposed Development:

Site Layout and Details
The proposed contractor shop buildings will be located on the newly created Lot 1, Block A, Pecan Ridge. Building one, as shown on the site plan, will be facing the US Hwy 80 frontage road, while buildings two, three, and four are interior to the site with access via mutual access driveways from US Hwy 80 and Long Creek Road. The proposed driveways will be paved with concrete. TxDOT acquired a portion of the property that is along the US Hwy 80 frontage road due to the highway expansion project. The new driveway to access the site from the US Hwy 80 frontage road is located almost entirely within the right-of-way.

There are four new buildings proposed on the site plan. They range in size from 12,852 to 18,600 square feet, and all four at 25.5 feet in height. Each building has 7-10 suites. Each suite has a restroom and storage area with an overhead door. The building that fronts US Hwy 80 has its overhead doors facing interior to the site so that they are not visible from the freeway. Each overhead door has a loading space in front of it, with the majority of the parking spaces on the opposite side of each building. The buildings will be able to house a variety of users, including but not limited to contractor's shops, contractor storage yards, self-storage, and warehouses.

There are currently no dumpsters on site for the existing buildings. There are three new commercial dumpsters proposed throughout the site, each with masonry screening walls and landscaping.

A detention pond is proposed in front of building one to ensure adequate mitigation of the new impervious cover on the site. The subject property contains significant changes in elevation throughout, making stormwater management a critical component of the development. The proposed detention pond will ensure the site complies with applicable drainage requirements.

Parking
The Pecan Ridge PD states a parking ratio of one space for every 1,240 square feet for the existing buildings on the property. All new and future buildings are required to comply with the current parking ratios in the Town's Unified Development Ordinance, as amended. The ratio for the contractor's shop use is one space for every 1,000 square feet. The table below illustrates the required and provided parking on the site plan.

Buildings	Required Parking	Proposed Parking
Existing Buildings – 34,500 SF	28	28
Proposed Buildings – 57,852 SF	60	130

Landscaping
The site meets the UDO requirements for landscaping. A 50-foot buffer along the US Hwy 80 frontage has been proposed with shade trees and shrubs. The use of tree clusters and informal plant groupings, designed as a tree grove or tree drift, shall be used to provide a naturalistic appearance along the highway frontage. Interior parking lot landscaping is required in addition to the landscape buffer.

Landscaping Requirement	Provided
50' Landscape buffer along US Hwy 80	Yes
1 Shade Tree and 5 five-gallon shrubs shall be provided for every 1,000 square feet of buffer area.	Yes, 23 shade trees and 116 shrubs along US Hwy 80 are proposed
Interior parking lot and site landscaping	Yes, 18,093 sf of landscape area is proposed within parking lot islands and across the site.
Dumpster enclosure screening	Yes

The tree survey illustrates that there are 17 trees proposed to be removed (180 caliper inches) and 22 existing trees to be saved (510 caliper inches). The majority of trees being preserved are oak, with some pecan and cotton wood. There is a natural buffer of clusters of trees and vegetation along the eastern property line, which help to create a buffer from the neighboring property.

Screening
The Pecan Ridge PD requires screening the view of any buildings on the site from the right-of-way by an 8-foot board on board wood fence. The western property line of the site will comply with this screening requirement, with the proposed wood fence terminating at the end of the proposed drive of building four. The eastern property line is encumbered by the necessity for a retaining wall. The retaining wall height ranges from 4.5 feet to 13.15 feet, increasing in height from south to north. On top of the retaining wall is a wrought iron fence for fall protection. The minimum height of the retaining wall and wrought iron fence combined is eight feet. Staff believes that due to the site's need for a retaining wall and the wall's varying height, along with the existing natural vegetation buffer, the proposed deviation meets the intent of the ordinance for screening the site from the public right of way.

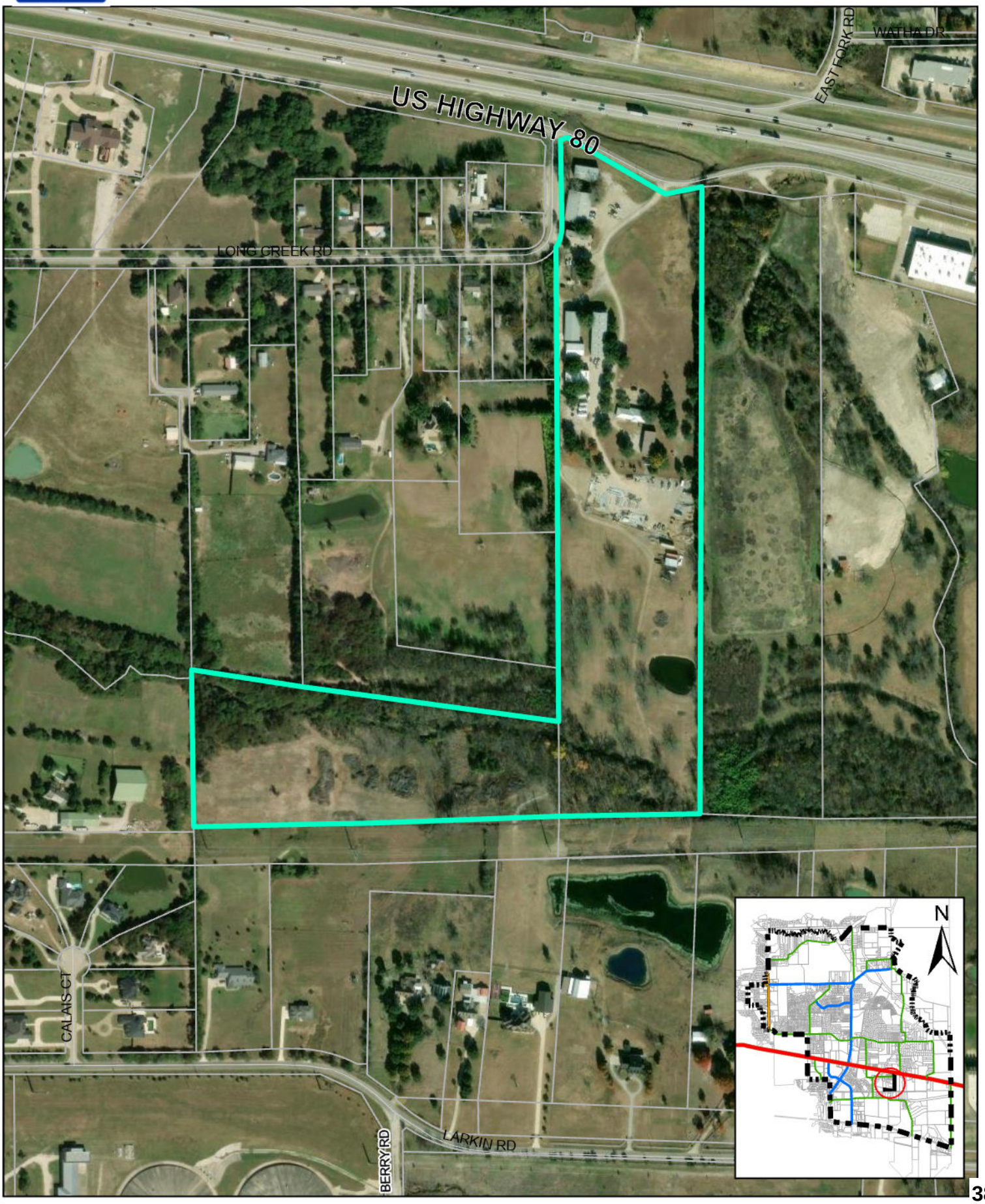
Building Articulation and Design
The Pecan Ridge PD regulations state that only the building closest to the US Hwy 80 frontage shall comply with the UDO depth and height articulation requirements and that all other buildings are exempt. The building that fronts US Hwy 80 meets these depth and height articulation requirements.

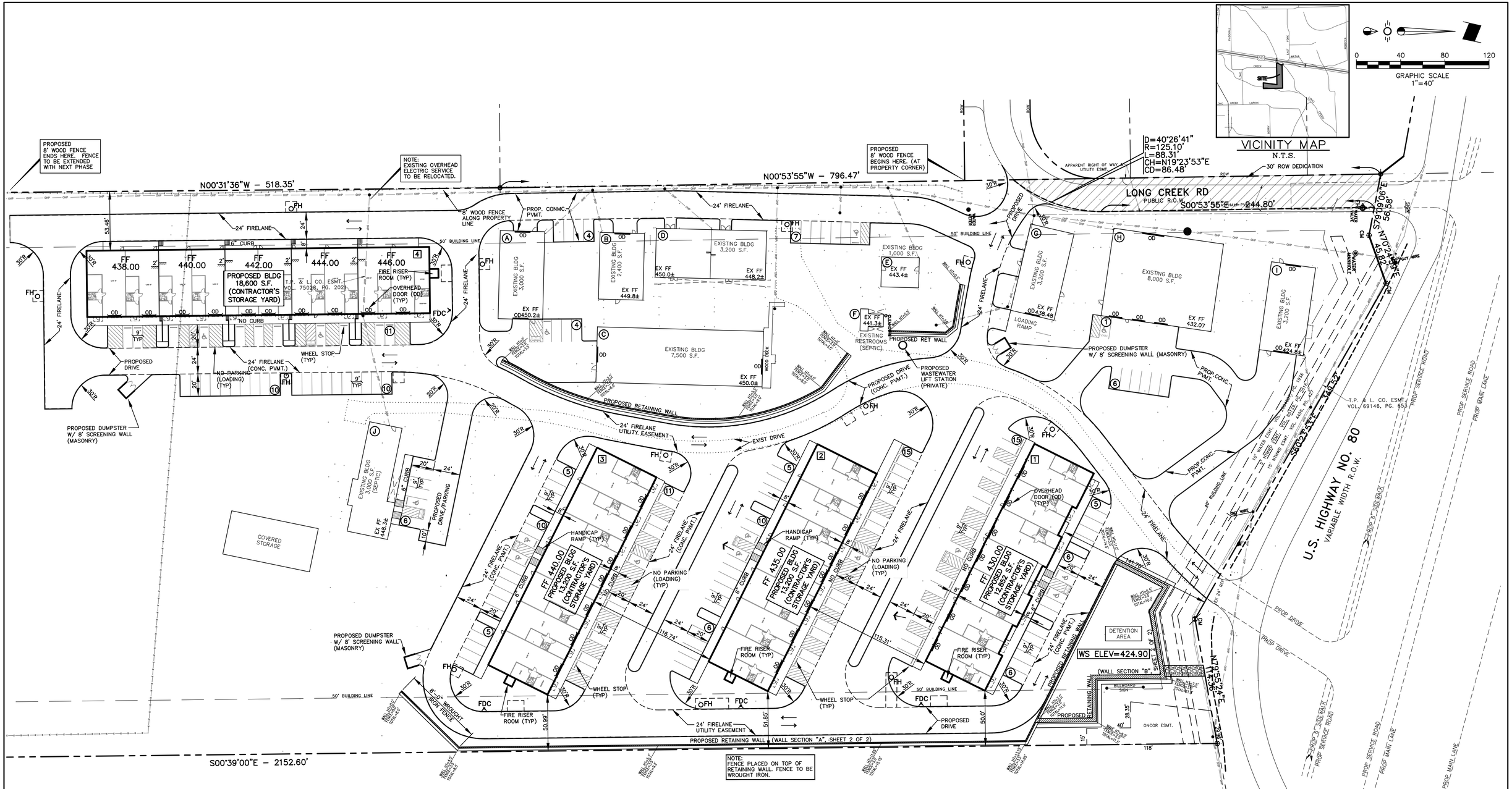
Development Prohibited
The proposed PD amendment will restrict any new development within the southern 21 acres of the subject property. This will provide adequate separation from the single-family zoning and uses along Long Creek Road adjacent to the southern property line of the subject property.

Overall, the proposed site improvements will bring the Pecan Ridge development into substantial compliance with the UDO while facilitating flex-space Highway Commercial development that were not allowed under conventional Highway Commercial zoning.

TOWN OF SUNNYVALE

Case 1845 - SP - Pecan Ridge Site Plan





NOTE:
1. ALL PROPOSED BUILDINGS TO BE SLAB ON GRADE.
2. ALL UTILITY EASEMENTS SHALL BE A MIN. OF 15' WIDE
4. LOADING SPACE SHALL BE STRIPED ADJACENT TO EACH OVERHEAD DOOR (OD).

SITE CRITERIA

ZONING – ORD. NO. 2022-33 (PD) HIGHWAY COMMERICIAL (HC)	
LAND AREA	1,664,227 S.F. / 38.21 Acres

EXISTING BUILDING INFORMATION (PHASE I)

BUILDING NUMBER	SQUARE FOOTAGE	PARKING REQUIRED (1/1240 S.F.)
A	3,000	2.4
B	2,400	1.9
C	7,500	6.0
D	3,200	2.6
E	1,000	0.8
F	RESTROOM	–
G	3,200	2.6
H	8,000	6.5
I	3,200	2.6
J	3,000	2.4
TOTAL	34,500	28∗

∗REQUIRED TOTAL FROM ZONING (CONCEPT MASTER PLAN)

PROPOSED BUILDING INFORMATION (PHASE II)

BUILDING NUMBER	USE	SQUARE FOOTAGE	BUILDING HEIGHT	BUILDING FF	PARKING REQUIRED (1/1000 S.F.)
1	CONTRACTOR'S STORAGE YARD	12,852	25'–6"	430.00	13
2	CONTRACTOR'S STORAGE YARD	13,200	25'–6"	435.00	14
3	CONTRACTOR'S STORAGE YARD	13,200	25'–6"	440.00	14
4	CONTRACTOR'S STORAGE YARD	18,600	25'–6"	438–446	19
TOTAL	–	57,852			60

PARKING PROVIDED

EXISTING (PHASE I)			PROPOSED (PHASE II)		
REGULAR	HC	TOTAL	REGULAR	HC	TOTAL
19	3	22	124	12 (5 REQ'D)	136

IMPERVIOUS COVER

EXISTING	PROPOSED
77,860 S.F. (WITH PAVING/PARKING IMPROVEMENTS)	204,450 S.F.

LEGEND

. . . . . – EXISTING ASPHALT DRIVE

STATE OF TEXAS
JAMES A. RILEY
73231
LICENSED PROFESSIONAL ENGINEER
04/27/26

DETAILED

SITE PLAN
PECAN RIDGE
LOT 1, BLOCK A
A.W. WEBB SURVEY, ABSTRACT NO. 1595
THOMAS D. COATS SURVEY, ABSTRACT NO. 330
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
DATE: APRIL 27, 2026

SHEET 1 of 2

PROPERTY OWNER
PRECISION RECONSTRUCTION GROUP
606 U.S. HWY 80 E
SUNNYVALE, TEXAS 75182
(972)971–7442
CONTACT: RYAN CURTIS
EMAIL: ryan@precisionreconstruction.com

ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
3400 N. CENTRAL EXPRESSWAY
SUITE 100–307
RICHARDSON, TEXAS 75080
(214)457–3652
CONTACT: KEN KILLIAN
EMAIL: krk@kenkillian.com

LANDSCAPE
BERKENBILE LANDSCAPE ARCHITECTS
2355 JOHNSON ROAD
SOUTHLAKE, TEXAS 76092
(817)379–9853
CONTACT: STEVEN BERKENBILE
EMAIL: stevenb@bbla–inc.com

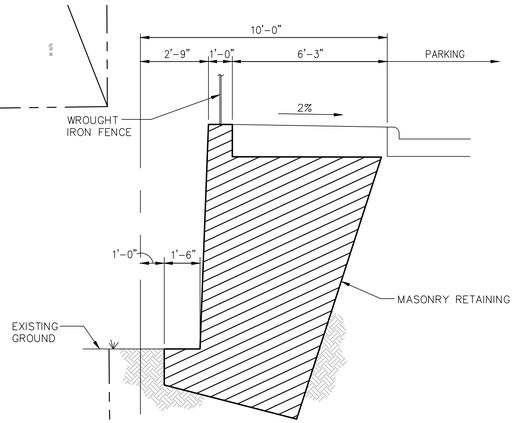
SURVEYOR
CBG SURVEYING
1413 I–30, SUITE 7
GARLAND, TEXAS 75043
(214)349–9485
CONTACT: LISA ROSS–HYTER
EMAIL: lisar@cbgtxllc.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
TEXAS REGISTERED ENGINEERING FIRM F–841
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824–3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bddeng.com

©Copyright 2025 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express written authorization of Brockette/Davis/Drake, Inc. is prohibited.



TYPICAL RETAINING WALL

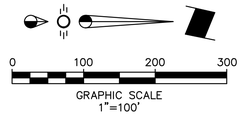


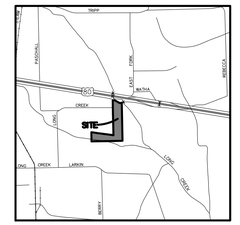
SECTION 'A' – TYPICAL RETAINING WALL

N.T.S.

NOTE:
- GRAVITY RETAINING WALL TO HAVE A MOSAIC FACING STONE.
- 42" WROUGHT IRON FENCE ON TOP OF RETAINING WALL.
- WALL FACE IS TAPERED.

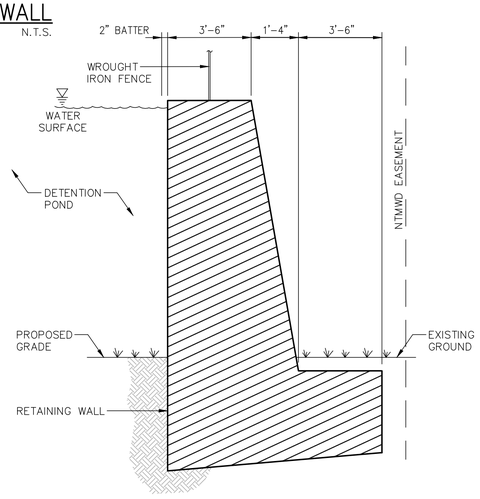
42" WROUGH IRON FENCE:
- TOP AND BOTTOM RAILS (1 1/2' X 1 1/2")
- VERTICAL RAILS (3/4" X 3/4") @4 11/16" O.C.
- APPROX. 8' PANELS





VICINITY MAP

N.T.S.



SECTION 'B' – TYPICAL RETAINING WALL

N.T.S.

ZONING: SINGLE FAMILY–4
JUSTIN HARRAH (RESID.)
ZONING: SINGLE FAMILY–4
RONALD J. DUNCAN & DUNCAN FAMILY TRUST (RESID.)
ZONING: SINGLE FAMILY–4
LONG CREEK REAL ESTATE 79 (RESID.)
N00°46'18"W – 519.65'
50' BUILDING LINE
JARED WRIGHT MILLER (RESID.)
ZONING: SINGLE FAMILY–4
BARBARA J. FITZHUGH (RESID.)
S81°47'59"E – 369.70'
OMAR DWAN (RESID.)
S89°29'40"W – 1239.71'
50' BUILDING LINE
50' BUILDING LINE
S82°04'06"E – 888.68'
ZONING: SINGLE FAMILY–4
TEXAS UTILITIES
ZONING: SINGLE FAMILY–4
RONALD E. DUNHAM (VACANT)
ZONING: SINGLE FAMILY–4
JORGE JESUS MARTINEZ (VACANT)
ZONING: SINGLE FAMILY–4
JORGE JESUS MARTINEZ (VACANT)
ZONING: SINGLE FAMILY–4
ZONING: HIGHWAY COMMERCIAL
532 LONG CREEK LAND TRUST (ROAD)
ZONING: HIGHWAY COMMERCIAL
534 LONG CREEK LAND TRUST (VACANT)
ZONING: HIGHWAY COMMERCIAL
ENRIQUE GUEVARA
ENRIQUE GUEVARA (RESID.)
CRISTY MARIE TEMPLETON (VACANT)
NEW HOPE MEMORIAL GARDENS FUNERAL HOME (VACANT)
LONG CREEK RD
D=40°26'41"
R=125.10'
L=88.31'
CH=N19°23'53"E
CD=86.48
APPROXIMATE LOCATION OF SURVEY LINE
N00°44'45"W – 660.97'
N00°31'36"W – 518.35'
N00°53'55"W – 796.47'
S00°53'55"E – 244.80'
S79°09'06"E 56.58'
N70°24'59"E 45.82'
50' BUILDING LINE
ZONING: PD 2022–033
(FLOOD PLAIN)
S89°02'56"W – 513.30'
RYAN CURTIS (RESID.)
RYAN KEITH FINCH (RESID.)
EARL STIGLER (RESID.)
ZONING: PD 2022–033
50' BUILDING LINE
50' BUILDING LINE
S00°39'00"E – 2152.60'
ZONING: SINGLE FAMILY–4
SETCO ENTERPRISES CORP. (VACANT)
RETAINING WALL SECTION "A" W/ WROUGHT IRON FENCE
RETAINING WALL SECTION "B" W/WROUGHT IRON FENCE

©Copyright 2025 Brockette/Davis/Drake, Inc. All Rights Reserved.
This drawing is the property of Brockette/Davis/Drake, Inc.
Any modification or use of this drawing without the express
written authorization of Brockette/Davis/Drake, Inc. is prohibited.

STATE OF TEXAS
JAMES A. RILEY
73230
LICENSED PROFESSIONAL ENGINEER
04/27/26

OVERALL

SITE PLAN
PECAN RIDGE
LOT 1, BLOCK A

A.W. WEBB SURVEY, ABSTRACT NO. 1595
THOMAS D. COATS SURVEY, ABSTRACT NO. 330
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
DATE: APRIL 27, 2026

SHEET 2 of 2

PROPERTY OWNER
PRECISION RECONSTRUCTION GROUP
606 U.S. HWY 80 E
SUNNYVALE, TEXAS 75182
(972)971–7442
CONTACT: RYAN CURTIS
EMAIL: ryan@precisionreconstruction.com

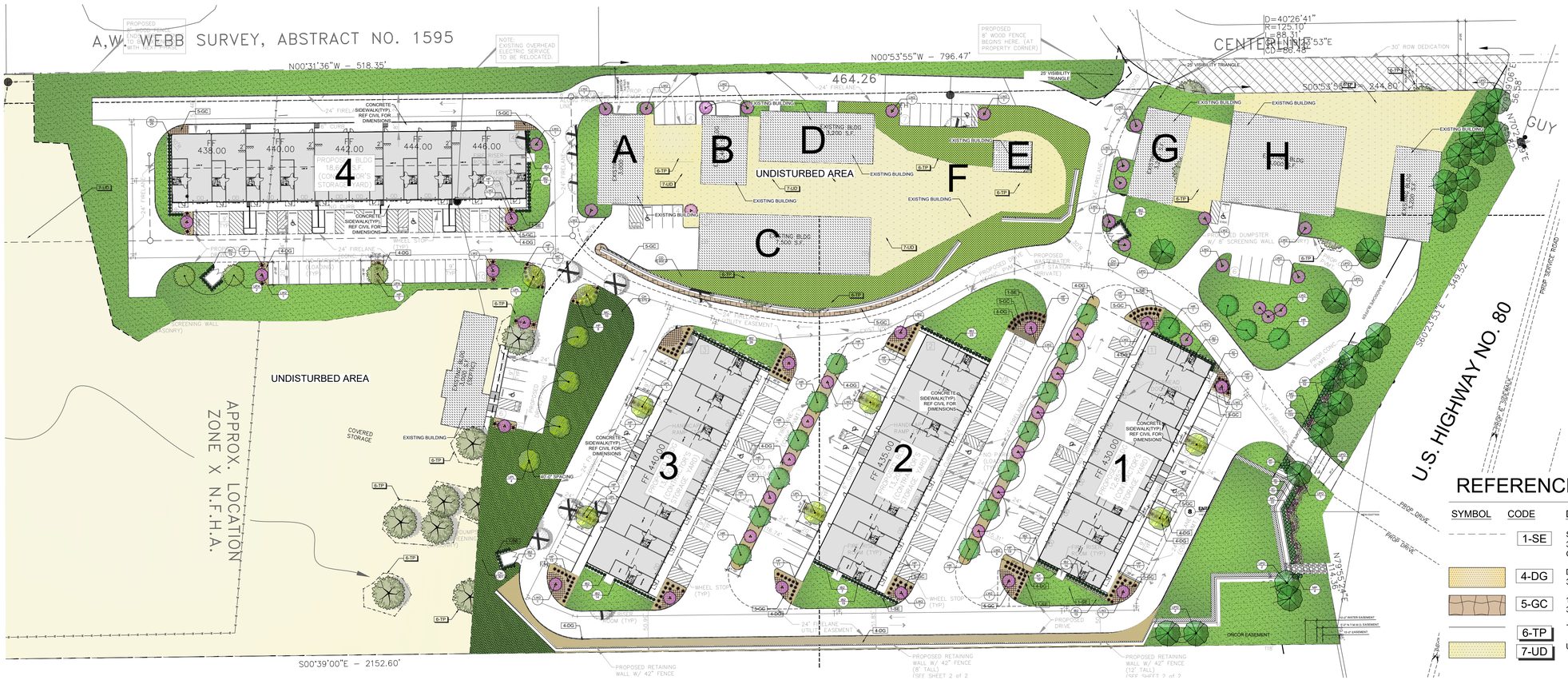
ARCHITECT
KILLIAN STUDIO OF ARCHITECTURE
3400 N. CENTRAL EXPRESSWAY
SUITE 100–307
RICHARDSON, TEXAS 75080
(214)457–3652
CONTACT: KEN KILLIAN
EMAIL: krk@kenkillian.com

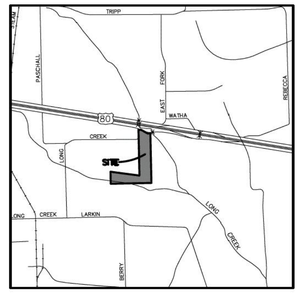
LANDSCAPE
BERKENBILE LANDSCAPE ARCHITECTS
2355 JOHNSON ROAD
SOUTHLAKE, TEXAS 76092
(817)379–9853
CONTACT: STEVEN BERKENBILE
EMAIL: stevenb@bbla–inc.com

SURVEYOR
CBG SURVEYING
1413 I–30, SUITE 7
GARLAND, TEXAS 75043
(214)349–9485
CONTACT: LISA ROSS–HYTER
EMAIL: lisar@cbgtxllc.com

ENGINEER
BROCKETTE DAVIS DRAKE, INC
TEXAS REGISTERED ENGINEERING FIRM F–841
12377 MERIT DRIVE
SUITE 1100
DALLAS, TEXAS 75251
(214)824–3647
CONTACT: JAMES A. RILEY, P.E.
EMAIL: jriley@bddeng.com

PLOT DATE AND TIME: 4/24/2026 2:40 PM





2 VICINITY MAP - PECAN RIDGE SITE
NTS P-CO-PLA1-PECA-01

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD	2,848 LF
	4-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC	130 CY
	5-GC	1"- 1-1/4" MIXED SIZES CAFE RIVER ROCK 3" DEPTH PLACED OVER FILTER FABRIC	45.9 CY
	6-TP	TREE PROTECTION FENCE	1,957 LF
	7-UD	UNDISTURBED TREE MITIGATION AREA	34,872 SF

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	REMARKS
TREES									
	HR	17	QUERCUS VIRGINIANA `HIGH RISE`	HIGH RISE LIVE OAK	3" CAL.	POT	10`-12`	3`-4`	SINGLE TRUNK, FULL AND MATCHED
	UPA	3	ULMUS PARVIFOLIA `ALLEE`	ALLEE LACEBARK ELM	3" CAL.	POT	14`-16`	3`-4`	SINGLE TRUNK, FULL AND MATCHED
	UPD	26	ULMUS PARVIFOLIA `DRAKE`	DRAKE ELM	4" CAL.	POT	10`-12`	8`-10`	SINGLE TRUNK, FULL AND MATCHED
	UPL	12	ULMUS PARVIFOLIA `LACEBARK ELM`	LACEBARK ELM TREE	3" CAL.	POT	10`-12`	8`-10`	SINGLE TRUNK, FULL AND MATCHED
SMALL TREES									
	LW2	50	LAGERSTROEMIA INDICA X FAURIEI `NATCHEZ`	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	25 GAL.	POT	8`-10`	6--8`	
SHRUBS									
	IB2	238	ILEX CORNUTA `BURFORDII`	BURFORD HOLLY	3 GAL.	POT	24"-26"	24"	FULL MATCHED-36" O.C.
	MP	107	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	3 GAL.	POT	16"-18"	12"-16"	FULL MATCHED-36" O.C.
DROUGHT TOLERANT									
	HP	222	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	POT	24"-26"	24"	FULL MATCHED-AS SHOWN ON PLAN
GRASSES									
	MC	71	MUHLENBERGIA CAPILLARIS `LENCA`	REGAL MIST PINK MUHLY	3 GAL.	POT	24"-26"	24"	FULL MATCHED-30" O.C.
	NT	290	NASSELLA TENUISSIMA `PONY TAILS`	MEXICAN FEATHERGRASS	1 GAL.	POT	16"-18"	12"-16"	FULL MATCHED-18" O.C.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
SOD/SEED								
	CD	14,646 SF	CYNODON DACTYLON	BERMUDA GRASS- SEEDED-NON IRRIGATED	---			SEEDED.. NON IRRIGATED
	CH	111,756 SF	CYNODON DACTYLON `419 HYBRID`	BERMUDA GRASS-SOD IRRIGATED	---			SOLID SOD ,STAGGERED JOINTS, THICK AND GREEN, NO GAPS BETWEEN SOD PIECES.

GENERAL PLANTING NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED FOR IRRIGATION AND LANDSCAPE SCOPE OF WORK PRIOR TO ANY IRRIGATION AND LANDSCAPE SUBMITTALS. SUBMITTALS WILL NOT BE REVIEWED IF THIS MEETING HAS NOT TAKEN PLACE AND SUBMITTALS HAVE BEEN ISSUED FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL BE PRESENT AT THIS MEETING AND WILL REVIEW MAJOR ITEMS FOR THE PROJECT AND TO MEET THE LANDSCAPE AND IRRIGATION COMPANY PERSONNEL IN CHARGE OF THE PROJECT.
2. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
3. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
6. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER. AN APPROVED IRRIGATION PLAN IS REQUIRED BEFORE BUILDING PERMIT
7. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
8. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
9. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
10. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
12. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
13. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
14. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
15. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
16. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
17. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
18. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

SITE PLANTING REQUIREMENTS

	AREA SF/LF	REQUIRED	UNIT	PROVIDED	UNIT
SITE AREA	527836		SF		
BUILDING AREA	92352		SF		
PLANTING AREA	174367		SF	33.03%	
50' BUFFER YARD-US HIGHWAY 80					
LANDSCAPE BUFFER YARD LENGTH	464	464	LF	464	LF
REQUIRED CANOPY TREES 1/40 LF	0.025	12	EA	12	EA
REQUIRED SHRUBS 1/5 PER LINEAR FEET OF FRONTAGE	0.2	93	EA	102	EA
BERMS 2'-6' TALL (SEE PLAN)					
US 80 SPECIAL REQUIREMENT	23206		SF		
ONE 3" CAL TREE PER 1000 SF OF BUFFER	0.001	23	EA	23	EA
FIVE 5 GALLON SHRUBS PER 1000 SF OF BUFFER	0.005	116	EA	116	EA
INTERIOR PARKING LOT LANDSCAPE(TREES WITH IN 100' OF ALL PARKING SPACES)					
REQUIRED LANDSCAPE AREA 16 SF PER PARKING SPACE	169	2704	SF	18093	SF
REQUIRED 1 SHADE OR ORNAMENTAL TREE PER 400 SF OF LANDSCAPE AREA	0.0025	7	EA	7	EA
REQUIRED ORNAMENTAL TREE PER END CAP	31	31	EA	31	EA
REQUIRED ENTRY DRIVEWAYS LANDSCAPE					
REQUIRED LANDSCAPE 100 SF PER SIDE OF DRIVEWAY	2	200		200	
ADJACENT TO BUILDING(LOCATED BEHIND BUILDING IN ISLAND)					
BUILDING AREA	92352				
REQUIRED LANDSCAPE 1 TREE PER 10000 SF OF BUILDING AREA	92352	9	EA	17	EA

PROPOSED BUILDING SF TOTALS

	A	B	C	D
BUILDING UNIT SF	2100	2100	2100	2100
	1680	1680	1680	1680
	1800	1800	1800	1680
	1680	1680	1680	1680
	1800	1800	1800	1680
	1680	1680	1680	1800
	2100	2100	2100	1680
				1800
				1680
				2100
SF SUB TOTALS	**12840**	**12840**	**12840**	**17880**
SF TOTALS	56400			

0 25' 50' 100' 150'
1"=50'-0"

BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE (817) 379-9853
2525 E. Dixon Blvd. (214) 922-9946
Southlake, TX 76092

Seal 03-20-2026
REGISTERED LANDSCAPE ARCHITECT STEPHEN C. BERKENBILE 1763 STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION
PRECISION OFFICE WAREHOUSE
PECAN RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions:	No.	Date	Revision	By

Contents: OVERALL LANDSCAPE PLAN

Project ID: SAL-240701

Sheet: L-0

ISSUE DATE: 05-07-2025

FILE NAME AND PATH: S:\BLA,Inc Dropbox\BLA,Inc Team Folder\Sal-Salser Group\Sal-240701 Pecan Ridge\05-CD DD\Sheet Files\CD\Sal-240701 Pecan Ridge COLOR.dwg
SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

PLOT DATE AND TIME: 4/24/2026 2:40 PM



BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE
2525 E. Southlake Blvd.
Southlake, TX 76092
(817) 379-9853
(214) 922-9946

Seal
03-20-2026
REGISTERED LANDSCAPE ARCHITECT
STEPHEN C. BERKENBILE
1763
STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E
SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION
PRECISION OFFICE WAREHOUSE

PECAN RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions:	No.	Date	Revision	By

Contents: LANDSCAPE PLAN

Project ID: SAL-240701

Sheet: L-1

ISSUE DATE: 05-07-2025

0 10' 20' 40' 60'
1"=20'-0"

FILE NAME AND PATH: S:\BLA,Inc Dropbox\BLA,Inc Team Folder\Sal+Salser Group\Sal-240701 Pecan Ridge\05-CD DD\Sheet Files\CD\Sal-240701 Pecan Ridge COLOR.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

PLOT DATE AND TIME: 4/24/2026 2:41 PM

PLANT LEGENG

SYMBOL	CODE	COMMON NAME
TREES		
	UPA	ALLEE LACEBARK ELM
	UPD	DRAKE ELM
	HR	HIGH RISE LIVE OAK
	UPL	LACEBARK ELM TREE
SMALL TREES		
	LW2	NATCHEZ CRAPE MYRTLE MULTI-TRUNK
SHRUBS		
	IB2	BURFORD HOLLY
	MP	DWARF SOUTHERN WAX MYRTLE
DROUGHT TOLERANT		
	HP	RED YUCCA
GRASSES		
	NT	MEXICAN FEATHERGRASS
	MC	REGAL MIST PINK MUHLY
SOD/SEED		
	CD	BERMUDA GRASS- SEEDED-NON IRRIGATED
	CH	BERMUDA GRASS-SOD IRRIGATED

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD	2,848 LF	
	4-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC	130 CY	
	5-GC	1"- 1-1/4" MIXED SIZES CAFE RIVER ROCK 3" DEPTH PLACED OVER FILTER FABRIC	45.9 CY	
	6-TP	TREE PROTECTION FENCE	1,957 LF	1/TP-1
	7-UD	UNDISTURBED TREE MITIGATION AREA	34,872 SF	



0 10' 20' 40' 60'

1"=20'-0"

BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE
2525 Dove Rd.
Southlake, TX 76092
(817) 379-9853
(214) 922-9946

Seal 03-20-2026

REGISTERED LANDSCAPE ARCHITECT
STEPHEN C. BERKENBILE
1763
STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E
SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION
PRECISION OFFICE WAREHOUSE
PECAN RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions: No.	Date	Revision	By

Contents: LANDSCAPE PLAN

Project ID: SAL-240701

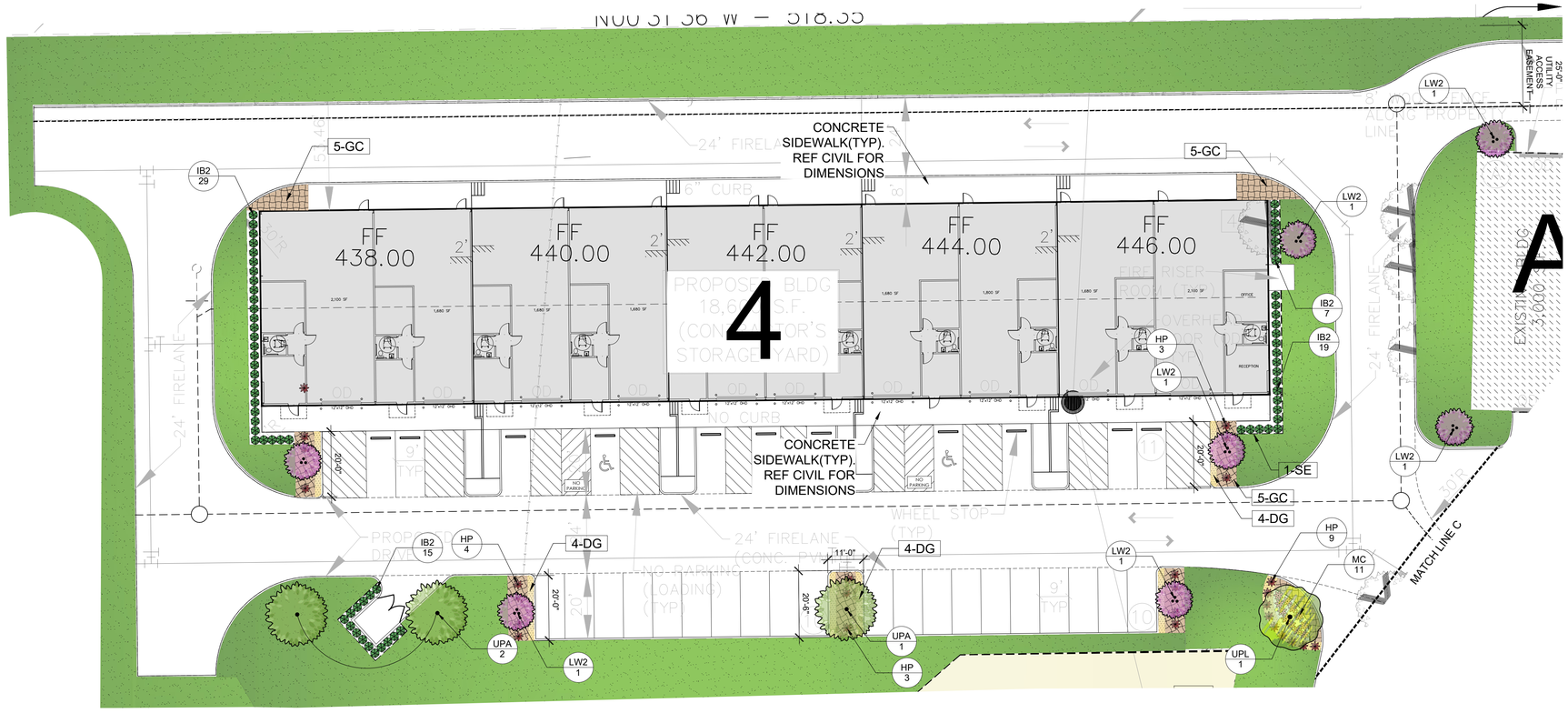
Sheet: L-2

ISSUE DATE: 05-07-2025

FILE NAME AND PATH: S:\BLA,Inc Dropbox\BLA,Inc Team Folder\Sal-Salser Group\Sal-240701 Pecan Ridge\05-CD DD\Sheet Files\CD\Sal-240701 Pecan Ridge COLOR.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

PLOT DATE AND TIME: 4/27/2026 2:25 PM



PLANT LEGENG

SYMBOL	CODE	COMMON NAME
TREES		
	UPA	ALLEE LACEBARK ELM
	UPD	DRAKE ELM
	HR	HIGH RISE LIVE OAK
	UPL	LACEBARK ELM TREE
SMALL TREES		
	LW2	NATCHEZ CRAPE MYRTLE MULTI-TRUNK
SHRUBS		
	IB2	BURFORD HOLLY
	MP	DWARF SOUTHERN WAX MYRTLE
DROUGHT TOLERANT		
	HP	RED YUCCA
GRASSES		
	NT	MEXICAN FEATHERGRASS
	MC	REGAL MIST PINK MUHLY
SOD/SEED		
	CD	BERMUDA GRASS- SEEDED-NON IRRIGATED
	CH	BERMUDA GRASS-SOD IRRIGATED

0 10' 20' 40' 60'

1"=20'-0"

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE
2525 Dove Rd
Southlake, TX 76092
(817) 379-9853
(214) 922-9946

Seal
03-20-2026
REGISTERED LANDSCAPE ARCHITECT
STEPHEN C. BERKENBILE
1763
STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E
SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION

PRECISION OFFICE WAREHOUSE

PECAN RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions:

No.	Date	Revision	By

Contents: LANDSCAPE PLAN

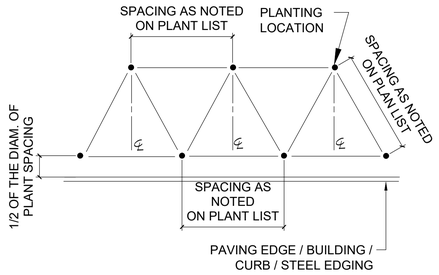
Project ID: SAL-240701

Sheet: L-3

ISSUE DATE: 05-07-2025

FILE NAME AND PATH: S:\BLA Inc Dropbox\BLA Inc Team Folders\Sal+Salser Group\Sal+240701 Pecan Ridge\05-CD DD\Sheet Files\CD\Sal+240701 Pecan Ridge COLOR.dwg

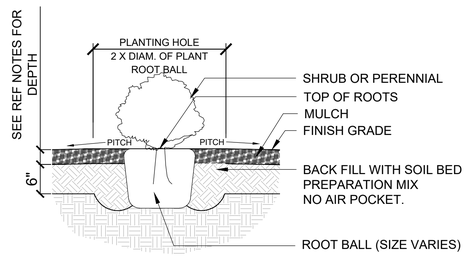
PLOT DATE AND TIME: 4/24/2026 2:42 PM



NOTE:
SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE.

3 TRIANGULAR SPACING

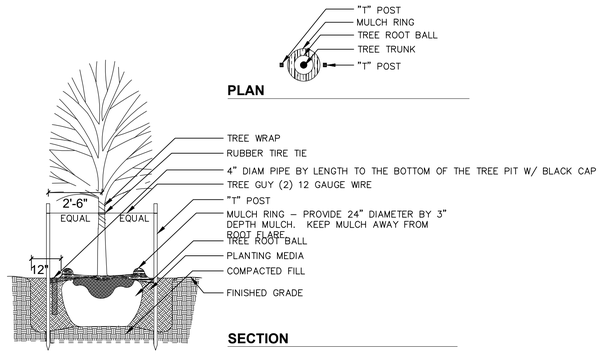
NTS P-CO-PLA1-05



2 SHRUB PLANTING - DETAIL

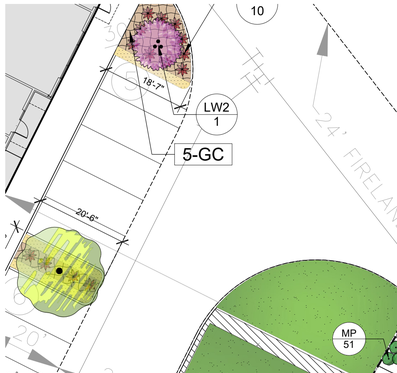
NTS P-CO-PLA1-04

NOTE:
1. WHERE SOIL IS ROCKY BREAK OUT AND REMOVE ROCKY SOIL TO THE SIZE AS INDICATED ON THE TREE PLANTING DETAIL
2. PROVIDE ADEQUATE SPACE FOR BACKFILL SOIL MIX.



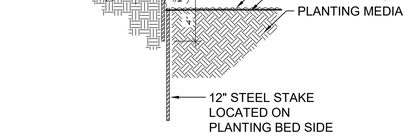
1 TREE PLANTING IN LAWN

NTS P-CO-PLA1-17



6 BED AT EDGE OF PAVING

NTS P-CO-PLA1-07



5 STEEL EDGING DETAIL

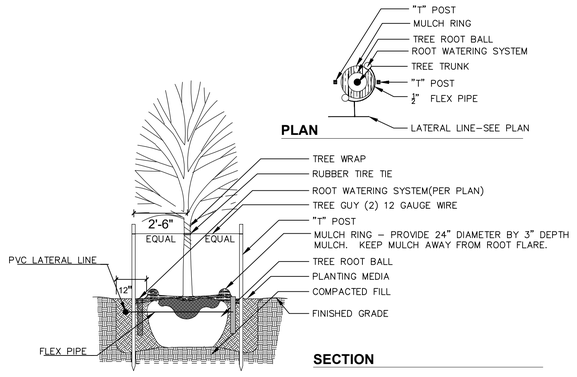
NTS P-CO-PLA1-09

4 GRASS PLANTING DETAIL

NTS P-CO-PLA1-06

8 ENTR

1/16"



7 TREE PLANTING IN LAWN WITH ROOT WATERING SYSTEM (NSE)

NTS P-CO-PLA1-18

BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE
2025 Corporate Ave
Southlake, TX 76092
(817) 379-9853
(214) 922-9946

Seal
03-20-2026
REGISTERED LANDSCAPE ARCHITECT
STEPHEN C. BERKENBILE
1763
STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E
SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION
PRECISION OFFICE WAREHOUSE
PECAN RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions:

No.	Date	Revision	By

Contents:
LANDSCAPE DETAILS

Project ID:
SAL-240701

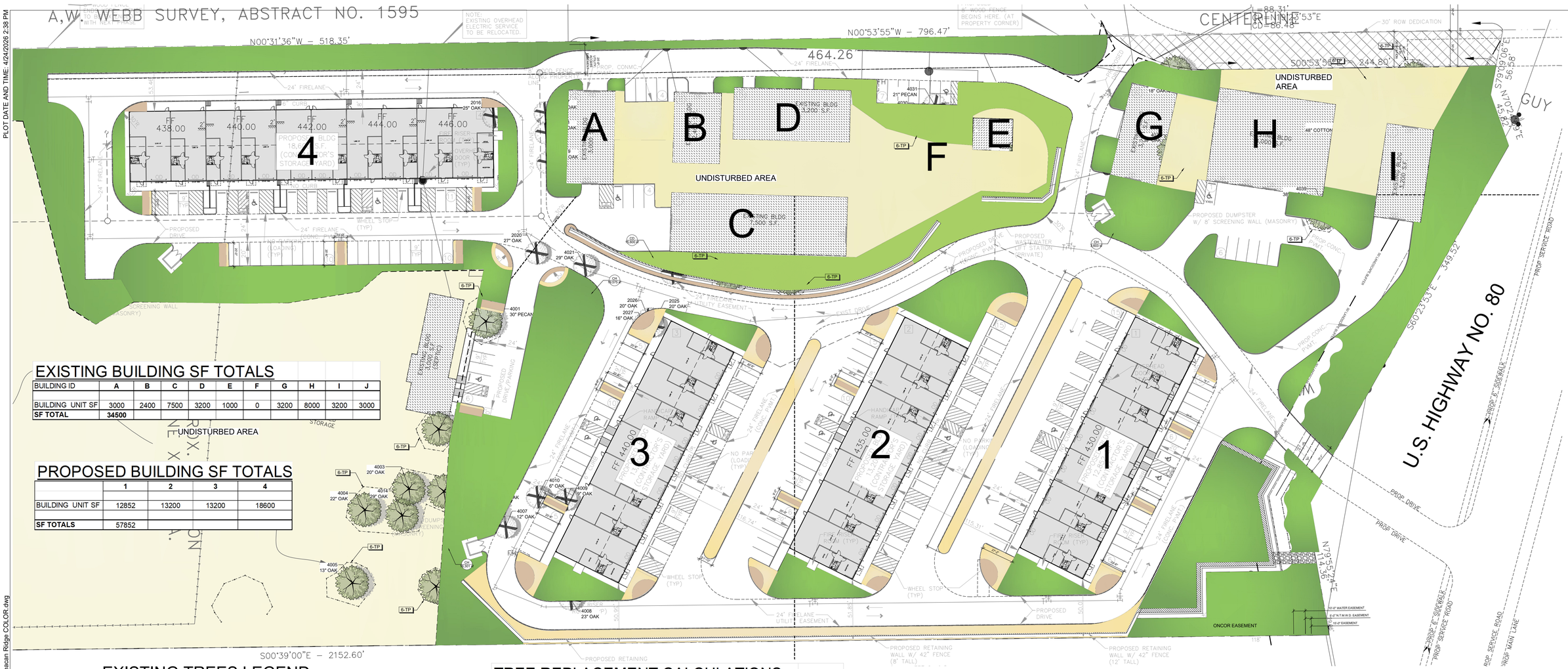
Sheet:
L-4

ISSUE DATE: 05-07-2025
-

FILE NAME AND PATH: S:\BLA,Inc Dropbox\BLA,Inc Team Folder\Sal-Satser Group\Sal-240701 Peacan Ridge\05-CD DD\Sheet Files\CD\Sal-240701 Peacan Ridge COLOR.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

PLOT DATE AND TIME: 4/24/2026 2:38 PM



EXISTING BUILDING SF TOTALS

BUILDING ID	A	B	C	D	E	F	G	H	I	J
BUILDING UNIT SF	3000	2400	7500	3200	1000	0	3200	8000	3200	3000
SF TOTAL	**34500**									

PROPOSED BUILDING SF TOTALS

	1	2	3	4
BUILDING UNIT SF	12852	13200	13200	18600
SF TOTALS	57852			

EXISTING TREES LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EXISTING TREES REMOVED						
	ETR	17	REMOVE		---	EXISTING TREE TO BE REMOVED - SEE TREE CHART AND TREE IDENTIFICATION NUMBER FOR TREE SIZE AND SPECIES
EXISTING TREES TO REMAIN						
	EXT	22	REMAIN		---	EXISTING TREE TO REMAIN - SEE TREE CHART AND TREE IDENTIFICATION NUMBER FOR TREE SIZE AND SPECIES

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD	2,848 LF	
	4-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC	130 CY	
	5-GC	1"- 1-1/4" MIXED SIZES CAFE RIVER ROCK 3" DEPTH PLACED OVER FILTER FABRIC	45.9 CY	
	6-TP	TREE PROTECTION FENCE	1,961 LF	1/TP-1
	7-UD	UNDISTURBED TREE MITIGATION AREA	34,872 SF	

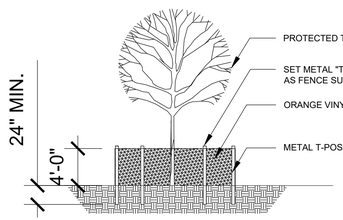
TREE CREDIT

CIRCUMFERENCE OF OF EXISTING TREE		CREDIT AGAINST TREE REQUIREMENT		
6" TO 8"		1.0 TREE		
9" TO 30"		1.5 TREE		
31" TO 46"		2.0 TREE		
47" OR MORE		3.0 TREE		

TREE REPLACEMENT CALCULATIONS

TOTAL TREE CREDITS					510	510
TREE REPLACEMENT INCHES						180
REPLACEMENT ICHES LESS TREE CREDITS						NA
NO REPLACEMENT TREES NEEDED						NA

* ONE INCH FOR ONE INCH TREE REPLACEMENT CREDIT USED



TREE PROTECTED NOTES:

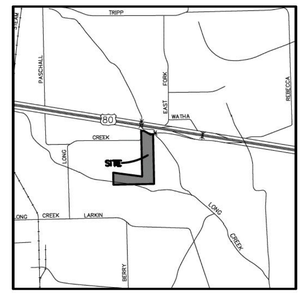
1. EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. VINYL FENCING (MIN. 4'-0" HEIGH SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES AND THE CONTRACTOR SHALL BECOME FAMILIAR WITH THEM.
2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTA ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE MATURE, SHALL BE ATTACHED TO AN TREE.
4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
5. NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.
6. PLACE TREE PROTECTION FENCING AROUND ALL TREES WITH IN 50' OF CONSTRUCTION ZONES.
7. TREES MEASURING 6 INCHES OR GREATER IN CALIPER SIZE ARE IDENTIFIED BY A THREE INCH ROUND, WEATHERPROOF TAG ATTACHED TO THE TREE. TREES PROPOSED FOR REMOVAL SHALL BE PAINTED WITH A LUMINESCENCE ORANGE 'X' COLORED FLAGS IN LIEU OF PAINT), NO GREATER THAN 6 INCHES IN SIZE. THE DEVELOPER SHALL BE REQUIRED TO MAINTAIN TREE MARKINGS AND TAGS THROUGHOUT THE APPROVAL OF THE PROJECT.

1 TREE PROTECTION FENCE - SUNNYVALE

NTS P-CO-PLA1-PE

TREE MITIGATION CHART

TREE TAG	SPECIES	CONDITION	TRUNK	CALIBER SIZE	SAVE	REMOVE	EXEMPT	CREDITS ICHES
4001	OAK	GOOD	2	30	X			30
4002	OAK	GOOD	1	42	X			42
4003	OAK	GOOD	1	20	X			20
4004	OAK	GOOD	1	22	X			22
4005	OAK	GOOD	1	13	X			13
4006	OAK	GOOD	1	15	X			15
4007	OAK	GOOD	1	12		X	X	
4008	OAK	GOOD	1	23		X	X	
4009	OAK	GOOD	1	9		X		
4010	OAK	GOOD	1	6		X	X	
4011	OAK	GOOD	1	14	X			14
4012	OAK	GOOD	1	19	X			19
4013	OAK	GOOD	2	17	X			17
4014	OAK	GOOD	2	29	X			29
4015	OAK	GOOD	1	23		X		
4016	OAK	GOOD	1	25		X		
4017	OAK	GOOD	1	18		X	X	
4018	OAK	GOOD	1	18		X	X	
4019	OAK	GOOD	1	22		X	X	
4020	OAK	GOOD	1	27	X			
4021	OAK	GOOD	2	29		X	X	
4022	OAK	GOOD	1	29		X	X	
4023	OAK	GOOD	1	34	X			34
4024	OAK	GOOD	1	18	X			18
4025	OAK	GOOD	1	20		X		
4026	OAK	GOOD	1	14		X		
4027	OAK	GOOD	1	16		X		
4028	OAK	GOOD	1	32	X			32
4029	OAK	GOOD	1	21	X			21
4030	PECAN	GOOD	1	24	X			24
4031	PECAN	GOOD	1	21		X		
4032	PECAN	GOOD	1	25		X		
4033	OAK	GOOD	1	66	X			66
4034	OAK	GOOD	1	38	X			38
4035	OAK	GOOD	1	18	X			18
4036	COTTON WOOD	GOOD	1	67	X		X	
4037	COTTON WOOD	GOOD	1	48	X		X	
4038	COTTON WOOD	GOOD	1	51	X		X	
4039	PECAN	GOOD	1	38	X			38



2 VICINITY MAP - PECAN RIDGE SITE

NTS P-CO-PLA1-PECA-01

NOTE:

TREE SURVEY WAS PROVIDED BY:

CBG SURVEYING TEXAS LLC,
1413 E. IH-30 STE. 7 GARLAND, TX 75043
214-349-9485 FIRM NO. 10168800.

BERKENBILE LANDSCAPE ARCHITECTS IS NOT IRRESPONSIBLE FOR THE ACCURACY OF THE SURVEY INFORMATION. REFERENCE CIVIL FOR OTHER INFORMATION.

0 20' 40' 80' 120'
1"=40'-0"

BERKENBILE
LANDSCAPE ARCHITECTS
SOUTHLAKE OFFICE
2200 Dove Road
Southlake, TX 76092
(817) 379-9853
(214) 922-9946

Seal 03-20-2026
REGISTERED LANDSCAPE ARCHITECT
STEPHEN C. BERKENBILE
1763
STATE OF TEXAS

OWNER

PRECISION RECONSTRUCTION GROUP

606 US HWY 80E
SUNNYVALE, TEXAS 75182

CONTACT: RYAN CURTIS 972-971-7442

PRECISION OFFICE WAREHOUSE

PRECISION RIDGE ADDITION LOT BLOCK A, SUNNYVALE, TX

Revisions:	No.	Date	Revision	By

Contents: TREE SURVEY / PRESERVATION PLAN

Project ID: SAL-240701

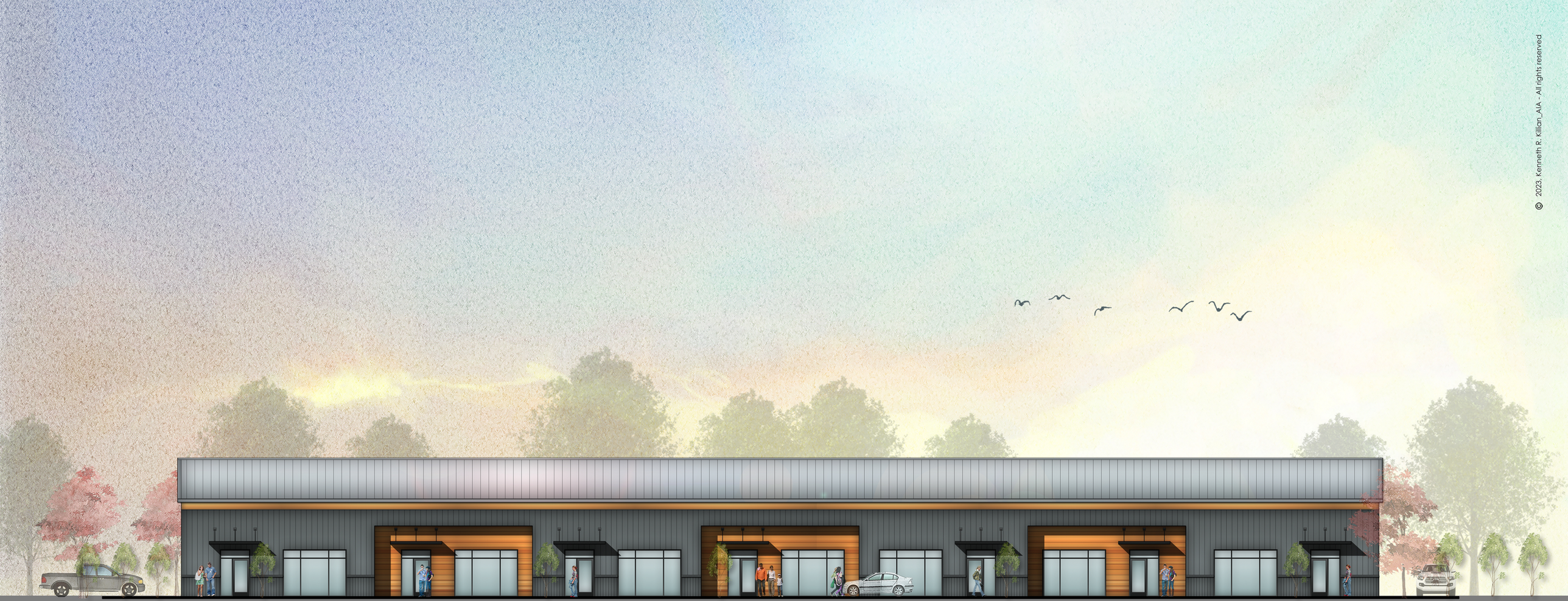
Sheet: TP-1

ISSUE DATE: 05-07-2025

FILE NAME AND PATH: S:\BLA Inc Dropbox\BLA Inc Team Folder\Sal-Saiser Group\Sal-240701 Pecan Ridge\05-CD DD\Sheet Files\CD\Sal-240701 Pecan Ridge COLOR.dwg

SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

© 2023, Kenneth R. Killian_AIA - All rights reserved



NORTH ELEVATION

PRECISION _ CONCEPT **ELEVATION** _ BUILDING **01**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

0 8 16 32

SCALE _ **1/8" = 1'** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

© 2023, Kenneth R. Killian_AIA - All rights reserved



SOUTH ELEVATION

PRECISION _ CONCEPT **ELEVATION** _ BUILDING **01**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

0 8 16 32

SCALE _ **1/8" = 1'** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

© 2023, Kenneth R. Killian_AIA - All rights reserved

NORTH ELEVATION _ BLDG **2** | **3**



EAST | **WEST** (sim.) ELEVATION

PRECISION

_ CONCEPT **ELEVATION** _ BUILDING 02 & 03

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

0 8 16 32

SCALE _ **1/8" = 1'** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080



SOUTH ELEVATION

PRECISION _ CONCEPT **ELEVATION** _ BUILDING **02 & 03**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

0 8 16 32

SCALE _ **1/8" = 1'** @ 24"x36" FORMAT

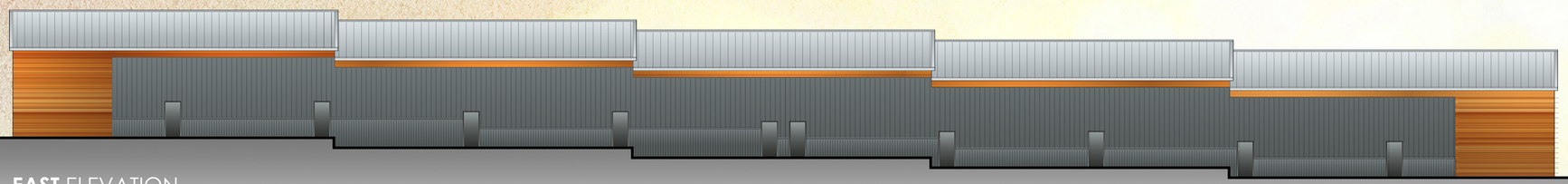
KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

© 2023, Kenneth R. Killian_AIA - All rights reserved

© 2023, Kenneth R. Killian_AIA - All rights reserved



WEST ELEVATION



EAST ELEVATION

PRECISION _ CONCEPT **ELEVATION** _ BUILDING **04**

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

0 8 16 32

SCALE _ **1/8" = 1'** @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

Site Photos














RESTROOMS


7

Planning and Zoning Commission

AGENDA ITEM REPORT

F.2

To:	Planning and Zoning Commission
Subject:	Discuss and consider approval of a preliminary plat for Lot 1, Block A, Pecan Ridge Addition, consisting of 38.45-acres tract of land, within Pecan Ridge Planned Development (PD) (Ordinance 2022-33) zoning district, located at 606 US Hwy 80. **Case 1847-PLT/Pecan Ridge Preliminary Plat**
Meeting:	Planning and Zoning Commission - May 20, 2026
Department:	Development Services
Staff Contact:	Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the preliminary plat.

BACKGROUND INFORMATION:

The subject property is a 38.45-acre unplatted tract of land out of the Thomas D. Coates Survey, Abstract Number 330. The site is located at 606 US Hwy 80. The property is currently partially undeveloped, and is zoned Pecan Ridge Planned Development (PD) (Ordinance 2022-33). Proposed utility and other easements are shown on the preliminary plat.

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

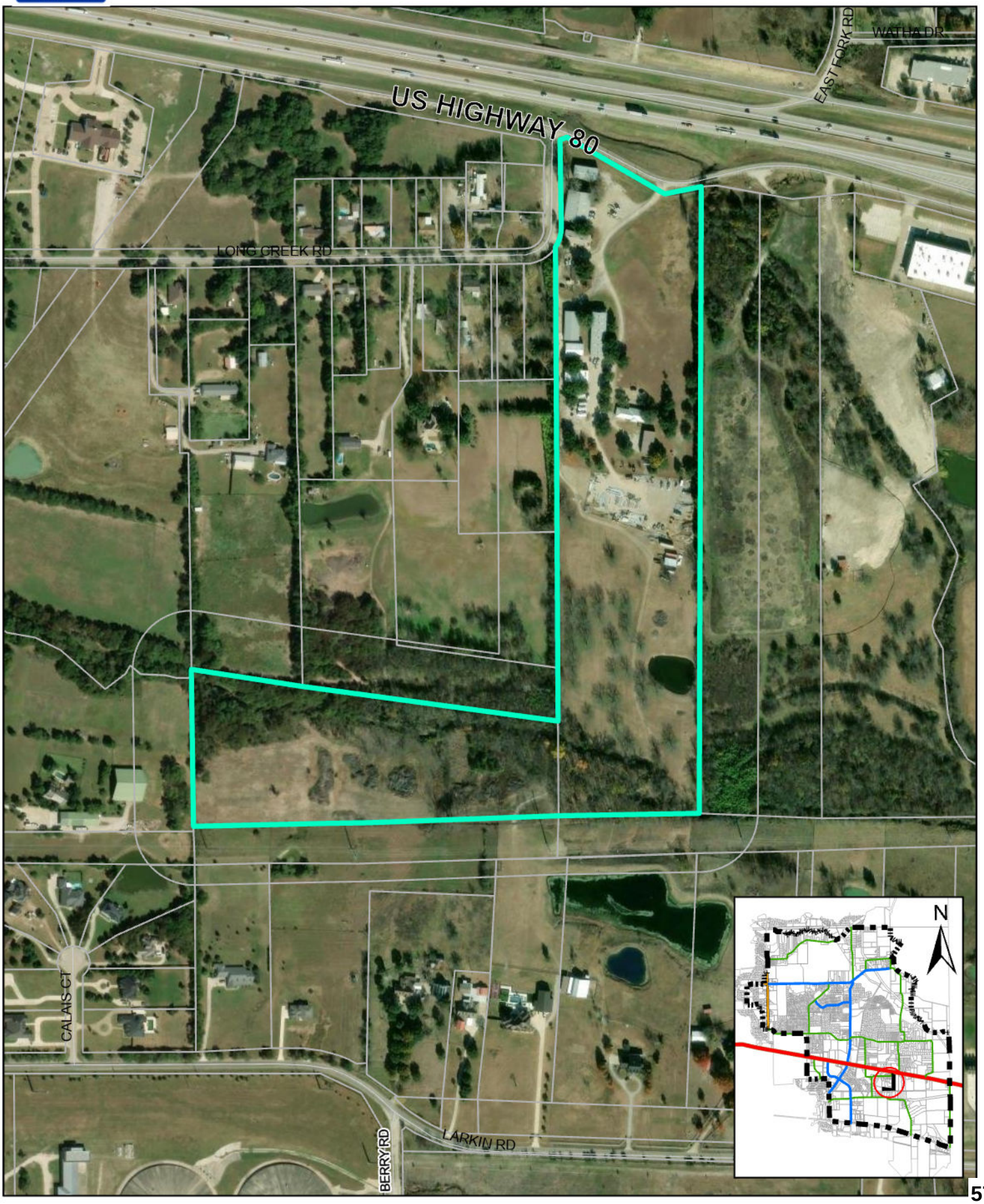
This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

ATTACHMENTS:

Map
Preliminary Plat

TOWN OF SUNNYVALE

Case 1847 - PLT - Pecan Ridge Preliminary Plat



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Pecan Ridge Holdings, LLC, with Ryan Curtis acting as an authorized agent, does hereby adopt this plat, designating the herein described property as **PECAN RIDGE ADDITION**, an addition to the Town of Sunnyvale, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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 may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and 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).

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

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

WITNESS, my hand at Town of Sunnyvale, Texas, this the _____ day of_____, 2026.

BY: _____
Ryan Curtis, Managing Partner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ryan Curtis 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2026.

RELEASED FOR REVIEW 07/16/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

LEGEND:

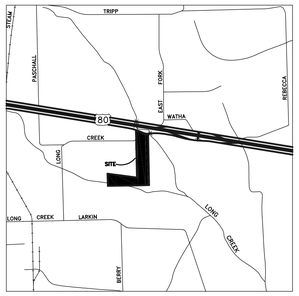
ALUM.	ALUMINUM
5/8 IRF	5/8 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
IPF	IRON PIPE FOUND
60DF	60D NAIL FOUND
ESMT.	EASEMENT
WMF	WOOD MONUMENT FOUND
VOL.	VOLUME
VOM.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT–OF–WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

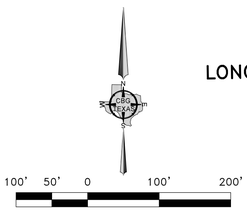
1) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH PLATTING REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE.
5) PROPERTY IS SUBJECT TO EXISTING T.P.&L. ESMT. RECORDED IN VOLUME 75028, PAGE 2021, DEED RECORDS, DALLAS COUNTY, TEXAS.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS on this the _____ day of _____, 2026.

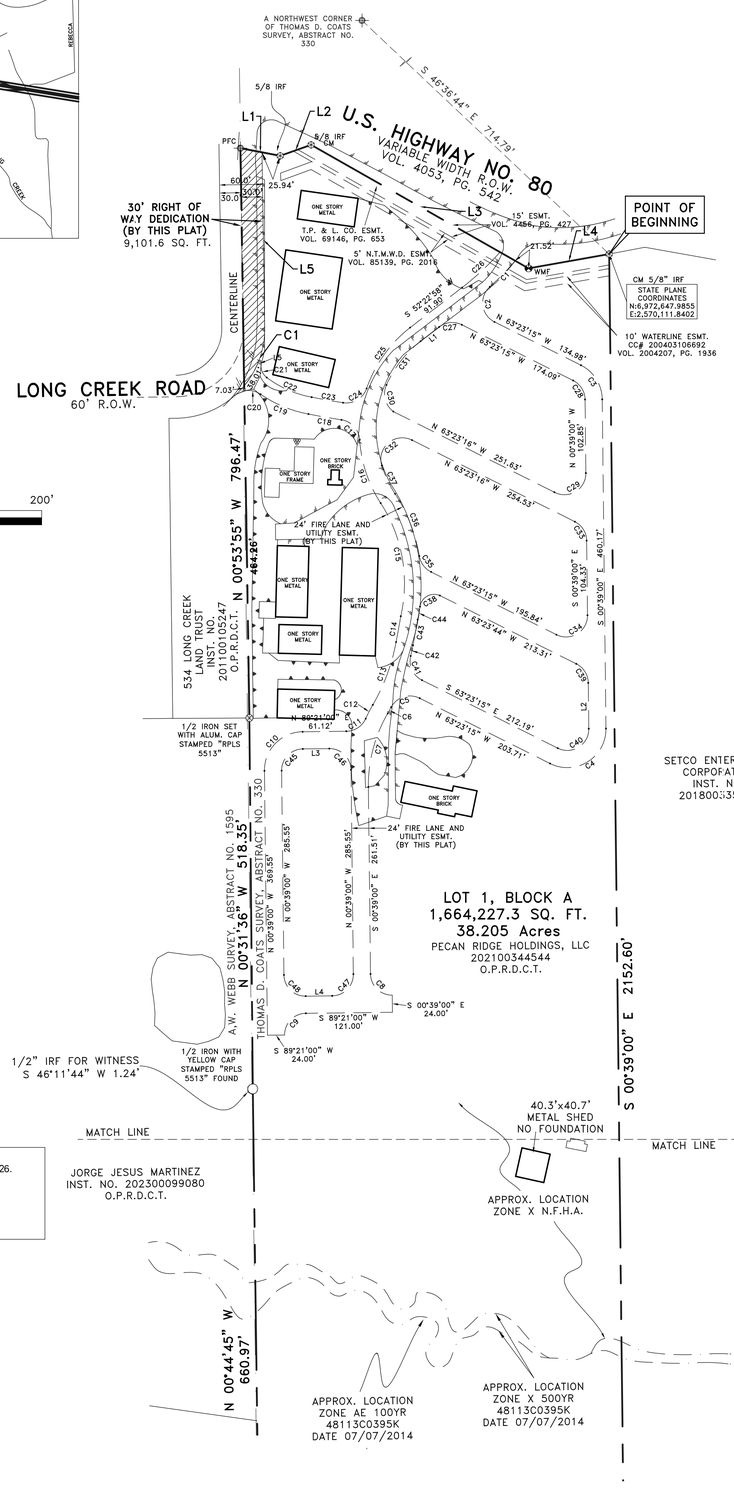
_____
Chairman, Planning and Zoning Commission



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'



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

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Pecan Ridge Holdings, LLC, is the sole owner of a tract of land situated in the A.W. Webb Survey, Abstract No. 1595 and the Thomas D. Coats Survey, Abstract No. 330, Town of Sunnyvale, Dallas County, Texas, and being a portion of a tract of land conveyed to Pecan Ridge Holdings, LLC by Special Warranty Deed recorded in Instrument Number 202100344544, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being along the South right of way line of U.S. Highway No. 80 (variable width right of way), said corner being the Northwest corner of a tract of land conveyed to Setco Enterprises Corporation by deed recorded in Instrument No. 201800335609, Official Public Records, Dallas County, Texas;

THENCE South 00°39'00" East along the West line of said Setco Enterprises Corporation tract, a distance of 2152.60 feet to a 1/2 inch iron rod found for corner, said corner being along the North line of a tract of land conveyed to Texas Power & Light Company by deed recorded in Volume 317, Page 327, Deed Records, Dallas County, Texas;

THENCE South South 89°02'56" West along the North line of said Texas Power & Light Company tract, a distance of 513.30 feet to 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513";

THENCE North 89°29'40" West along the North line of said Texas Power & Light Company tract, a distance of 1239.71 feet to a 1/2 inch iron rod found for corner, said corner being along the East line of Lot 2, Block 1 of Long Creek South Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat thereof recorded in Volume 2000050, Page 26, Plat Records, Dallas County, Texas;

THENCE North 00°46'18" West along the East line of said Lot 2, Block 1 of said Long Creek South Addition, a distance of 519.65 feet to a 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513", said corner being the Southeast corner of Lot 3, Block 1 of Long Creek North Addition, an addition to the Town of Sunnyvale, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001078, Page 6, Plat Records, Dallas County, Texas, said corner being the Southwest corner of a tract of land conveyed to Barbara Jane Fitzhugh by deed recorded in Volume 2004206, Page 4907, Deed Records, Dallas County, Texas;

THENCE South S 81°47'59" E East along the South line of said Fitzhugh tract, a distance of 369.70 feet to a 1/2 inch iron pipe found for corner, said corner being the Southwest corner of a tract of land conveyed to Ronald W. Aston and Krista E. Thorson by deed recorded in Instrument No. 202100128036, Official Public Records, Dallas County, Texas;

THENCE South 82°04'06" East along the South line of said Aston tract, a distance of 888.68 feet to a 60D nail found for corner, said corner being the Southeast corner of said Aston tract;

THENCE North 00°44'45" West along the East line of said Aston tract, a distance of 660.97 feet to 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to John W. Aston and wife, Charla Ivins Aston by deed recorded in Volume 88092, Page 935, Deed Records, Dallas County, Texas, from which a 1/2 inch iron pipe found bears, South 46°11'44" West, a distance of 1.21 feet for witness;

THENCE North 00°31'36" East along the East line of said Aston (Vol. 88092, Pg. 935) tract, a distance of 518.35 feet to a 1/2 Iron rod set for corner with aluminum cap stamped "RPLS 5513", said corner being the Southeast corner of a tract of land conveyed to 534 Long Creek Land Trust by deed recorded in Instrument No. 201100105247, Official Public Records, Dallas County, Texas;

THENCE North 00°53'55" West along the East line of said 534 Long Creek Land Trust tract, a distance of 796.47 feet to a point for corner, said corner being along the South right of way of said U.S. Highway No. 80;

THENCE South 79°09'06" East along the South right of way of said U.S. Highway No. 80, a distance of 56.58 feet to a 5/8 inch iron rod found with pink cap stamped "TxDot" for corner;

THENCE North 70°24'59" East along the South right of way of said U.S. Highway No. 80, a distance of 45.82 feet to a 5/8 inch iron rod found with pink cap stamped "TxDot" for corner;

THENCE South 60°23'53" East along the South right of way of said U.S. Highway No. 80, a distance of 349.52 feet to a Wood monument found for corner;

THENCE North 79°55'24" East along the South right of way of said U.S. Highway No. 80, a distance of 114.36 feet to the POINT OF BEGINNING and containing 1,664,227.3 square feet or 38.205 acres of land.

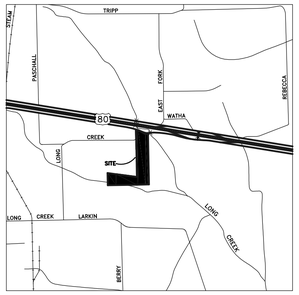
SHEET 1 OF 2

PRELIMINARY PLAT
PECAN RIDGE ADDITION
LOTS 1, BLOCK A
BEING A TRACT OF LAND SITUATED IN THE THOMAS D. COATS SURVEY, ABSTRACT NO. 330 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
1,664,227.3 SQ.FT. / 38.205 ACRES
DATE OF PREPARATION 5-13-2025

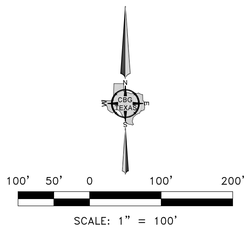
OWNER: PECAN RIDGE HOLDINGS, LLC
RYAN CURTIS (MANAGING PARTNER)
P.O. BOX 2995
FORNEY, TEXAS 75126
817-819-2678

PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=100' / DATE: 07/16/2025 / JOB NO. 2115845-04 / DRAWN BY: WRV



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'

BOUNDARY LINE AND CURVE TABLE

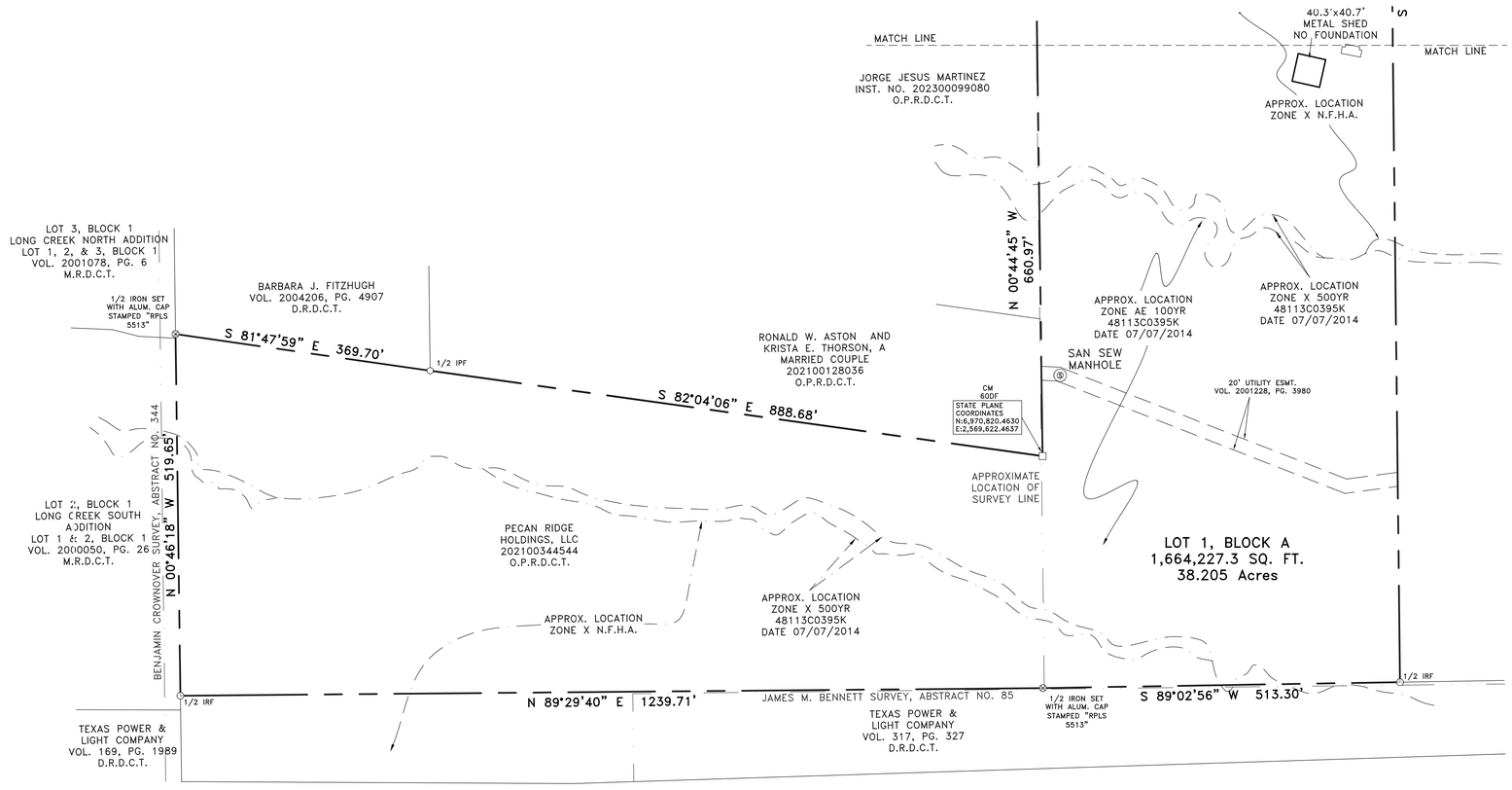
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.31'	125.10'	40°26'41"	N 19°23'53" E	86.48'

LINE	BEARING	DISTANCE
L1	S 79°09'06" E	56.58'
L2	N 70°24'59" E	45.82'
L3	S 60°23'53" E	349.52'
L4	N 79°55'24" E	114.36'
L5	S 00°53'55" E	244.80'

EASEMENT LINE AND CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.94'	400.00'	07°17'47"	N 44°16'51" E	50.90'
C2	58.29'	30.00'	111°18'59"	S 07°43'45" E	49.54'
C3	59.13'	54.00'	62°44'15"	N 32°01'08" W	56.22'
C4	110.52'	54.00'	117°15'45"	N 57°58'53" E	92.21'
C5	46.29'	30.00'	88°24'56"	S 72°24'17" W	41.84'
C6	9.92'	300.00'	01°53'40"	N 29°08'39" E	9.92'
C7	107.31''	200.00'	30°44'29"	S 14°43'15" W	106.03'
C8	47.12'	30.00'	90°00'00"	S 45°39'00" E	42.43'
C9	47.12'	30.00'	90°00'00"	S 44°21'00" W	42.43'
C10	84.82'	54.00'	90°00'00"	S 44°21'00" W	76.37'
C11	33.94'	30.00'	64°49'38"	N 56°56'11" E	32.16'
C12	21.75'	224.00'	05°33'43"	S 27°18'14" W	21.74'
C13	94.13'	276.00'	19°32'30"	N 20°18'51" E	93.68'
C14	36.63'	1599.85'	01°18'43"	N 10°16'41" E	36.63'
C15	164.94'	206.00'	45°52'31"	N 10°04'08" W	160.57'
C16	94.42'	184.00'	29°24'00"	S 18°18'24" E	93.38'
C17	40.68'	30.00'	77°41'14"	N 42°27'01" W	37.63'
C18	46.90'	1078.83'	02°29'26"	S 80°02'55" E	46.89'
C19	72.92'	173.72'	24°03'03"	S 67°31'58" E	72.39'
C20	23.93'	30.00'	45°41'48"	N 78°15'08" W	23.30'
C21	20.26'	20.00'	58°03'17"	S 23°58'58" E	19.41'
C22	69.14'	148.26'	26°43'07"	S 66°22'10" E	68.51'
C23	44.54'	1054.83'	02°25'09"	S 80°00'10" E	44.54'
C24	41.76'	30.00'	79°45'13"	N 58°54'39" E	38.47'
C25	106.01'	184.00'	33°00'41"	S 35°32'23" W	104.55'
C26	72.43'	376.00'	11°02'13"	N 46°51'53" E	72.32'
C27	33.63'	30.00'	64°13'47"	S 84°29'52" W	31.90'
C28	32.85'	30.00'	62°44'15"	N 32°01'08" W	31.23'
C29	62.04'	30.00'	118°29'00"	N 58°48'36" E	51.56'
C30	41.43'	30.88'	76°52'15"	S 14°29'22" E	38.40'
C31	78.40'	160.00'	28°04'31"	S 37°59'00" W	77.62'
C32	70.30'	30.00'	134°16'00"	S 49°48'39" W	55.28'
C33	32.70'	30.00'	62°27'23"	N 31°52'41" W	31.11'
C34	61.40'	30.00'	117°15'45"	N 57°58'52" E	51.23'
C35	28.74'	30.01'	54°51'54"	S 36°30'59" E	27.65'
C36	94.03'	230.00'	23°25'26"	N 21°17'41" W	93.38'
C37	43.57'	160.00'	15°36'10"	S 25°12'18" E	43.44'
C38	36.66'	20.00'	105°01'05"	S 60°57'50" W	31.74'
C39	32.96'	30.00'	62°56'55"	N 32°07'27" W	31.33'
C40	61.40'	30.00'	117°15'45"	N 57°58'53" E	51.23'
C41	40.27'	30.00'	76°54'25"	S 24°57'56" E	37.31'
C42	15.25'	299.20'	02°55'17"	N 12°01'46" E	15.25'
C43	36.52'	1623.85'	01°17'18"	N 10°17'23" E	36.52'
C44	18.52'	230.00'	04°36'46"	N 10°23'20" E	18.51'
C45	47.12'	30.00'	90°00'00"	S 44°21'00" W	42.43'
C46	47.12'	30.00'	90°00'00"	N 45°39'00" W	42.43'
C47	47.12'	30.00'	90°00'00"	N 44°21'00" E	42.43'
C48	47.12'	30.00'	90°00'00"	S 45°39'00" E	42.43'

LINE	BEARING	DISTANCE
L1	S 52°22'58" W	32.57'
L2	S 00°39'00" E	64.12'
L3	N 89°21'00" E	37.00'
L4	S 89°21'00" W	37.00'
L5	S 53°00'37" E	5.23'



LEGEND:

ALUM.	ALUMINUM
5/8 IRF	5/8 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
60DF	60D NAIL FOUND
ESMT.	EASEMENT
WMF	WOOD MONUMENT FOUND
VOL.	VOLUME
VOM.	PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

SHEET 2 OF 2
PRELIMINARY PLAT
PECAN RIDGE ADDITION
LOT 1, BLOCK A
BEING A TRACT OF LAND SITUATED IN THE
THOMAS D. COATS SURVEY, ABSTRACT NO. 330
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
1,664,227.3 SQ.FT. / 38.205 ACRES
DATE OF PREPARATION 05-13-2025

OWNER: PECAN RIDGE HOLDINGS, LLC
RYAN CURTIS (MANAGING PARTNER)
P.O. BOX 2995
FORNEY, TEXAS 75126
817-819-2678

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=100' / DATE: 07/16/2025 / JOB NO. 2115845-04 / DRAWN BY: WRV

Planning and Zoning Commission

AGENDA ITEM REPORT

F.3

To:	Planning and Zoning Commission
Subject:	Discuss and confirm the schedule and plan for the upcoming annual Planning and Zoning Commission bus tour.
Meeting:	Planning and Zoning Commission - May 20, 2026
Department:	Development Services
Staff Contact:	Surupa Sen

SUGGESTED ACTION: