



AGENDA

Town Council

Monday, February 2, 2026

7:00 pm Special Meeting

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

A. Invocation

B. Pledge of Allegiance

C. Call Meeting to Order

D. Announcements and Acknowledgements

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

E. Public Comment

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

F. Consent Agenda Items

1. Consider and act upon the minutes from the January 12, 2026 Town Council meeting.
[Jan. 12, 2026 DRAFT Minutes.pdf](#)

2. Consider and act upon the second reading of Ordinance 2026-01 regarding a repeal of Planned Development (PD) Ordinance 2024-08 and re-establishment of the Planned Development District including but not limited to amending the concept plan, subdistrict plan, development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. [**Case 1861-Z/Gateway Park Planned Development \(PD\) Zoning Amendment.**](#)

[Staff Report](#)

[Proposed Ordinance No. 2026-01 - Gateway Park PD](#)

[Current Gateway Park PD Ordinance No. 2024-08](#)

[Map](#)

G. Presentations and Updates

1. Presentation and update related to the Capital Improvement Project (CIP) Program - First Quarter.
2. Presentation and update related to the following:
 - Dirt area that has been collapsing in Stone Canyon.
 - Tripp Road Construction.
3. Discuss and receive an update related to the Imagine Sunnyvale Comprehensive Plan Visioning Workshop.

H. Public Hearing Items

1. Hold a public hearing, discuss, and consider making a recommendation to the Town Council regarding a Special Use Permit (SUP) to allow for construction of a 120-foot-tall cellular antenna on a stadium light pole at the Sunnyvale ISD (SISD) high school stadium, on property located at 222 Collins Road, zoned Single Family 2 (SF-2) residential zoning district in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). [**Case 1832-SUP/222 N Collins – Cellular Antenna**](#)

[Map](#)

[Proposed Ordinance 2026-02 - SISD Cell Tower SUP](#)

[Plans](#)

[Letter of Opposition](#)

I. Discussion and Action Items

1. Discuss, consider and act upon the approval of the 2025-2026 Office 365 subscriptions. [Office 365 Subscriptions 2025-2026.pdf](#)

J. Mayor and Council Request

A Council Member with a second by two additional Council Members or the Mayor alone,

may ask that an item be placed on a future agenda or the Town Council. No substantive discussion of that item will take place at this time.

K. Executive Session

1. Section 551.071 – Consultation with Attorney

To seek the advice of the Town's attorney about pending or contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter.

- Pending Personnel Investigation

L. End Executive Session

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

Section 551.071 - Consultation with Attorney

- Pending Personnel Investigation

M. Adjourn

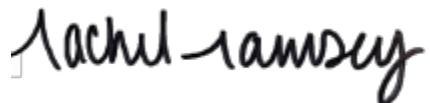
NOTE: The Town Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with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

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Town Council will conduct a Special Meeting on Feb. 2, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to rachel.ramsey@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of

Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting:

A handwritten signature in black ink that reads "Rachel Ramsey". The signature is fluid and cursive, with "Rachel" on the top line and "Ramsey" on the bottom line.

Rachel Ramsey, Director of Administration/Town Secretary

Date Posted:

- Online: Jan. 23, 2026
- Bulletin Board: Jan. 27, 2026

Time Posted:

- Online: 11:10 p.m.
- Bulletin Board: 10 a.m.



MINUTES

Town Council

Monday, January 12, 2026
7:00 pm Regular Meeting
Town Hall
127 N Collins Rd.
Sunnyvale, TX. 75182

A. Regular Meeting

B. Invocation

Council Member Finch led the Invocation.

C. Pledge of Allegiance

Mayor Pro-Tem Clark led the Pledge of Allegiance.

D. Call Meeting to Order

Mayor Pro-Tem Clark called the meeting to order at 7:01 p.m. with the following Council and Staff present: Mayor Pro-Tem Clark, Council Member Allen, Council Member Finch, Council Member Danny, Council Member Dr. Woodrow Jr., Council Member Garland, Interim Town Manager Bill Vegas, Director of Administration/Town Secretary Rachel Ramsey, Director of Finance Miykael Reeve, Assistant Finance Director Rachel Kulhavy, Town Engineer Lyle Jenkins, Director of Parks and Facilities Thomas Anich, Director of Planning and Development Services Surupa Sen, Interim Chief of Police BJ Brumit, Town Attorney Aliceson Cotton, and Town Attorney Breanne Wood.

E. Announcements and Acknowledgements

Interim Town Manager Bill Vegas introduced the new Director of Public Works Chris Cox and welcomed him to the team.

F. Public Comment

Mayor Pro-Tem Clark opened the floor to public comments.

Veronica Martinez-Cantu, 371 Tavenner Lane, Sunnyvale, spoke in reference to financial stability.

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

G. Consent Agenda Items

Member Larry Allen made a motion to approve as presented, Member Ryan Finch seconded the motion.

Ayes: Member Ryan Finch, Mayor Pro Tem Kevin Clark, Member Manu Danny, Member Dr George Woodrow Jr., Member Larry Allen, and Member Holly Garland

Motion Passed Unanimously 6-0 on a recorded vote

1. Consider and act upon the minutes from the December 8, 2025 Town Council meeting.
2. Consider and act upon approval of the 2026 Town Council calendar.
3. Consider and act upon a replat of Lots 1R1, 1R2, 1R3, Block 1, Gateway Park, being a replat of Lot 1, Block 1, Gateway Park, an addition to the Town of Sunnyvale, Dallas County, Texas, to realign lot lines, create three new lots, and dedicate additional easements for the property generally located at the southeast corner of Town East Boulevard and Belt Line Road, consisting of approximately 38.36 acres tract of land within the Gateway Park Planned Development (PD) zoning district. **Case 1862-PLT/Gateway Park Replat.**

H. Public Hearing Items

1. Hold a public hearing, discuss, consider, and act upon the first reading of Ordinance 2026-01 regarding a repeal of Planned Development (PD) Ordinance 2024-08 and re-establishment of the Planned Development District including but not limited to amending the concept plan, subdistrict plan, development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment.**

Director of Planning and Development Services Surupa Sen presented the item and was available to answer questions from Council.

Mayor Pro-Tem Clark opened the public hearing at 7:18 p.m. and with no one coming forward, he closed the public hearing at 7:19 p.m.

Deric Salser, 345 New Hope Rd., Sunnyvale, spoke in reference to this item and was available to answer questions from Council.

Member Ryan Finch made a motion to approve as presented, Member Larry Allen seconded the motion.

Ayes: Member Ryan Finch, Mayor Pro Tem Kevin Clark, Member Manu Danny, Member Dr George Woodrow Jr., Member Larry Allen, and Member Holly Garland

Absent: Mayor Saji George

Motion Passed Unanimously 6- 0 on a recorded vote

I. Discussion and Action Items

1. Discuss, consider and act upon Resolution 2026-02 amending Resolution 2025-16 Section 3, changing the date in which the report must be presented to Council and when such changes should be presented on a ballot.
Director of Administration/Town Secretary Rachel Ramsey presented the item and was available to answer questions from Council.

Mayor Pro-Tem Clark opened the floor to public hearing and with no one coming forward, he closed the floor to public hearing.

Jim Wade member of the Home Rule Charter Committee spoke in reference to the May vs. November election and explained that the committee talked about this in detail and felt comfortable with their vote to keep the elections in May.

Member Ryan Finch made a motion to approve Resolution 2026-02 inserting the following dates in the following order for the blanks in the resolution, Jan. 12, 2026, on or before Jan. 12, 2026, May, Member Holly Garland seconded the motion.

Ayes: Mayor Pro Tem Kevin Clark, Member Dr George Woodrow Jr., and Member Holly Garland
Nays: Member Manu Danny, and Member Larry Allen
Absent: Mayor Saji George

Motion Passed 3- 2 on a recorded vote

2. Discuss, consider and act upon the presentation and recommended changes from the Home Rule Charter Review Committee.
Chair Smothers and Co-Chair McCaig presented the Charter's proposed amendments and were both available to answer questions.

Mayor Pro-Tem Clark opened the floor to public comments and with no one coming forward, he closed the floor to public comments.

Per Town Attorney no action was necessary on this item.

3. Discuss, consider, and act upon the second reading of Ordinance 2025-18 regarding a Specific Use Permit (SUP) to allow for the sale of alcoholic beverages on the property located at 129 N. Collins Road, which is zoned Local Retail (LR). **Case 1865-SUP/ Special Use Permit (SUP) The Assembly House Wine Co. at Park Square**
Director of Planning and Development Surupa Sen presented the item and was available to answer questions from the Council.

Mayor Pro-Tem Clark opened the floor to public comments and with no one coming forward, he closed the floor to public comments.

Member Ryan Finch made a motion to approve as presented limiting it to 821 square feet, Member Dr George Woodrow Jr. seconded the motion.

Ayes: Member Ryan Finch, Mayor Pro Tem Kevin Clark, Member Manu Danny, Member Dr George Woodrow Jr., Member Larry Allen, and Member Holly Garland
Absent: Mayor Saji George

Motion Passed Unanimously 6- 0 on a recorded vote

4. Discuss, consider, and act upon Resolution 2026-01 approving a Site Plan application for a multi-tenant retail/restaurant building on an approximately 2.5-acre platted lot,

described as Lot 1R2, Block 1, Gateway Park, at 3200 N. Belt Line Road, within Planned Development (PD) zoning district. **Case 1860-SP Victory Sunnyvale Retail Site Plan .**

Director of Planning and Development Surupa Sen presented the item and was available to answer questions from the Council.

Deric Salser, 129 N. Collins Rd., Sunnyvale, the developer was also available to answer questions from Council.

Daniel Ebarb, 3309 Elm St., Dallas, applicant was also available to answer questions from Council.

Mayor Pro-Tem Clark opened the floor to public comments and with no one coming forward, he closed the floor to public comments.

Paulo Mendoza, realtor and representative for the applicant answered questions from council related to the project timeline.

Member Ryan Finch made a motion to approve as presented, Member Manu Danny seconded the motion.

Ayes: Member Ryan Finch, Mayor Pro Tem Kevin Clark, Member Manu Danny, Member Dr George Woodrow Jr., Member Larry Allen, and Member Holly Garland

Absent: Mayor Saji George

Motion Passed Unanimously 6- 0 on a recorded vote

5. Discussion and update related to Rebecca and East Fork Road repairs.
Director of Public Works Chris Cox presented the update related to Rebecca Road and was available to answer questions from Council.

Town Engineer Lyle Jenkins presented the update related to East Fork Road and was available to answer questions from Council.

6. **Discuss, consider and provide feedback to Staff related to items for Town Council agendas that pertain to introductions, recognitions and other honors and observances.**
Director of Administration/Town Secretary Rachel Ramsey presented the item and Staff received feedback from Council.

J. Mayor and Council Request

Council Member Allen requested an update related to the dirt area that has been collapsing in Stone Canyon.

Council Member Danny requested an update related to the Tripp Road Construction.

K. Adjourn

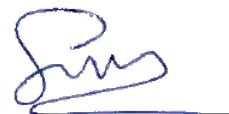
Member Larry Allen made a motion to approve to adjourn at 9:27 p.m. , Member Ryan Finch seconded the motion.

Ayes: Member Ryan Finch, Mayor Pro Tem Kevin Clark, Member Manu Danny, Member Dr George Woodrow Jr., Member Larry Allen, and Member Holly Garland

Absent: Mayor Saji George

Motion Passed Unanimously 6- 0 on a recorded vote

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



Saji George, Mayor

Attest:



Rachel Ramsey, Town Secretary

Town Council

AGENDA ITEM REPORT

F.2



To: Town Council

Subject: Consider and act upon the second reading of Ordinance 2026-01 regarding a repeal of Planned Development (PD) Ordinance 2024-08 and re-establishment of the Planned Development District including but not limited to amending the concept plan, subdistrict plan, development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. **Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment.**

Meeting: Town Council - February 2, 2026

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

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

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

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

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

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission considered this PD amendment request at their November 19, 2025, regular meeting, and recommended approval with the following conditions:

- The applicant should provide signage details for the proposed retail site at Lot 1R2, Block 1, Gateway Park, to be added to the PD Ordinance Signage Regulations and Signage Exhibit.

The applicant has provided signage details for the Victory retail building on Lot 1R2, Block 1, since the Commission recommended.

PUBLIC NOTICE:

27 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on November 7, 2025. Two signs have been posted on the subject property on the same date as well. Legal notice has been published in Star Local Media on December 19, 2025, related to the public hearing. As of writing of this report, the town has received one letter in support of the PD Amendment request from the property owner.

ATTACHMENTS:

[Staff Report](#)
[Proposed Ordinance No. 2026-01 - Gateway Park PD](#)
[Current Gateway Park PD Ordinance No. 2024-08](#)

[Map](#)

Town Council
AGENDA ITEM REPORT



To: Town Council

Subject: Hold a public hearing, discuss, consider, and act upon the first reading of Ordinance No. 2026-01 regarding a Planned Development (PD) Ordinance amendment including but not limited to amending the concept plan, subdistrict plan, development standards, and signage regulations, on a property generally located at the southeast corner of Town East Blvd and Belt Line Rd., known as the Gateway Park PD (Ordinance No. 2024-08) consisting of approximately 60.457 acres tract of land within Planned Development (PD) zoning district. Case 1861-Z/Gateway Park Planned Development (PD) Zoning Amendment.

Meeting: Town Council – January 12, 2025

Department: Development Services

Staff Contact: Surupa Sen, AICP Director of Planning and Development

BACKGROUND INFORMATION:

The Gateway Park mixed use development and associated Planned Development zoning ordinance (Ordinance No. 21-13) was originally envisioned and approved by Town Council in June 2021. The PD encompasses approximately 60.5-acres tract of land, which is mostly vacant.

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

There are several pad sites identified on the Gateway Park PD concept plan along Belt Line Road which shows their assigned land use and general layout. Recently Town has received an application on one such pad site to develop a multi-tenant retail/restaurant building. This pad site, identified as pad site # 10 was originally designated as a hotel use. Due to the change in use, the applicant is required to amend the concept plan where the site plan application for a retail building on this pad site can be compliant with the PD

concept plan land use. Additionally, the applicant is proposing to amend certain development standards, use allowances, and signage requirements of the PD, which requires amendment of the PD zoning ordinance.

PROPOSED GATEWAY PARK PD AMENDMENTS:

Subdistrict Changes

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

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

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

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

Pocket Neighborhood Subdistrict (PN) – The PN Subdistrict is limited to a maximum of 10 acres in one of two locations interior to the property as shown on Exhibit C of Ordinance No. 21-24. This subdistrict is intended to provide for residential uses in locations where retail uses are not viable. These areas within the PD are located too far inwards from Belt Line Road, with limited visibility from this highly traveled corridor. By limiting PN uses to this area, at least 350 feet of depth along the Belt Line Road frontage was reserved for retail development. Age Restricted Housing is the only permitted residential use within PN subdistrict besides all the uses allowed within the LR base zoning district.

Due to changes in the development pattern within this mixed-use, commercial development, the applicant is requesting to remove the Pocket Neighborhood (PN) subdistrict from the underlying zoning and land use allowances. Moving forward, only

uses allowed under Local Retail (LR) and Sports and Entertainment (SE) subdistricts will be allowed within this PD zoning.

Concept Plan Amendments

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

Development Standards Amendment

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

“1. Purpose.

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

2. Definitions, Interpretations.

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

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

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

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

3. Subdistricts

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

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

.....

6. “Uses.

- A. **Uses Permitted by Right.** Any use permitted by right within LR zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within LR zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.
- B. Additional Permitted Uses Within the Local Retail (LR) Subdistrict –:
 - i. Home Improvement Centers
 - ii. Automobile Rentals
- C. Additional Permitted Uses Within the Sports and Events (SE) Subdistrict.
 - i. Play Fields, Arena or Stadium
 - ii. Park or Playground
 - iii. Food Truck Court for up to four food trucks

D. Additional Permitted Uses Within the Pocket Neighborhood (PN) Subdistrict.
i. Age Restricted Housing

7. General Development Regulations.

C. Miscellaneous Development Standards within the PN Subdistrict

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

Pocket Neighborhood Subdistrict Dimensional Regulations Chart	
Lot Dimensions	
Minimum Lot Area	5,000 square feet
Maximum Density Per Gross Acre	5 dwelling units
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Yard Setback Dimensions	
Minimum Setback From Common Area	15 feet (not including porches)
Minimum Side Yard Setback	10 feet
Minimum Setback From Street	10 feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	1,600 square feet
Structure Height	
Maximum Height*	one story not exceeding 30 feet
Building Area Coverage	
Maximum Lot Area Coverage	55%

*Architectural Elements less than 4 feet in height such as chimneys, ornamental cupolas, domes, or spires may exceed the maximum height.

(1) Residential development within the PN Subdistrict shall be grouped around common open spaces that include outdoor living amenities including but not limited to fire pits, grills, fountains, gazebos, pergolas, pools/spas that shall be maintained by an HOA established in accordance with the requirements of the UDO.

~~(2) A community clubhouse amenity shall be required within the PN Subdistrict.~~

~~(1) A minimum of one shade tree shall be planted between the home and the street and a minimum of one shade tree shall be planted between the home and the common open space.~~

~~(2) Residential driveway and garages shall not be required to have a "J" formation with a side entrance.~~

~~(3) All streets within the PN Subdistrict shall be gated in accordance with the requirements of the UDO.~~

~~(4) No on street parking is permitted between the hours of 12:00 a.m. and 6:00 a.m.~~

~~(5) Privately owned visitor parking shall be provided within the PN Subdistrict at a ratio of 1.5 spaces per residence."~~

Signage Standards Amendment

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

- Each platted lot in the Gateway Park subdivision, unless otherwise noted on the attached Exhibit G – Signage, shall be allowed to construct a maximum of one multi-tenant or single tenant monument sign per lot. If a multi-tenant monument sign is requested, no single-tenant monument sign shall be allowed on the same lot and vice-versa.
- Only Lot 1R2, Block 1, Gateway Park shall be allowed to construct a maximum of two multi-tenant monument signs.

Wall signs for the Tom Thumb retail development were approved as part of the Gateway Park PD Ordinance amendment (Ordinance 2024-08) in 2024. The applicant is proposing additional wall sign allowances for the proposed multi-tenant Victory retail building to be constructed on Lot 1R2, Block 1, Gateway Park subdivision. The following wall signs are requested:

- One wall sign for each tenant space, not to exceed 45 square feet in area
- One wall sign for each end-cap tenant space not to exceed 100 square feet in area
- Either two wall signs not to exceed 90 square feet each or one wall sign not to exceed 150 square feet in area for the central tenant space.
- Wall signs are only allowed on the west façade facing Belt Line Road

Comprehensive Plan Recommendation

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

restaurants are in conformance with the Comprehensive Plan future land use designation - retail. The PD amendment complies with the Sunnyvale Comprehensive Plan recommendations.

ORDINANCE NO. 2026-01

AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, RESTATING GATEWAY PARK PLANNED DEVELOPMENT DISTRICT ORDINANCE 2024-08 BY REPEALING ORDINANCE 2024-08; AND REESTABLISHING THE PLANNED DEVELOPMENT ZONING DISTRICT FOR APPROXIMATELY 60.45 ACRES OF PROPERTY LOCATED GENERALLY AT 3134 N. BELT LINE ROAD BY RESTATING THE DEVELOPMENT STANDARDS, SUBDISTRICT PLAN, CONCEPT PLAN, LANDSCAPE PLAN, AND SIGNAGE PLAN AND ALL APPLICABLE EXHIBITS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, on September 23, 2024, the Town Council adopted Ordinance 2024-08 that repealed Ordinance 21-13 and Ordinance 21-24; reestablishing a planned development district for the property located at 3134 N. Belt Line Road, more specifically described in **Exhibit A** attached hereto and incorporated herein (the “Property”), which established the land use regulations for Planned Development District 2024-08 (“PD 2024-08”) commonly known as “Gateway Park” PD; and

WHEREAS, the Town has received a request from the developer to amend the concept plan, subdistrict plan, development standards, and signage exhibits contained in PD 2024-08; and

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

WHEREAS, after public notices were given in compliance with Texas law, the Planning and Zoning Commission of the Town (the “Planning and Zoning Commission”) held a public hearing at its regular meeting on November 19, 2025, and after considering the information

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

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

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

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

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

SECTION 3. Restatements. Planned Development District 2024-08 for Local Retail (LR), with additional uses and development standards, is hereby repealed in its entirety and restated subject to the following regulations, which exhibits are incorporated as if fully set forth herein, the Uniform Development Ordinance and all other applicable Town ordinances and regulations governing which shall remain in full force and effect, except as may be modified by this Ordinance:

Exhibit B:	Development Standards
Exhibit C:	Subdistrict Plan
Exhibit D:	Concept Plan
Exhibit E:	Landscape Plan
Exhibit F:	Signage

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

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

SECTION 6. Savings/Repealing Clause. Ordinance 2024-08 shall be repealed in its entirety. All provisions of any ordinance of the Town in conflict with the provisions of this Ordinance be, and the same are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

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

DULY RESOLVED AND ADOPTED by the Town Council of the Town of Sunnyvale, Texas, on the **26th day of January 2026.**

TOWN OF SUNNYVALE, TEXAS

Saji George, Mayor

ATTEST:

Rachel Ramsey, Town Secretary

EXHIBIT A PROPERTY DESCRIPTION

Legal Description

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

BEGINNING at an $\frac{1}{2}$ " iron round with plastic cap stamped "JL Lane 2509" found at the southwest corner of said 60.445 acre tract, and being the northwest corner of a tract of land conveyed to Dallas Apostolic Church, Inc. by deed recorded in Instrument No. 201900200193 of the Official Public Records of Dallas County, Texas, and being in the east line of Beltline Road (100' R.O.W.), and being the beginning of a curve to the left having a radius of 2644.90 feet and a delta angle of $04^{\circ}20'47''$;

THENCE continuing along said curve to the left and along the east line of Beltline Road, same being the west line of said 60.445 acre tract, an arc distance of 200.64 (Chord Bears: North $00^{\circ}58'47''$ East, a distance of 200.59 feet), to a $\frac{1}{2}$ " iron rod set for corner;

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

North $01^{\circ}12'15''$ West, a distance of 204.50 feet, to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

North $01^{\circ}06'05''$ West, a distance of 1143.00 feet, to a $\frac{1}{2}$ " iron rod set for the beginning of a curve to the left having a radius of 1177.10 feet and a delta angle of $11^{\circ}28'55''$;

Continuing along said curve to the left, an arc distance of 235.89 feet (Chord Bears: North $06^{\circ}48'01''$ West, a distance of 235.49 feet), to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

North $12^{\circ}21'03''$ West, a distance of 23.23 feet, to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509", for the beginning of a curve to the left having a radius of 167.76 feet and a delta angle of $03^{\circ}56'42''$;

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

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

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

Continuing along said curve to the left, an arc distance of 203.08 feet (Chord Bears: South $87^{\circ}49'31''$ East, a distance of 202.99 feet), to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

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

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

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

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

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

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

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

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

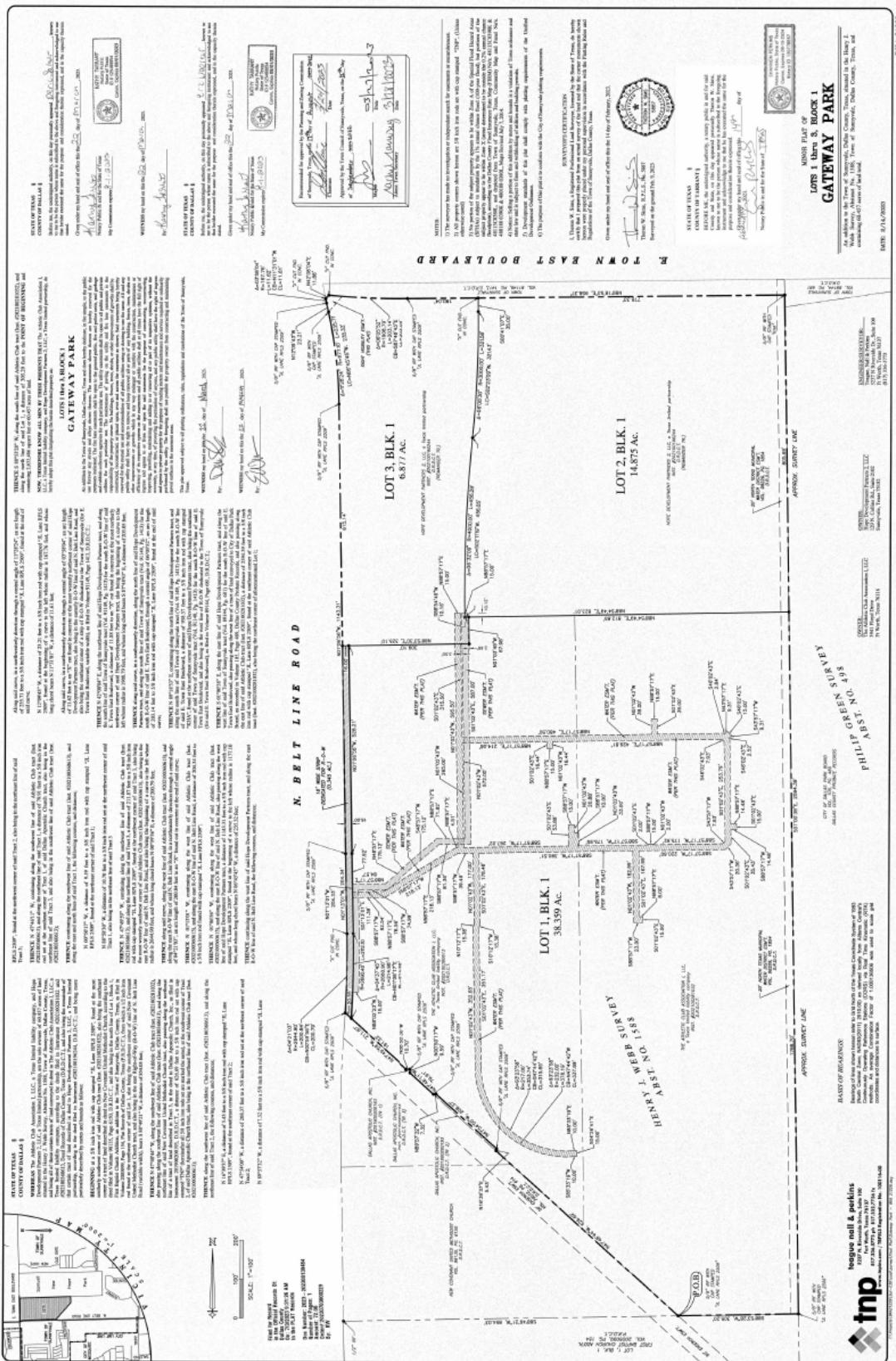
North 47°45'22" West, a distance of 79.91 feet, to a ½" iron rod found with plastic cap stamped "JL Lane 2509";

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

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

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

EXHIBIT A PROPERTY DESCRIPTION



Town of Sunnyvale, Texas Ordinance 2026-01

EXHIBIT B DEVELOPMENT STANDARDS

1. Purpose.

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

2. Definitions, Interpretations.

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

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

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

3. Subdistricts

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

- A. **Local Retail Subdistrict (LR)** – The LR Subdistrict is applicable to the entire property and is intended to facilitate retail and commercial development.
- B. **Sports and Events Subdistrict (SE)** – The SE Subdistrict is located primarily at the southern portion of the property but could extend to Town East Boulevard on the North end of the property, however no closer than 325 feet from the property line along Belt Line Road, comprising of a maximum of 47.68 acres and is intended to facilitate private sports, retail, restaurant, and entertainment uses.

4. Maintenance of Common Areas

Any landscape areas, open space, trail, sidewalk located within private property or within Town of Sunnyvale right of way (ROW); any private streets, driveways, drainage, and detention structures, designed, constructed, and designated as mutual access, utility, or drainage easements shall be dedicated to The Gateway Park Property Owners Association (POA) by plat for the development of Gateway Park, and shall be perpetually owned and maintained by the Gateway POA which shall be formed immediately after sale of any portion of the property or issuance of a building permit.

5. Base Zoning District – Local Retail (LR)

The Gateway Park Planned Development shall be developed in substantive conformance with the attached **Exhibit D - Concept Plan**. Any variation in use, size, location, and layout of the proposed pad sites, or other developments shown on the **Exhibit D - Concept Plan**

shall require Planning and Zoning Commission and Town Council approval following the UDO process for Planned Development zoning approval process as amended.

6. Uses.

- A. **Uses Permitted by Right.** Any use permitted by right within LR zoning district shall be permitted by right within the PD District unless otherwise amended by this Ordinance. Any use requiring approval of a Special Use Permit (SUP) within LR zoning district shall require approval of an SUP within this PD District unless otherwise amended by this Ordinance.
- B. Additional Permitted Uses Within the Local Retail (LR) Subdistrict.
 - i. Home Improvement Centers
 - ii. Automobile Rentals
- C. Additional Permitted Uses Within the Sports and Events (SE) Subdistrict.
 - i. Play Fields, Arena or Stadium
 - ii. Park or Playground
 - iii. Food Truck Court for up to four food trucks

7. General Development Regulations.

- A. Unless otherwise specified within this PD, the general development regulations of the UDO for properties zoned LR, as amended, shall govern development of property within the Local Retail and Sports and Entertainment Subdistricts. Following special development regulations shall apply to both the LR and SE Subdistricts:
 - (1) Retail development sites may be interior to the property and are not required to front on to a public street provided they have access to a public street through a mutual access drive.
 - a. A 25-feet landscape buffer is required along Belt Line Road as shown in **Exhibit E – Landscape Plan**.
 - b. A 6-foot-wide sidewalk that is setback at least 4 feet from the back of curb, within the required landscape buffer, along Belt Line Road is required.
 - c. An 8 – 12-feet wide sidewalk along Town East Blvd. is required as shown on **Exhibit E – Landscape Plan**.
 - d. Provide a 5-foot minimum landscape buffer at the rear of the property.
 - (2) Any building containing retail or restaurant use, and consisting of storefront glass or display windows, in the front façade, are prohibited from installing opaque film or tinting on the display window or storefront glass resulting in reduced visibility from outside.
 - (3) The maximum building height within 350 feet of Belt Line Road and Town East Boulevard is 65 feet.
 - (4) The maximum building height outside of 350 feet of Belt Line Road and Town East Boulevard is 70 feet.
 - a. Lighting for the play fields shall not exceed 70 feet and may be placed at the edge of the outfield or otherwise as allowed by the UDO.
 - (5) A 35-foot-wide landscape buffer with a shade or ornamental tree planted at 20 on center intervals shall be included along Town East Boulevard.

B. Miscellaneous Development Standards within the SE Subdistrict:

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

8. Signage Standards.

A. Unless otherwise specified within this PD, all signage shall comply with the requirements of the UDO for signage, as amended. Each sign within the Gateway Park Planned Development shall require a separate sign permit application and review through the Town's Building Permit and Inspections division, before installation.

B. Monument Sign:

- (1) Each platted lot in the Gateway Park subdivision, unless otherwise noted on **Exhibit F – Signage**, shall be allowed to construct a maximum of one multi-tenant or single-tenant monument sign per lot. If a multi-tenant monument sign is requested, no single-tenant monument shall be allowed on the same lot and vice versa. Only Lot 1R2, Block 1, Gateway Park shall be allowed to construct a maximum of two multi-tenant monument signs.
- (2) Two monument signs are permitted along Belt Line Road (Sign A and C), and one monument sign is permitted along Town East Blvd. (Sign B) as shown on **Exhibit F – Signage** for the Tom Thumb grocery store and the multi-tenant retail store on Lot 3R, Lot 4, and Lot 2R1, Block 1, Gateway Park.

- a) Monument Sign A
 - i. Shall be located along Belt Line Road as shown on Exhibit F
 - ii. Shall not exceed 15-feet in height
 - iii. Shall be maximum 13-feet and 8-inches wide
 - iv. Shall consist of a 6-feet tall masonry base
- b) Monument Sign C
 - i. Shall be located along Belt Line Road as shown on Exhibit F
 - ii. Shall not exceed 15-feet in height
 - iii. Shall be maximum 9-feet and 4-inches wide
 - iv. Shall consist of a 2-feet tall masonry base
- c) Monument Sign B
 - i. Shall be located along Town East Blvd. as shown on Exhibit F
 - ii. Shall not exceed 12-feet in height
 - iii. Shall be maximum 9-feet and 4-inches wide
 - iv. Shall consist of a 2-feet tall masonry base

(3) Two monument signs are permitted along Belt Line Road within Lot 1R2, Block 1, Gateway Park, as shown on **Exhibit F – Signage** for the multi-tenant Victory Retail building and shall meet the following size restrictions

- i. Signs shall not exceed 12-feet in height
- ii. Signs shall not be more than 9-feet and 4-inches wide
- iii. Shall consist of a 2-feet and 8-inches tall masonry base with stone veneer.

C. Wall Sign:

- (1) Wall signs for Tom Thumb retail store, Tom Thumb gasolene service station and convenience store shall comply with **Exhibit F – Signage**.
- (2) Wall signs for multi-tenant Victory Retail building on **Lot 1R2, Block 1**, Gateway Park shall comply with the following requirements:
 - a) Shall be allowed only on the west façade facing Belt Line Road
 - b) Only one wall sign shall be allowed for each tenant space, not to exceed 45 SF or 15-feet wide and 3-feet tall; except for the two, end-cap tenant spaces and the middle tenant space where larger wall signs shall be allowed as stated in Section B.8.C.(2).c and B.8.C.(2).d).
 - c) One wall sign each, not to exceed 100 SF or 20-feet wide and 5-feet tall, shall be allowed for each end-cap tenant space.
 - d) Either two 18-feet wide and 5-feet tall wall signs or one 30-feet wide and 5-feet tall wall sign shall be allowed in the central tenant space.

D. The following special signage standards are applicable to the SE subdistrict:

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

EXHIBIT C – SUBDISTRICT PLAN

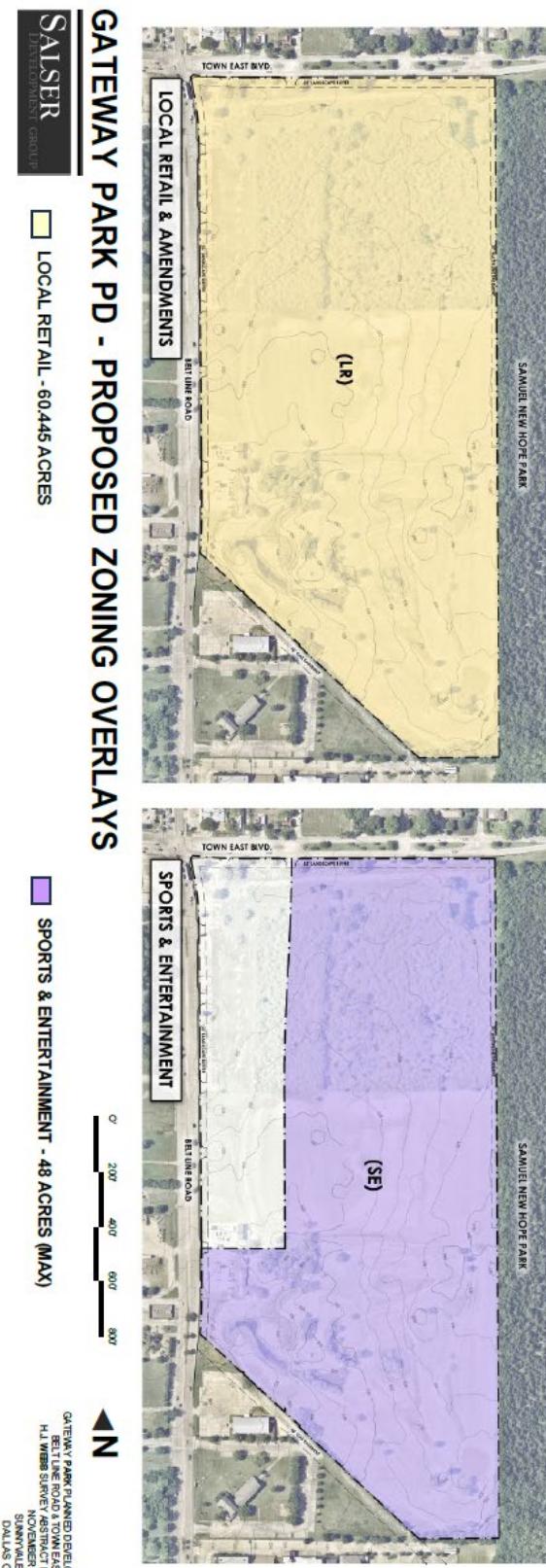
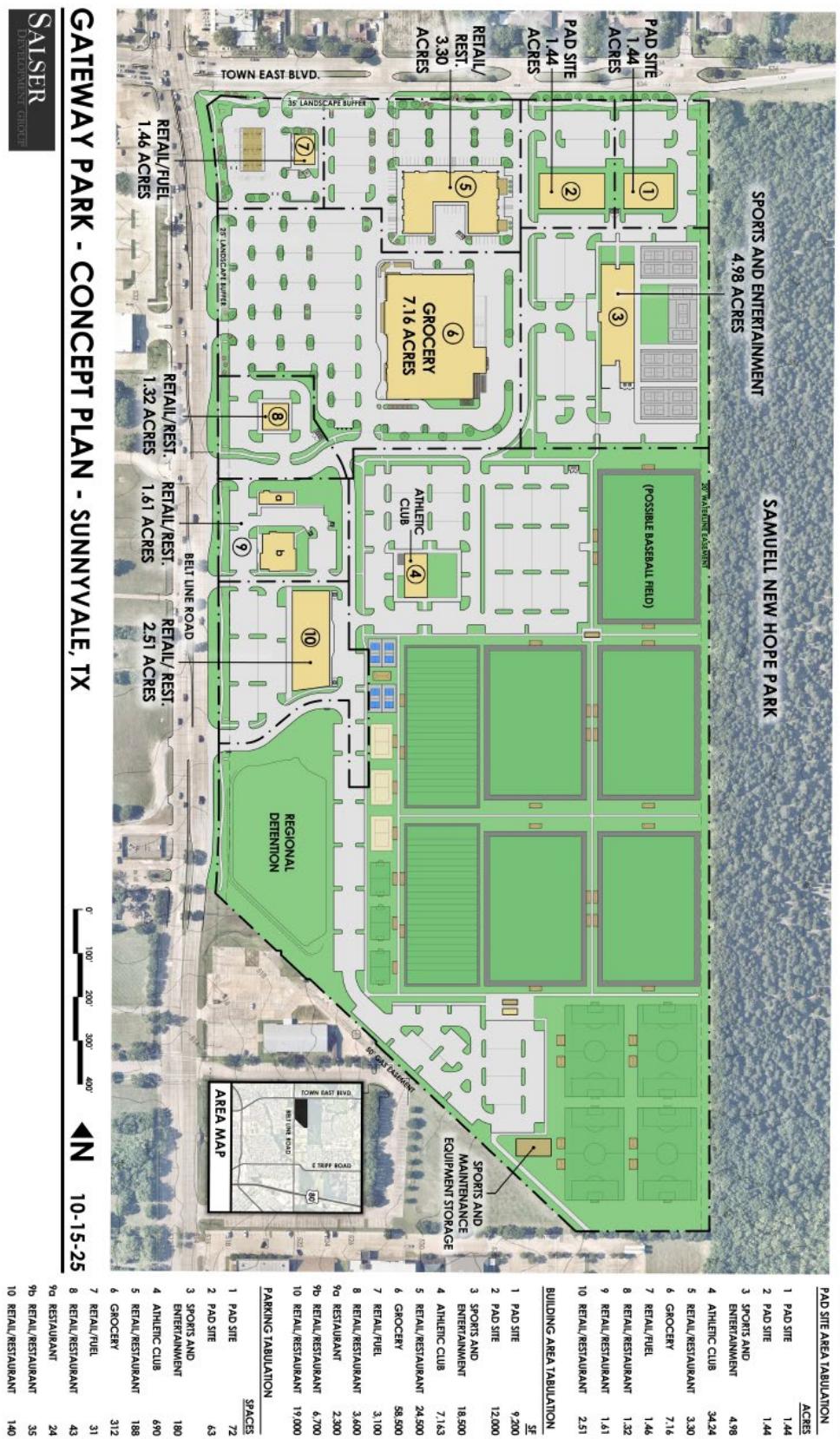


EXHIBIT D – CONCEPT PLAN



GATEWAY PARK - CONCEPT PLAN - SUNNYVALE, TX

Town of Sunnyvale, Texas
Ordinance 2026-01

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EXHIBIT E – LANDSCAPE PLAN

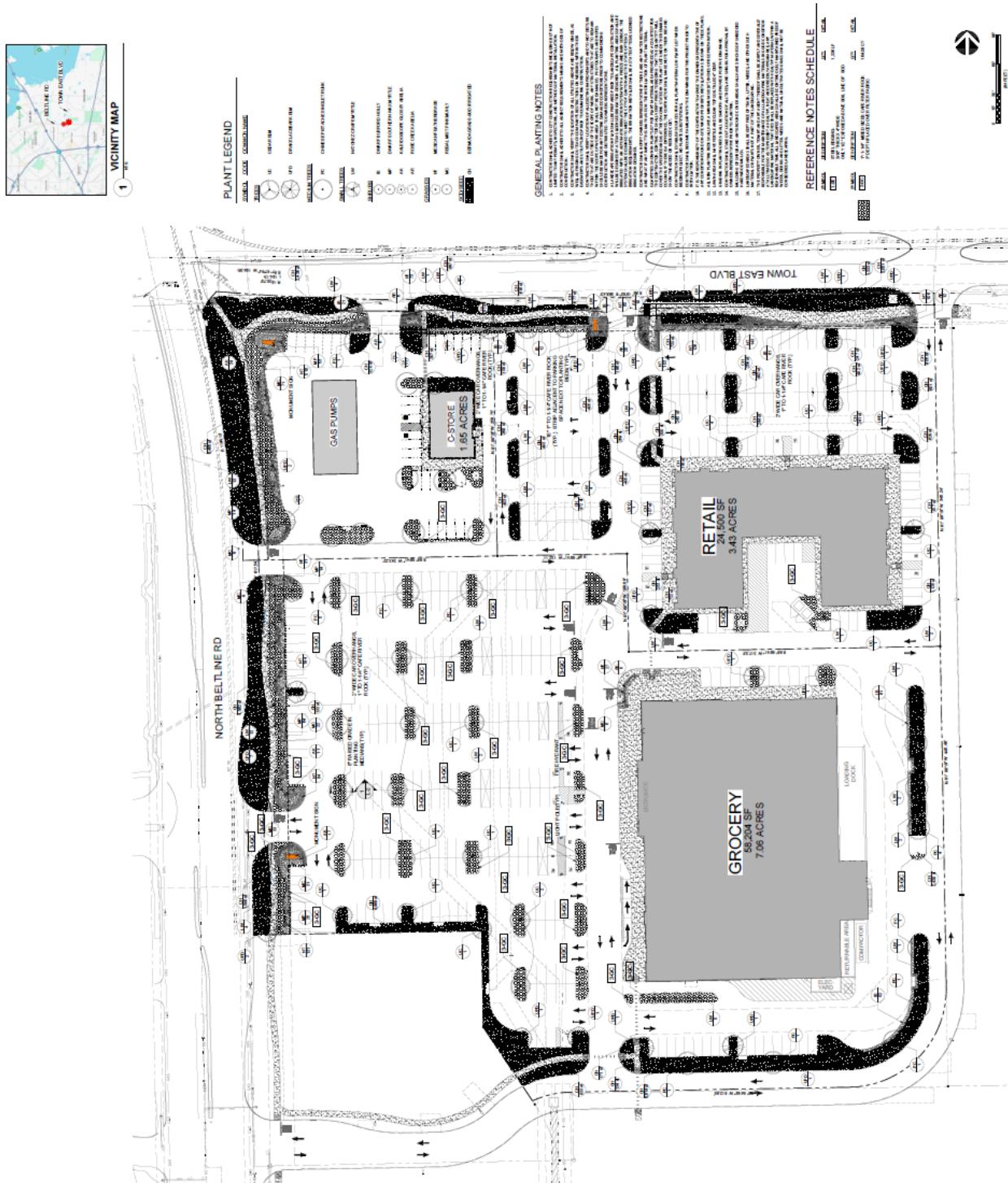
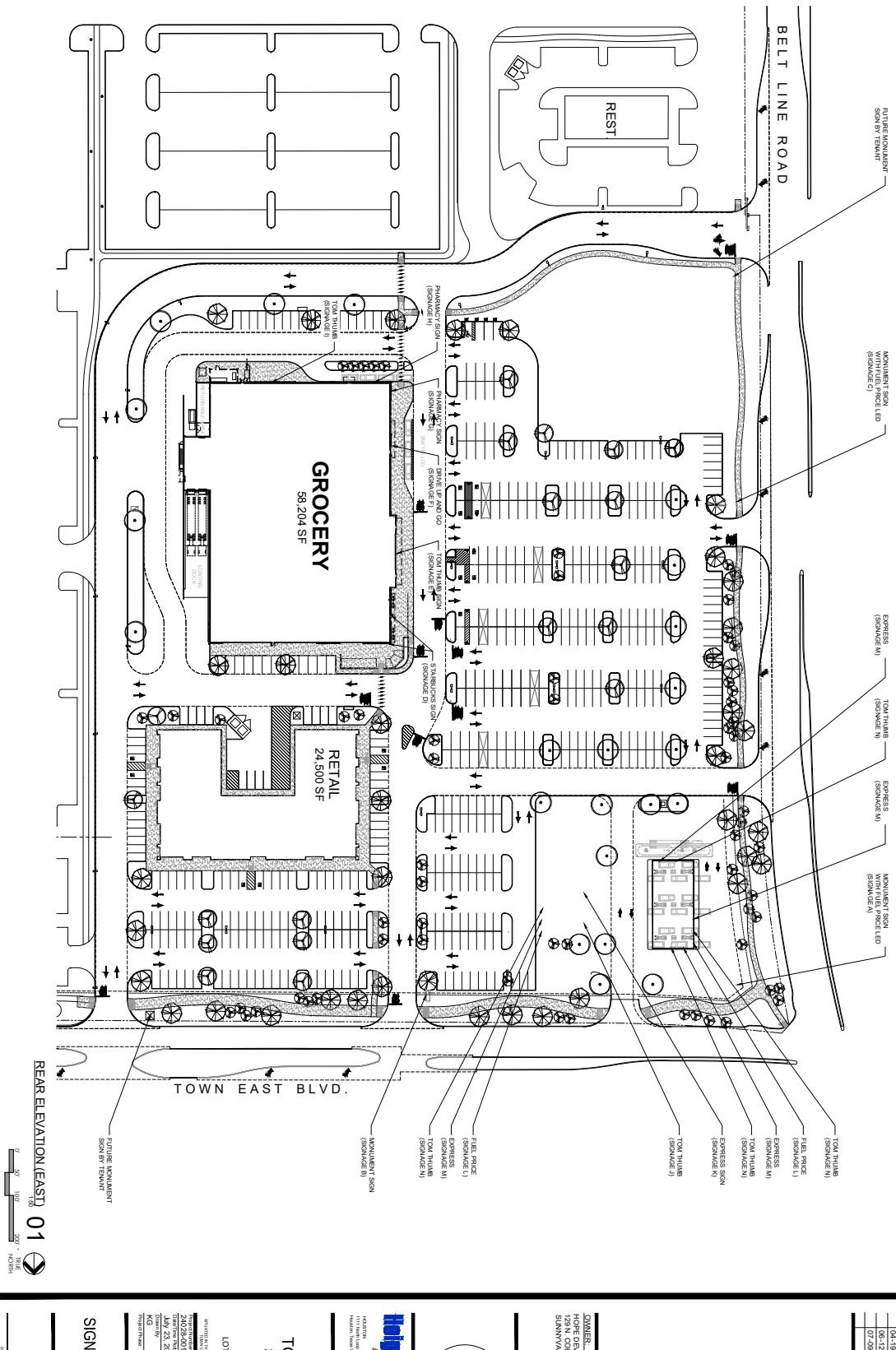


EXHIBIT F - SIGNAGE



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

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

TOM THUMI
SIGNAGE

SIGNAGE SITE PLAN	
LOTS 1 THRU 3, PARK 1 GATEWAY PARK	
SITUATED IN THE CITY OF NEW YORK, NEW YORK, IN THE STATE OF NEW YORK ON THE PROPERTY OWNED BY THE NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION	
240-34-001-000 Date of Record July 23, 2024	
KG Physical Plan	<input checked="" type="checkbox"/> Record By <input type="checkbox"/> Record & File

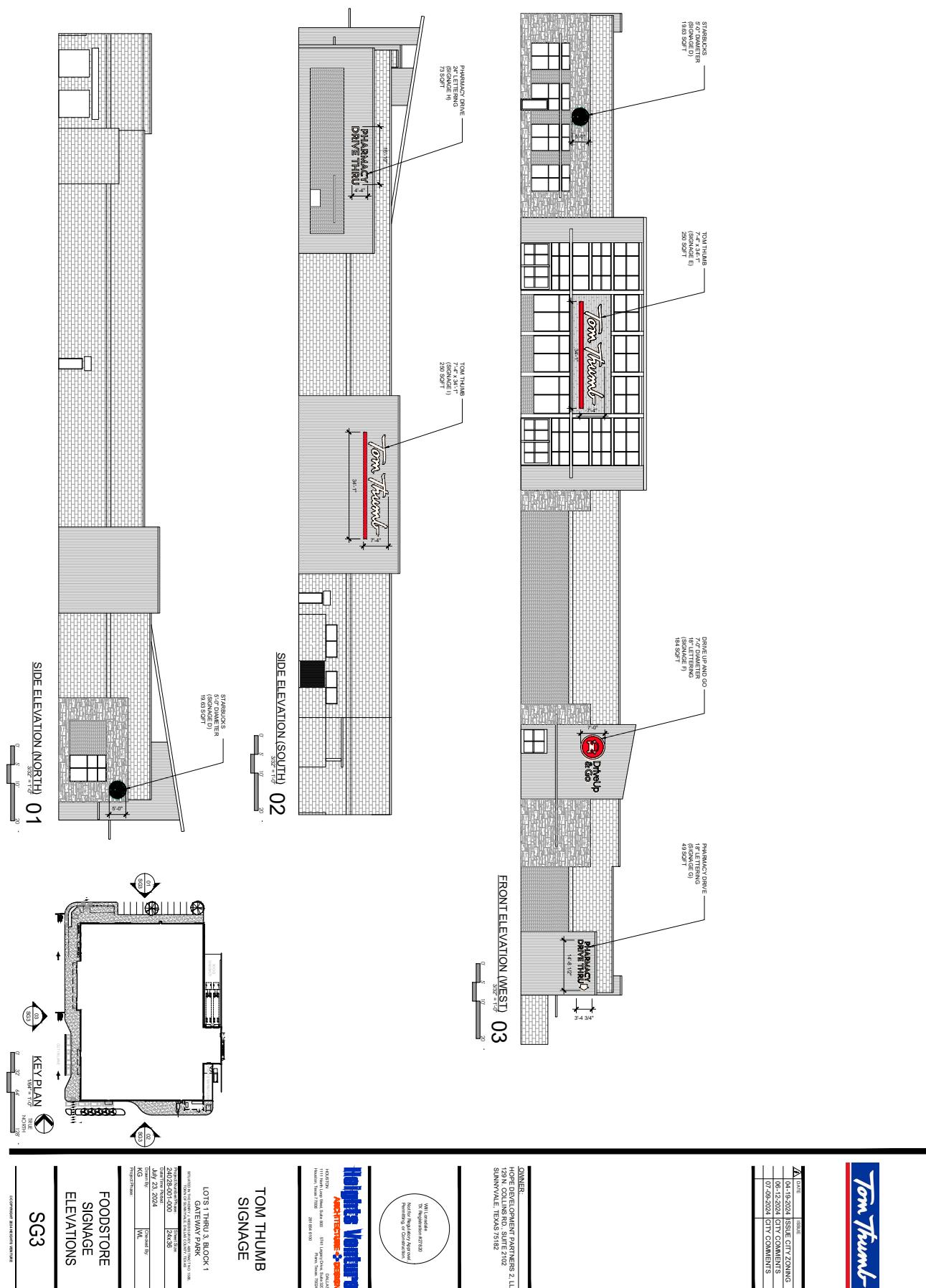
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©Cengage 2014 MATH 111

EXHIBIT F - SIGNAGE

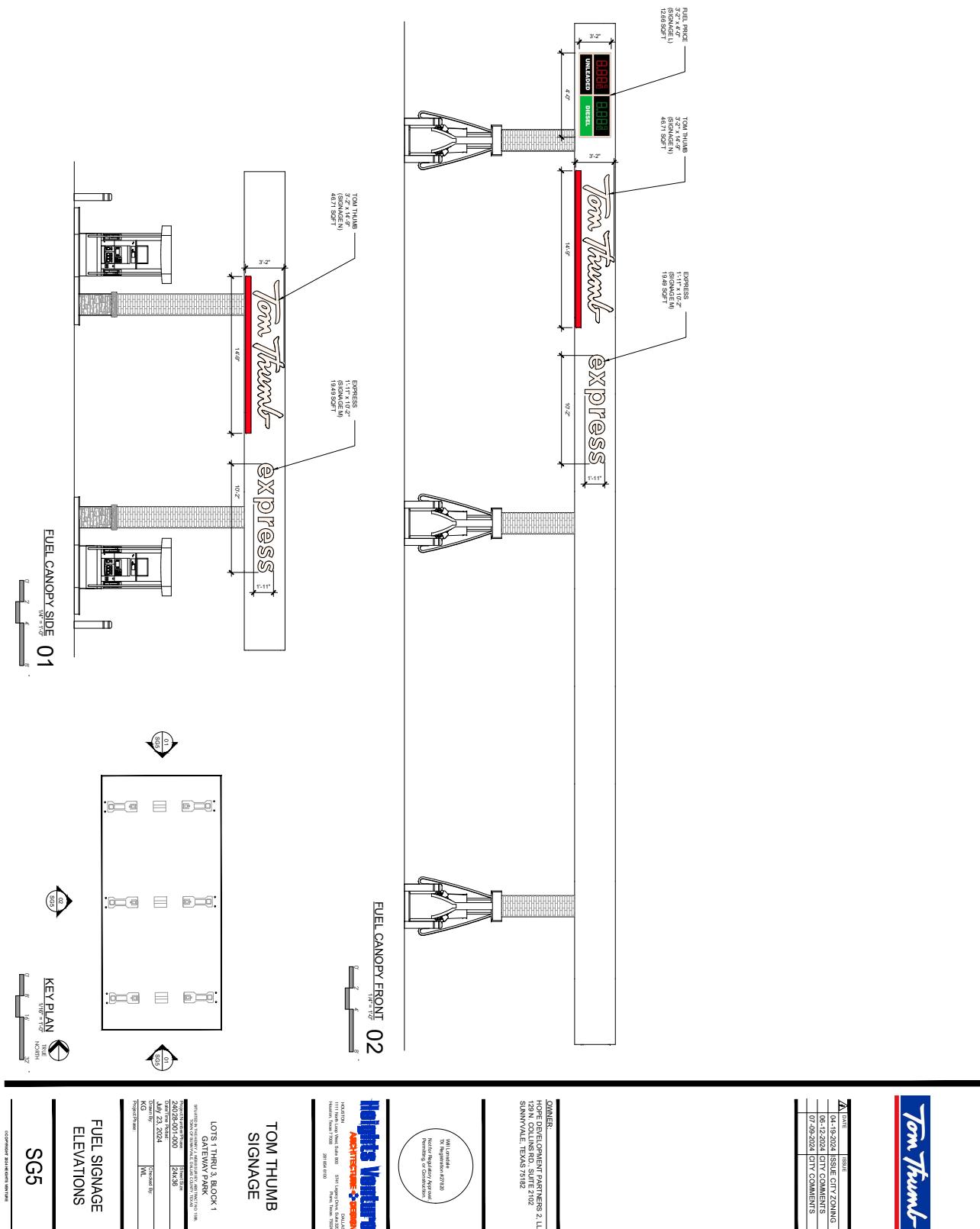


EXHIBIT F - SIGNAGE



Town of Sunnyvale, Texas
Ordinance 2026-01
5

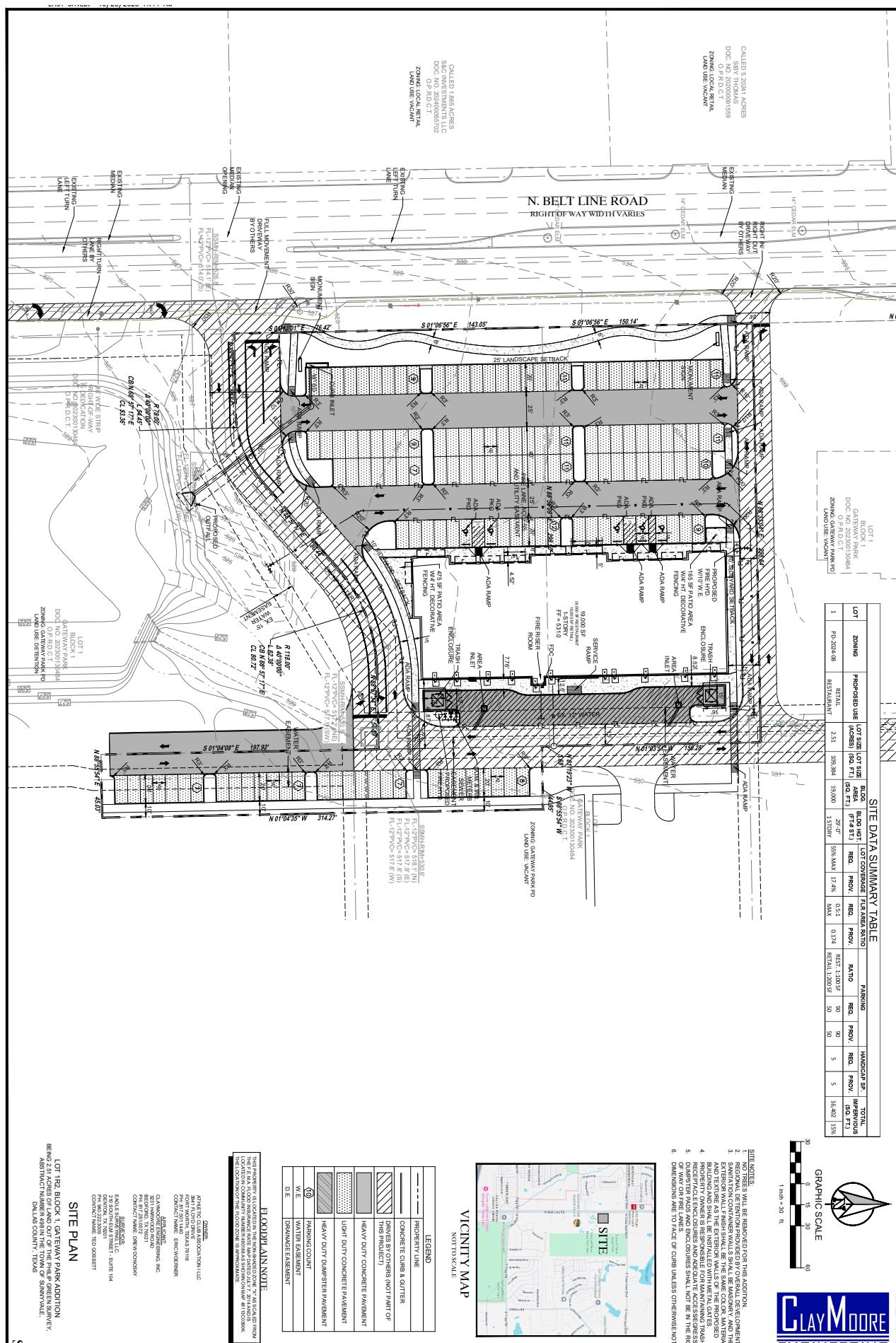
EXHIBIT F - SIGNAGE



Town of Sunnyvale, Texas
Ordinance 2026-01

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EXHIBIT F - SIGNAGE



SITE PLAN

LOT 1R2, BLOCK 1, GATEWAY PARK ADDITION
BEING 2.51 ACRES OF LAND OUT OF THE PHILIP GREEN SURVEY
A SUBTRACTED AND Laid off in the Town of GLENDALE

SP-
Yvale, Texas
26-01

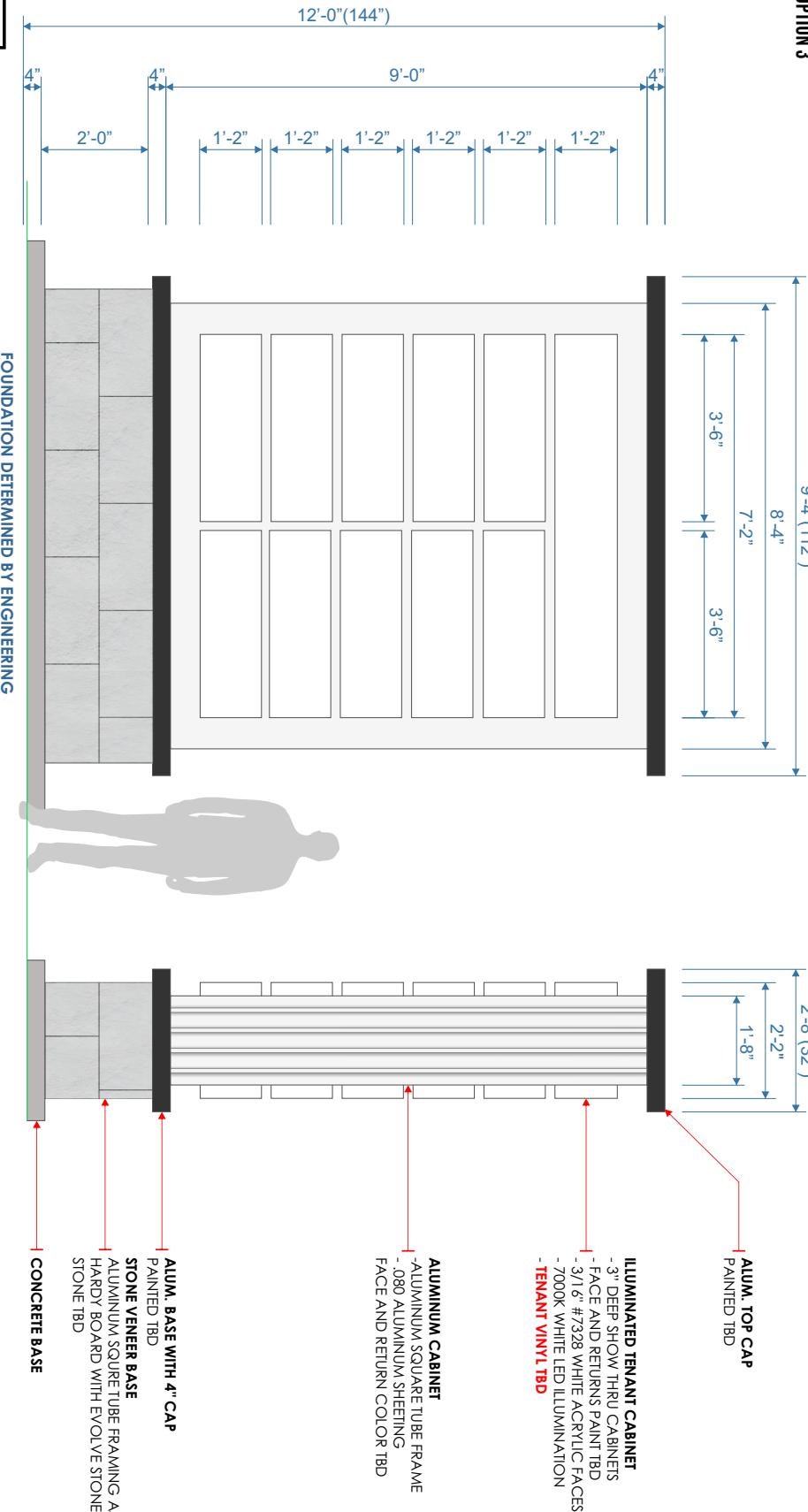
The logo for Clay Moore Engineering. It features the company name in a bold, sans-serif font. The word 'CLAY' is on the top line, with a thick vertical bar on the left side of the 'C'. The word 'MOORE' is on the bottom line, with a thick vertical bar on the left side of the 'M'. Below this, the word 'ENGINEERING' is written in a smaller, bold, sans-serif font.

EXHIBIT F - SIGNAGE

ALL ARTWORK IS THE SOLE INTELLECTUAL PROPERTY OF MELLO SIGNS AND MAY NOT BE REPRODUCED WITHOUT PERMISSION

PAGE 5

OPTION 3



1.2

MANUFACTURE & INSTALL
QUANTITY: (2) REQUIRED

FOUNDATION DETERMINED BY ENGINEERING

DETAILED SITE SURVEY REQUIRED
SCALE: 1/8" = 1'-0"

 MELLO S I G N S <i>990 HALSTON RD. FORT WORTH, TX 76117 882-312-5338 — www.mello-signs.com</i>	
GENERAL DISCLAIMERS: All signs to be manufactured and installed in accordance with local and state regulations. The drawing is the property of MELLO SIGNS. It shall be the responsibility of the customer or designer to obtain any necessary permits or approvals. Please review and acknowledge prior to final approval. All files are the property of MELLO SIGNS. Please review carefully before final approval. Review all files and check for all errors. Please review and acknowledge prior to final approval. Changes after approval and the start of manufacturing may incur additional charges. By signing this proof of work, you are acknowledging that you have read and fully reviewed all drawings, proposals, and Mello Signs Terms and Conditions. By law primary electrical connections must be run within 6 feet of sign location by a licensed electrician.	CLIENT SIGNATURE: PRINTED NAME: DATE: _____ SALESMAN INITIALS: _____

ORDINANCE NO. 2024-08

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWN OF SUNNYVALE, TEXAS


Saji George, Mayor



ATTEST:


Rachel Ramsey, Town Secretary

EXHIBIT A – PROPERTY DESCRIPTION

Legal Description

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

BEGINNING at an $\frac{1}{2}$ " iron round with plastic cap stamped "JL Lane 2509" found at the southwest corner of said 60.445 acre tract, and being the northwest corner of a tract of land conveyed to Dallas Apostolic Church, Inc. by deed recorded in Instrument No. 201900200193 of the Official Public Records of Dallas County, Texas, and being in the east line of Beltline Road (100' R.O.W.), and being the beginning of a curve to the left having a radius of 2644.90 feet and a delta angle of $04^{\circ}20'47''$;

THENCE continuing along said curve to the left and along the east line of Beltline Road, same being the west line of said 60.445 acre tract, an arc distance of 200.64 (Chord Bears: North $00^{\circ}58'47''$ East, a distance of 200.59 feet), to a $\frac{1}{2}$ " iron rod set for corner;

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

North $01^{\circ}12'15''$ West, a distance of 204.50 feet, to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

North $01^{\circ}06'05''$ West, a distance of 1143.00 feet, to a $\frac{1}{2}$ " iron rod set for the beginning of a curve to the left having a radius of 1177.10 feet and a delta angle of $11^{\circ}28'55''$;

Continuing along said curve to the left, an arc distance of 235.89 feet (Chord Bears: North $06^{\circ}48'01''$ West, a distance of 235.49 feet), to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

North $12^{\circ}21'03''$ West, a distance of 23.23 feet, to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509", for the beginning of a curve to the left having a radius of 167.76 feet and a delta angle of $03^{\circ}56'42''$;

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

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

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

Continuing along said curve to the left, an arc distance of 203.08 feet (Chord Bears: South $87^{\circ}49'31''$ East, a distance of 202.99 feet), to a $\frac{1}{2}$ " iron rod found with plastic cap stamped "JL Lane 2509";

EXHIBIT A – PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A - PROPERTY DESCRIPTION

Town of Sunnyvale, Te Ordinance 2024-08

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EXHIBIT B – DEVELOPMENT STANDARDS

1. Purpose.

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

2. Definitions, Interpretations.

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

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

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

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

3. Subdistricts

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

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

4. Maintenance of Common Areas

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

EXHIBIT B – DEVELOPMENT STANDARDS

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

5. Base Zoning District – Local Retail (LR)

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

6. Uses.

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

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

- i. Home Improvement Centers
- ii. Automobile Rentals

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

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

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

- i. Age Restricted Housing

7. General Development Regulations.

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

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

EXHIBIT B – DEVELOPMENT STANDARDS

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

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

B. Miscellaneous Development Standards within the SE Subdistrict:

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

EXHIBIT B – DEVELOPMENT STANDARDS

separated as specified by the UDO.

C. Miscellaneous Development Standards within the PN Subdistrict

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

Pocket Neighborhood Subdistrict Dimensional Regulations Chart	
Lot Dimensions	
Minimum Lot Area	5,000 square feet
Maximum Density Per Gross Acre	5 dwelling units
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Yard Setback Dimensions	
Minimum Setback From Common Area	15 feet (not including porches)
Minimum Side Yard Setback	10 feet
Minimum Setback From Street	10 feet
Dwelling Unit Size	
Minimum Dwelling Unit Size	1,600 square feet
Structure Height	
Maximum Height*	one story not exceeding 30 feet
Building Area Coverage	
Maximum Lot Area Coverage	55%

*Architectural Elements less than 4 feet in height such as chimneys, ornamental cupolas, domes, or spires may exceed the maximum height.

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

EXHIBIT B – DEVELOPMENT STANDARDS

8. Signage Standards.

- A. Unless otherwise specified within this PD, all signage shall comply with the requirements of the UDO for signage, as amended.
- B. **Monument Sign:**
 - (1) Two monument signs are permitted along Belt Line Road (Sign A and C) and one monument sign is permitted along Town East Blvd. (Sign B) as shown on **Exhibit G - Signage**.
 - a) Monument Sign A
 - i. Shall be located along Belt Line Road as shown on Exhibit G
 - ii. Shall not exceed 15-feet in height
 - iii. Shall be maximum 13-feet and 8-inches wide
 - iv. Shall consist of a 6-feet tall masonry base
 - b) Monument Sign C
 - i. Shall be located along Belt Line Road as shown on Exhibit G
 - ii. Shall not exceed 15-feet in height
 - iii. Shall be maximum 9-feet and 4-inches wide
 - iv. Shall consist of a 2-feet tall masonry base
 - c) Monument Sign B
 - i. Shall be located along Town East Blvd. as shown on Exhibit G
 - ii. Shall not exceed 12-feet in height
 - iii. Shall be maximum 9-feet and 4-inches wide
 - iv. Shall consist of a 2-feet tall masonry base
- C. **Wall Signs** – Wall signs shall comply with Signage **Exhibit G - Signage**.
- D. The following special signage standards are applicable to the SE subdistrict:
 - (1) Digital scoreboards and video boards are allowed if they are visible only from the field and by spectators.
 - (2) For the purposes of scoreboards adjacent to playfields, any scoreboard greater than 325 feet from a public right-of-way shall be deemed as not visible.
 - (3) Banners and other signs are allowed on outfield walls if they are visible only from the field and by spectators. Any banner shall be kept in good condition with no noticeable fading, secured on all sides, and be taut, free of holes and tears.
 - (4) Non-flashing exterior neon signs are allowed in food and beverage areas.

EXHIBIT C – SUBDISTRICT PLAN

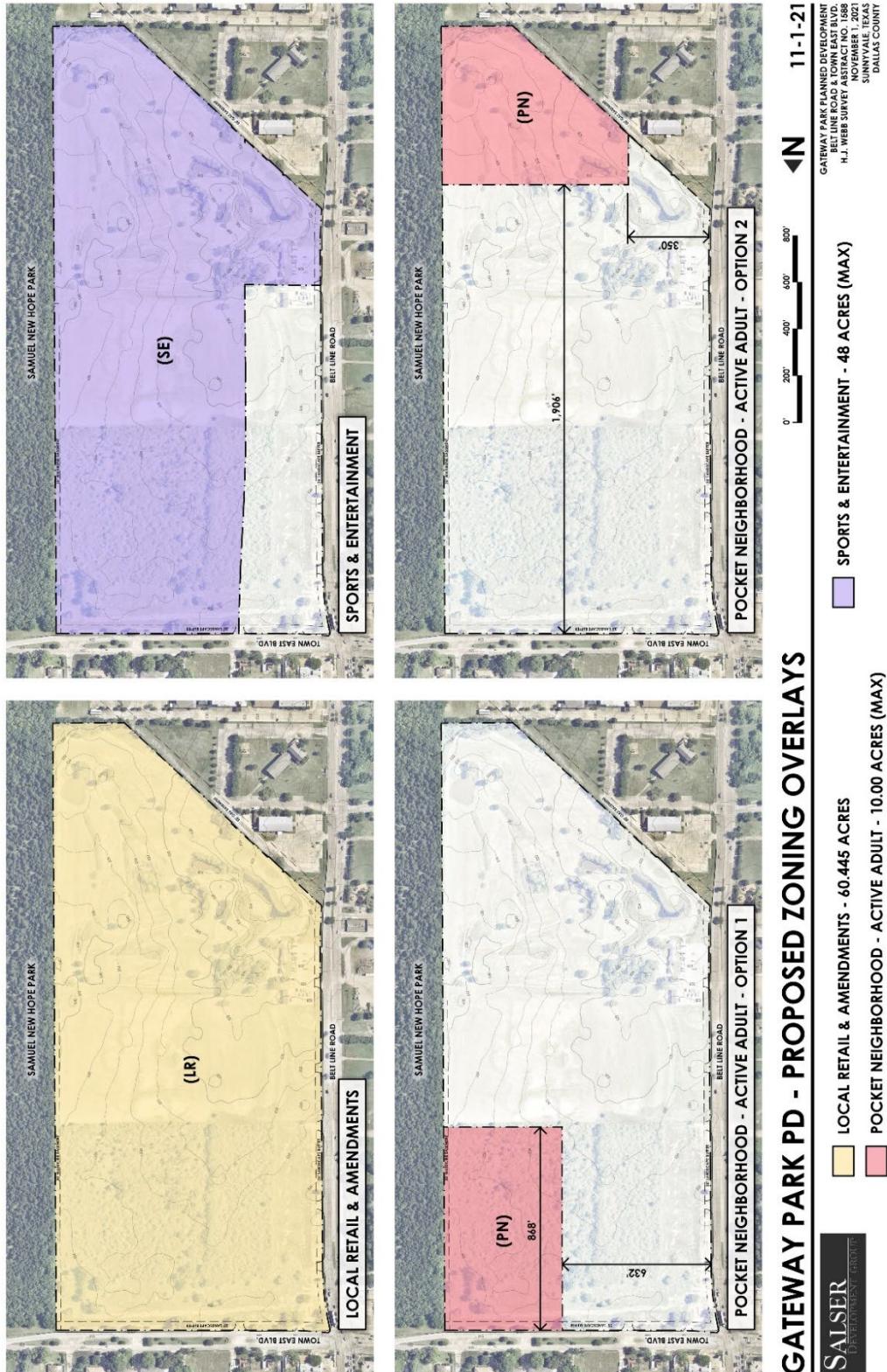
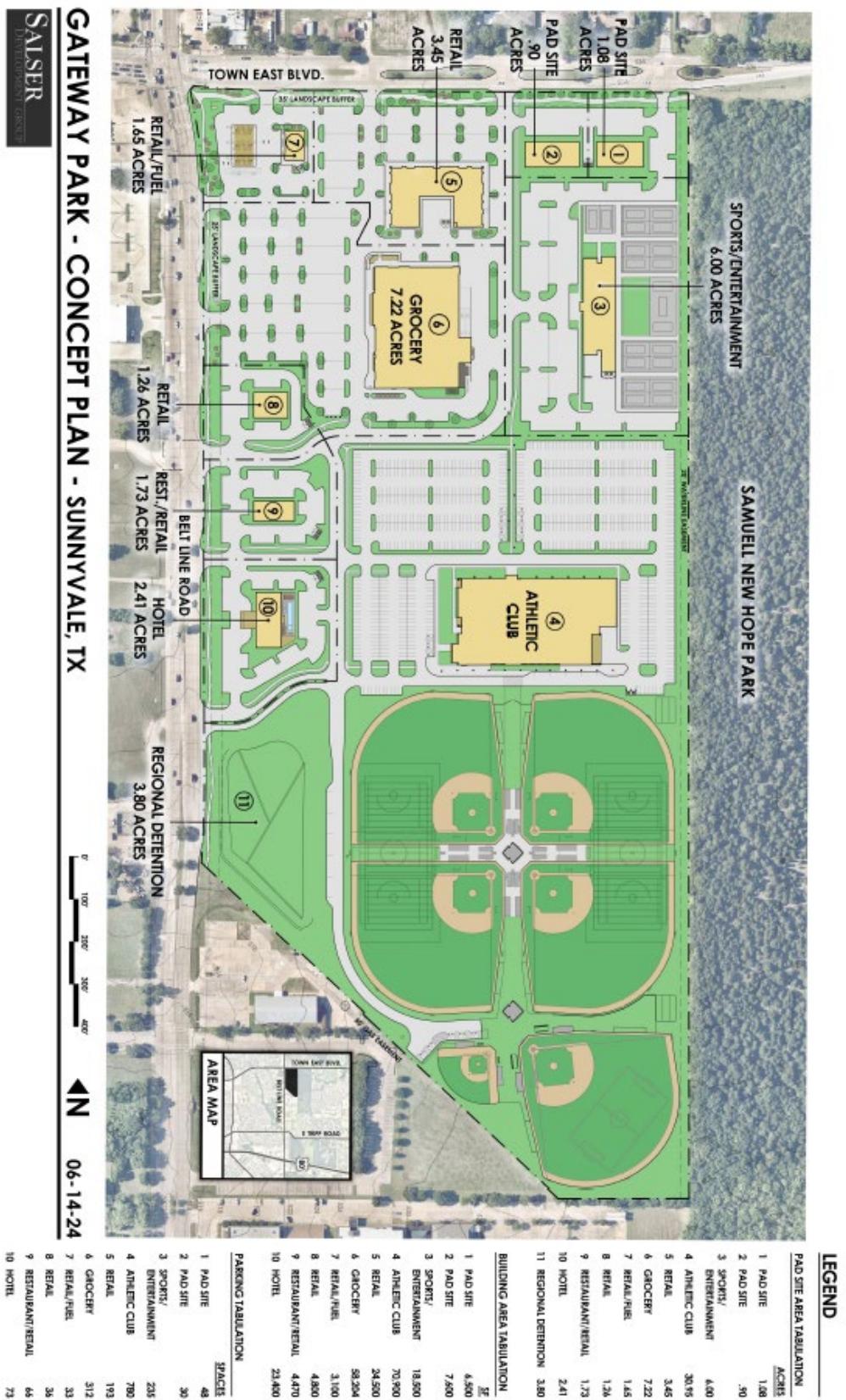


EXHIBIT D – CONCEPT PLAN



Town of Sunnyvale, Texas Ordinance 2024-08

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EXHIBIT E – LANDSCAPE PLAN



CINITY MAP

PLANT LEGEND

SYMBOL	CODE	COMMON NAME
	PC	CHINESE PRICKLE SINGLE TRUNK
	TC	CEANNA LIA
	LP	DRIVE LACERATION LIA
	MS	WATCH DRIVE WHRLE
	SC	DRW BURP HOD HOLY
	LS	DRW SOUTHERN INKANTED
	LS	DRW ECOLOGY ABIL HOLY
	MS	ROSE CERANIA
	LG	MECHANIC FEATHERGRASS
	SG	REGA METRINIA MARY
	LG	BERMUDA GRASS/SPRING RUGA
	MG	DRW METRINIA MARY

GENERAL PLANTING NOTES

REFERENCE NOTES SCHEDULE

DESCRIPTION	QTY.	DETAIL
TEEL ENDGS. 1911/1912 X" WIDE ONLY 12" EXPOSED ABOVE SOL. LINE OF 8000	1.336 LF	
DESCRIPTION 24	QTY.	DETAIL

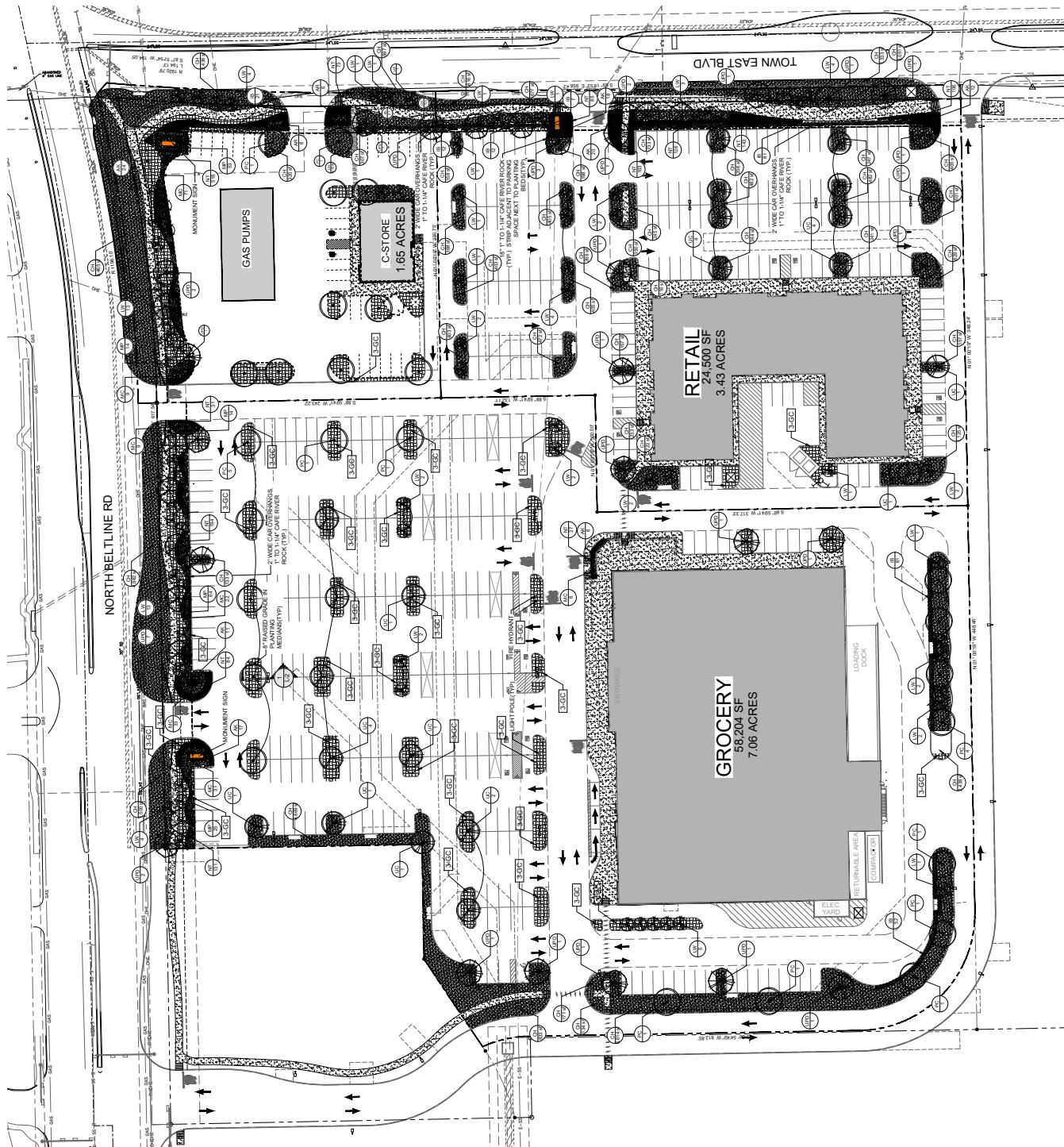
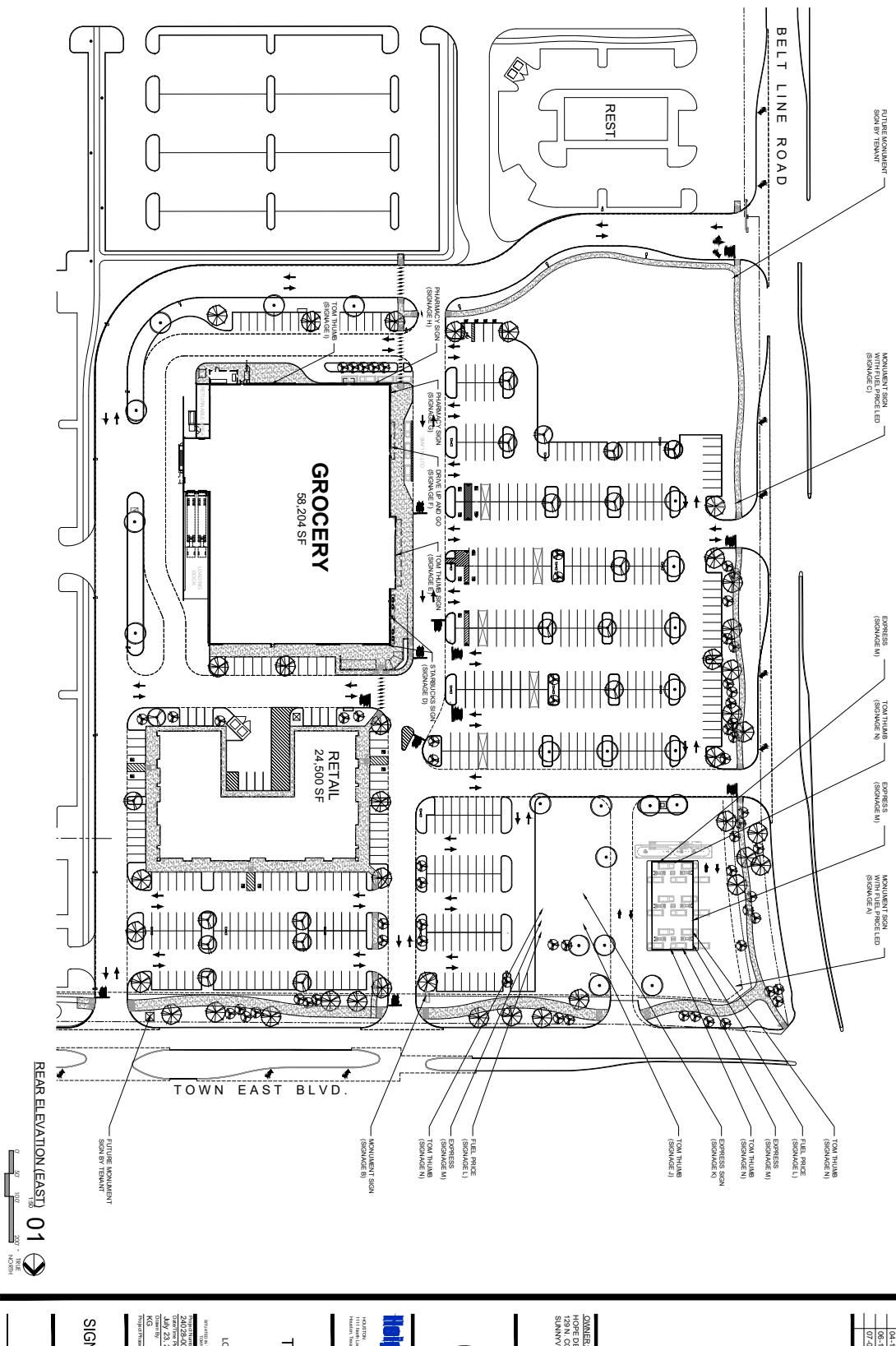


EXHIBIT F – EXAMPLE LAYOUT FOR POCKET NEIGHBORHOOD (PN)



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

EXHIBIT G - SIGNAGE



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

SIGNAGE SITE F	
LOTS 1 THRU 3, BLOCK 1 GATEWAY PARK	
(SUBDIVISION TOM THUM SIGNAGE SITE F TRAILER PARK)	
Proposed Date:	2028-07-01-0000
Proposed By:	Tom Thum July 20, 2028
Proposed By:	WL
Proposed By:	

**Town of Sunnyvale, Texas
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55**

EXHIBIT G - SIGNAGE



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EXHIBIT G - SIGNAGE

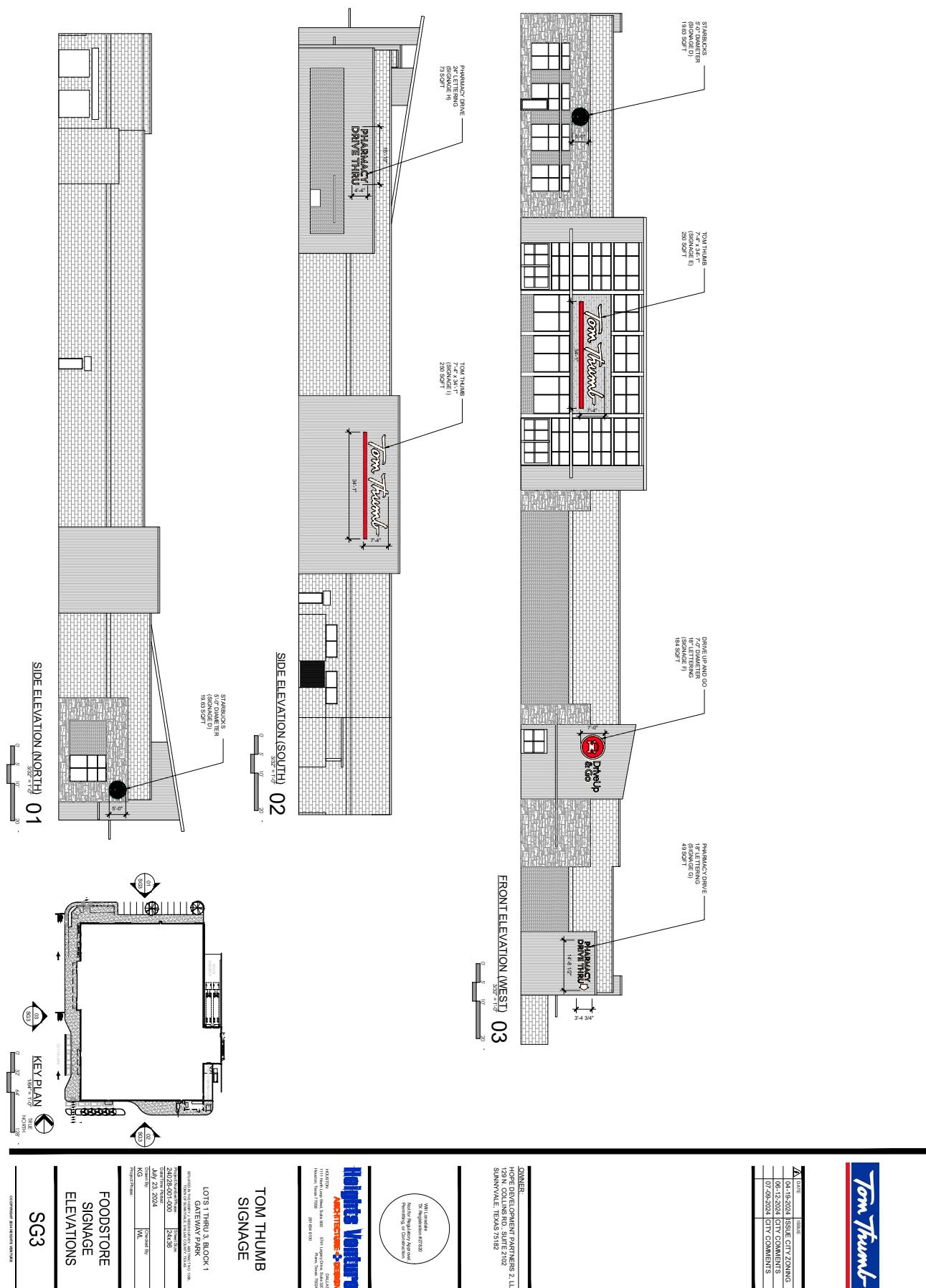
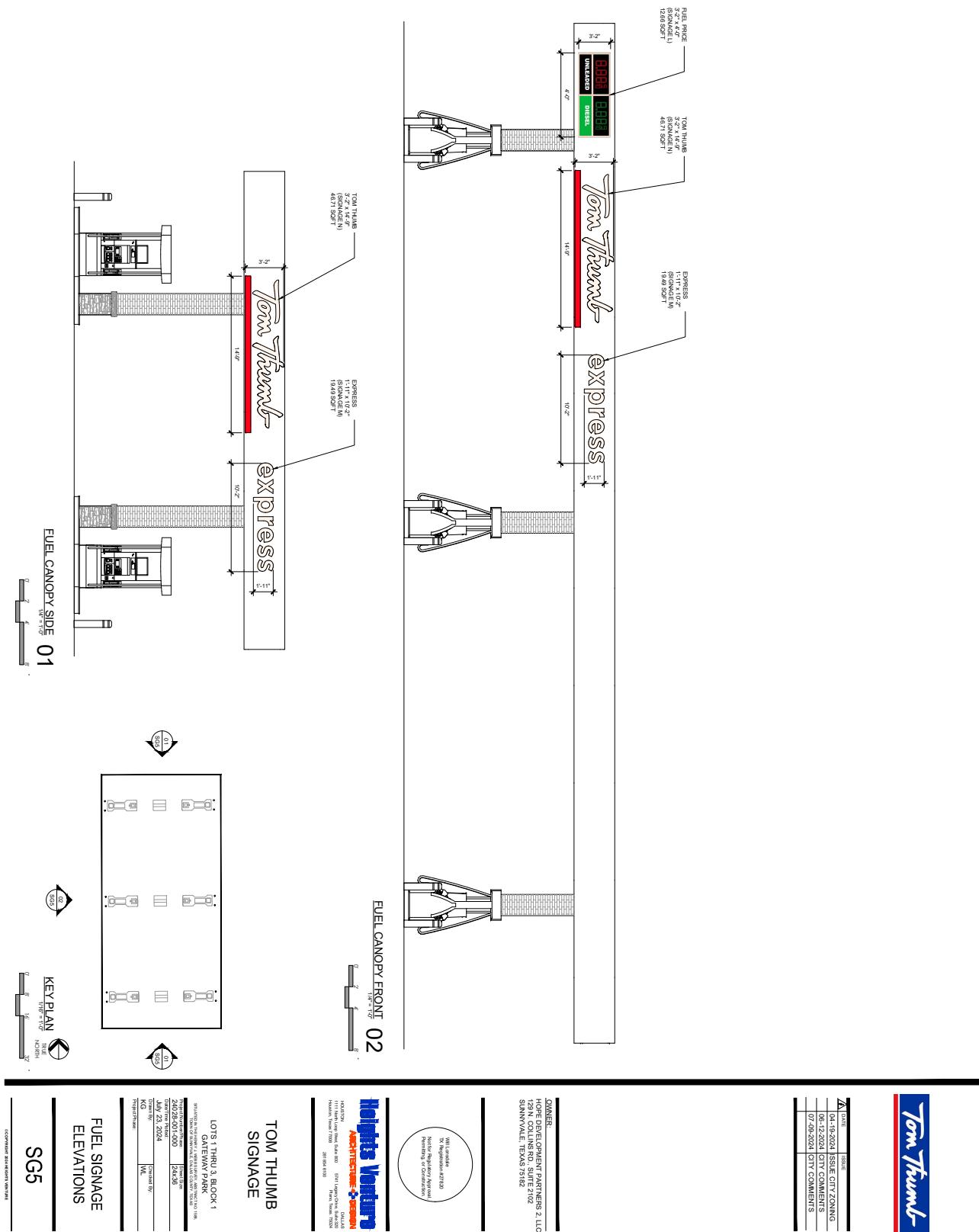


EXHIBIT G - SIGNAGE



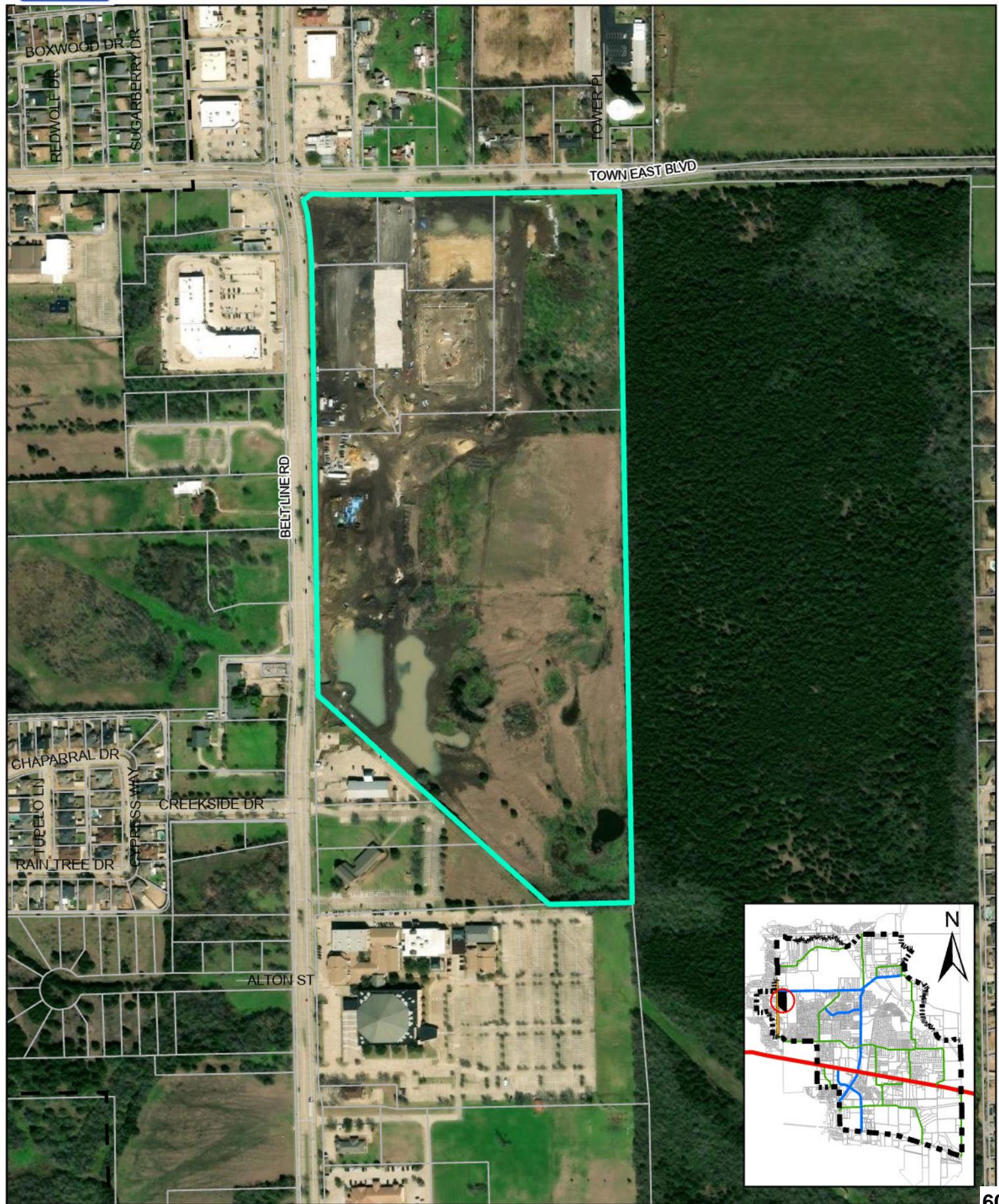
**Town of Sunnyvale, Texas
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TOWN OF SUNNYVALE

Case 1861 - Z - Gateway Park Planned Development Amendment



Town Council

AGENDA ITEM REPORT

G.1



To: Town Council

Subject: Presentation and update related to the Capital Improvement Project (CIP) Program - First Quarter.

Meeting: Town Council - February 2, 2026

Department: Engineering

Staff Contact: Lyle Jenkins

SUGGESTED ACTION:

BACKGROUND INFORMATION:

Staff will present a summary of Capital Improvement Project progress for the first quarter of 2026 (Q1 2026), including but not limited to projects related to streets, drainage, water, and sanitary sewer infrastructure. The update will include:

- Current status of active CIP projects
- Progress achieved during Q1
- Schedule and Budget Considerations
- Challenges, delays, or changes in scope
- Anticipated activities for the next quarter

This item is intended to keep the Town Council informed and to provide an opportunity for questions and discussion.

FINANCIAL IMPACT:

PUBLIC NOTICE:

Town Council

AGENDA ITEM REPORT

H.1



To: Town Council

Subject: Hold a public hearing, discuss, and consider making a recommendation to the Town Council regarding a Special Use Permit (SUP) to allow for construction of a 120-foot-tall cellular antenna on a stadium light pole at the Sunnyvale ISD (SISD) high school stadium, on property located at 222 Collins Road, zoned Single Family 2 (SF-2) residential zoning district in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). **Case 1832-SUP/222 N Collins – Cellular Antenna**

Meeting: Town Council - February 2, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommends approval of the SUP.

BACKGROUND INFORMATION:

The applicant, Hayley Sorenson with KGI Wireless, is requesting approval of a Special Use Permit (SUP) to allow the installation of a cellular antenna on a 120-foot stadium light pole at the Sunnyvale ISD High School stadium, located at 222 Collins Road within the Single Family-2 (SF-2) zoning district.

Per the Town of Sunnyvale Unified Development Ordinance (UDO), cellular antennas and towers require approval of a Special Use Permit in all zoning districts.

The subject property is currently developed with the Sunnyvale High School campus and its associated athletic stadium. The proposal includes the removal of an existing 100-foot stadium light pole and the installation of a new 115-foot stadium light pole topped with a 5-foot lightning rod, resulting in a total structure height of 120 feet. The antenna will be placed below the lighting fixtures, helping integrate the equipment into the existing stadium structure and

reducing visual clutter. Because the antenna installation is occurring within an already developed athletic facility, the visual impact is expected to be lower than a standalone monopole or cellular tower.

Existing stadium lights will be relocated onto the new pole at approximately 115 feet in height. The lights will continue to face west toward the field, and light spill over toward adjacent residential areas will not increase. The lighting impacts are expected to be neutral as the orientation will remain unchanged and no increase in lighting hours is proposed. The nearest residential property with an existing home is approximately 250 feet away. This exceeds setback standards for cellular antenna installations, providing an adequate buffer and minimizing visual intrusion.

The request also includes the construction of a 20.5-foot by 40-foot fenced equipment area located behind the stadium seating to accommodate ground-mounted equipment, utilities, and a generator. This enclosure will be partially screened with an eight-foot-tall masonry wall. The portion located beneath the stadium, which is not accessible, will utilize a 6-foot chain-link fencing with PVC slats for privacy and three strands of barbed wire for security.

Additionally, underground fiber will be routed through a 10-foot-wide utility easement extending from the public right-of-way to the project site. Electrical service will be provided underground through a 20-foot-wide utility and fiber easement from the nearest power pole to the installation site.

The Planning and Zoning Commission unanimously recommended approval of the SUP at their regular meeting on December 17, 2025.

PUBLIC NOTICE:

38 letters of notification were mailed to neighboring property owners within 200 feet of the subject property on December 5, 2025. Two signs have been posted on the subject property on December 5, 2025. As of writing this report, the town has received one response in opposition to the proposed SUP request.

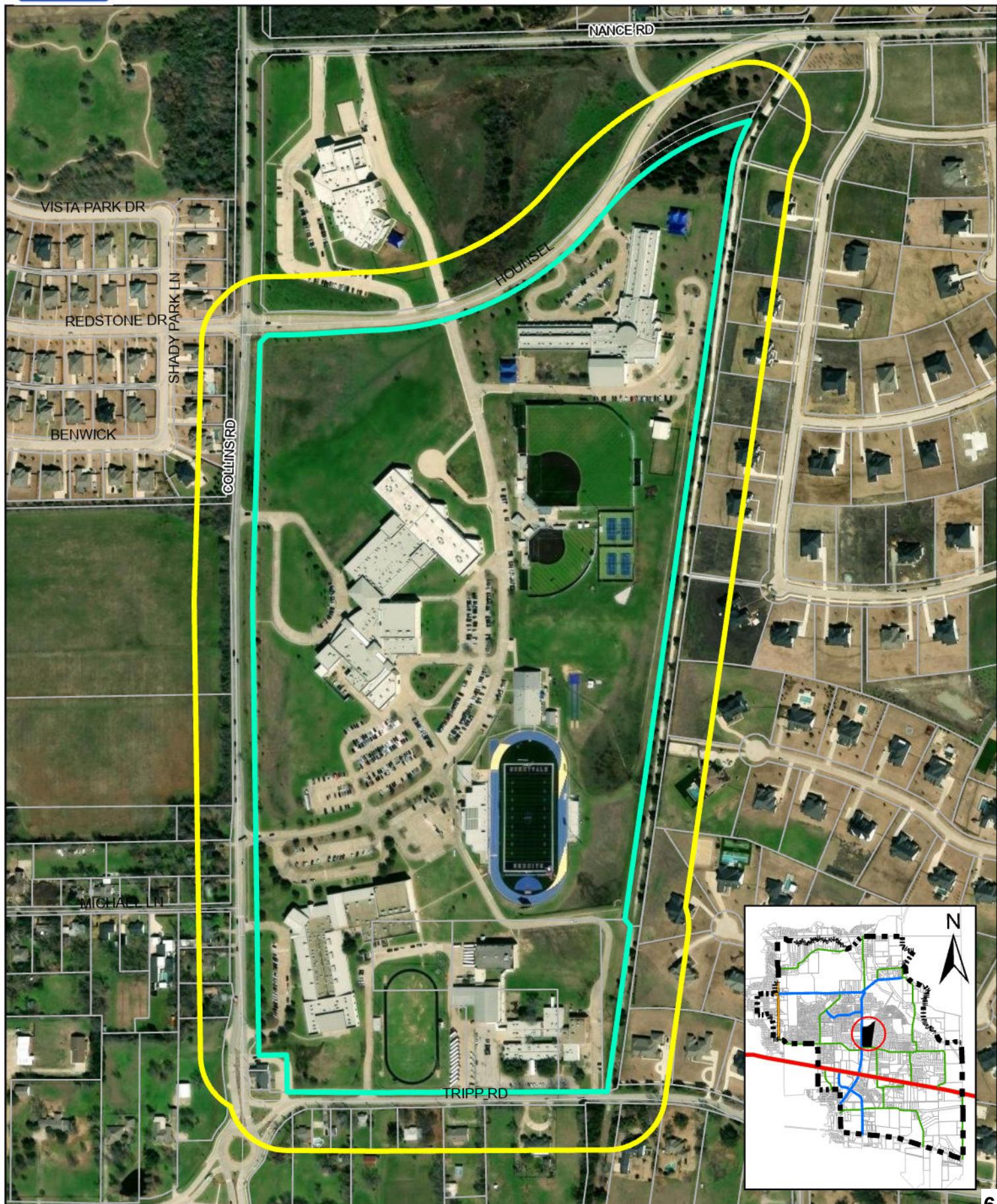
ATTACHMENTS:

[Map](#)
[Proposed Ordinance 2026-02 - SISD Cell Tower SUP](#)
[Plans](#)
[Letter of Opposition](#)



TOWN OF SUNNYVALE

**Case 1832 - SUP - Cellular Tower
222 Collins Road**



ORDINANCE NO. 2026-02

AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF SUNNYVALE TO APPROVE A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A 120 FOOT-TALL CELLULAR ANTENNA ON PROPERTY LOCATED AT 222 N. COLLINS ROAD, DEPICTED ON EXHIBIT "A", SUBJECT TO THE SITE PLAN, ATTACHED AS EXHIBIT "B"; AMENDING THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE SUP FOR THE CELLULAR TOWER; PROVIDING A PENALTY; PROVIDING SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

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

WHEREAS, the property located at 222 Collins Road ("Property"), is zoned Single Family 2 (SF-2) residential zoning district; and

WHEREAS, the Town has received a request for a Special Use Permit ("SUP") to allow the installation of a cellular antenna on a 120-foot-tall stadium monopole with lights at the High School Stadium located at 222 Collins Road, Sunnyvale, Texas, depicted on Exhibit A; and

WHEREAS, as required by Section 3.07.08.E of the Town's Unified Development Ordinance ("UDO"), the applicant submitted a Site Plan, attached as Exhibit B, as part of the SUP application; and

WHEREAS, Section 3.04.04.L of the UDO requires the approval of an SUP for cellular antennas and towers in all zoning districts; and

WHEREAS, at its regular meeting held on December 17, 2025, the Planning & Zoning Commission considered and made a recommendation to approve the request for a SUP for the installation of a cellular antenna on a 120-foot-tall stadium monopole with lights at the Sunnyvale ISD High School Stadium; 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 finds that the SUP complies with the criteria for approval in Section 3.07.08.F of the UDO with the conditions set forth in this Ordinance.

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

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 Special Use Permit allowing for the installation of a cellular antenna on a 120-foot-tall stadium monopole with lights depicted on Exhibit B, attached hereto and incorporated herein, is hereby granted, subject to the following exhibit, which is incorporated as if fully set forth herein:

Exhibit B: Site Plan

SECTION 3. The property is developed with the Sunnyvale High School campus and its athletic stadium. The proposal includes the removal of an existing 100-foot-tall stadium light pole and the installation of a 115-foot-tall monopole topped with a 5-foot-tall lightning rod, resulting in a total structure height of 120 feet.

SECTION 4. The Official Zoning District Map is hereby amended to reflect the SUP for a 120-foot-tall cellular antenna on a stadium monopole with lights.

SECTION 5. Development and use of the Property shall comply with this Ordinance and the UDO, as amended.

SECTION 6. 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 7. 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 8. 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 9. 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 10. 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 PASSED AND APPROVED by the Town Council of the Town of Sunnyvale, Texas, on this the 26th day of January 2026.

TOWN OF SUNNYVALE, TEXAS

Saji George, Mayor

ATTEST:

Rachel Ramsey, Town Secretary

EXHIBIT A
MAP

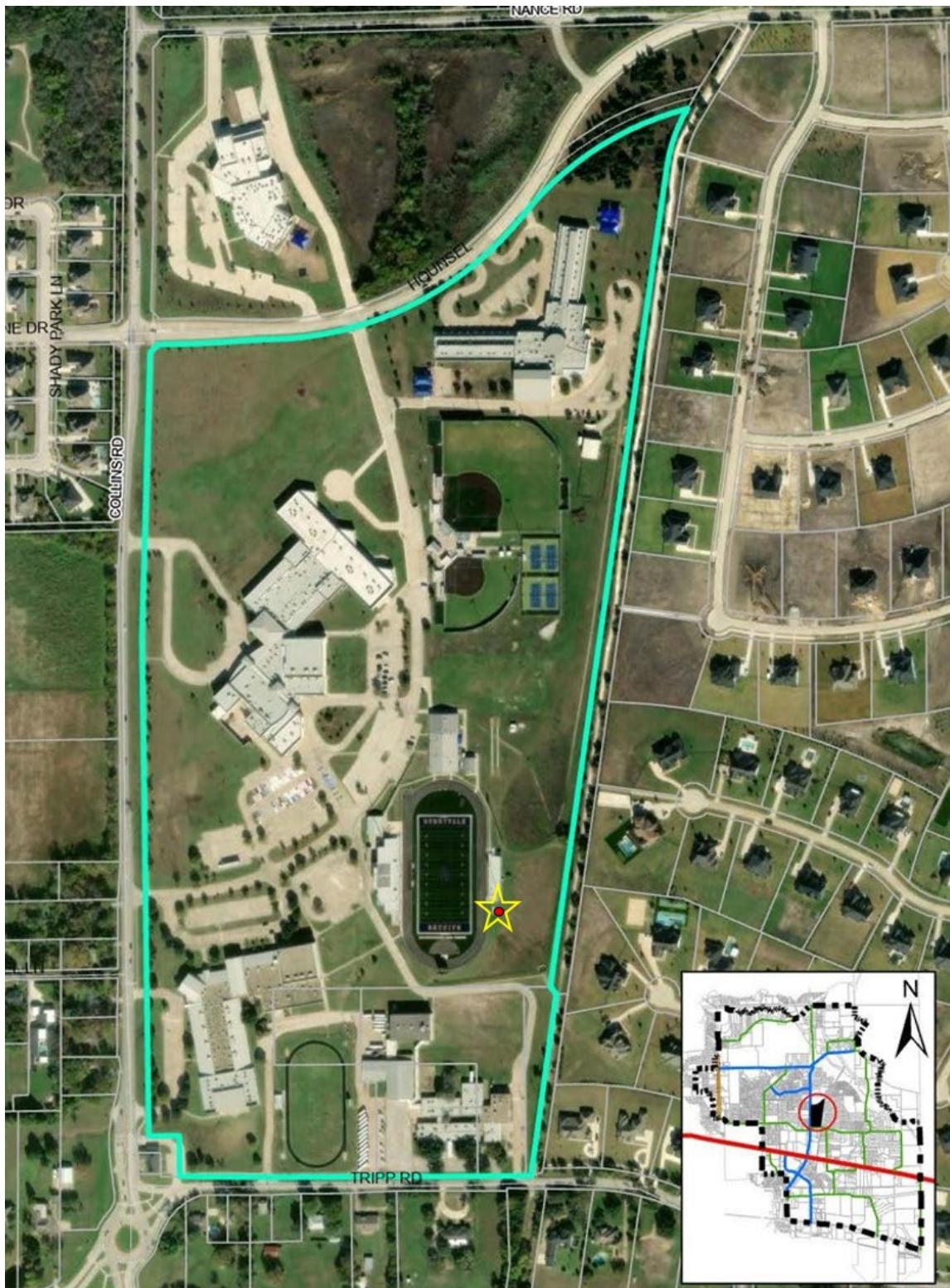
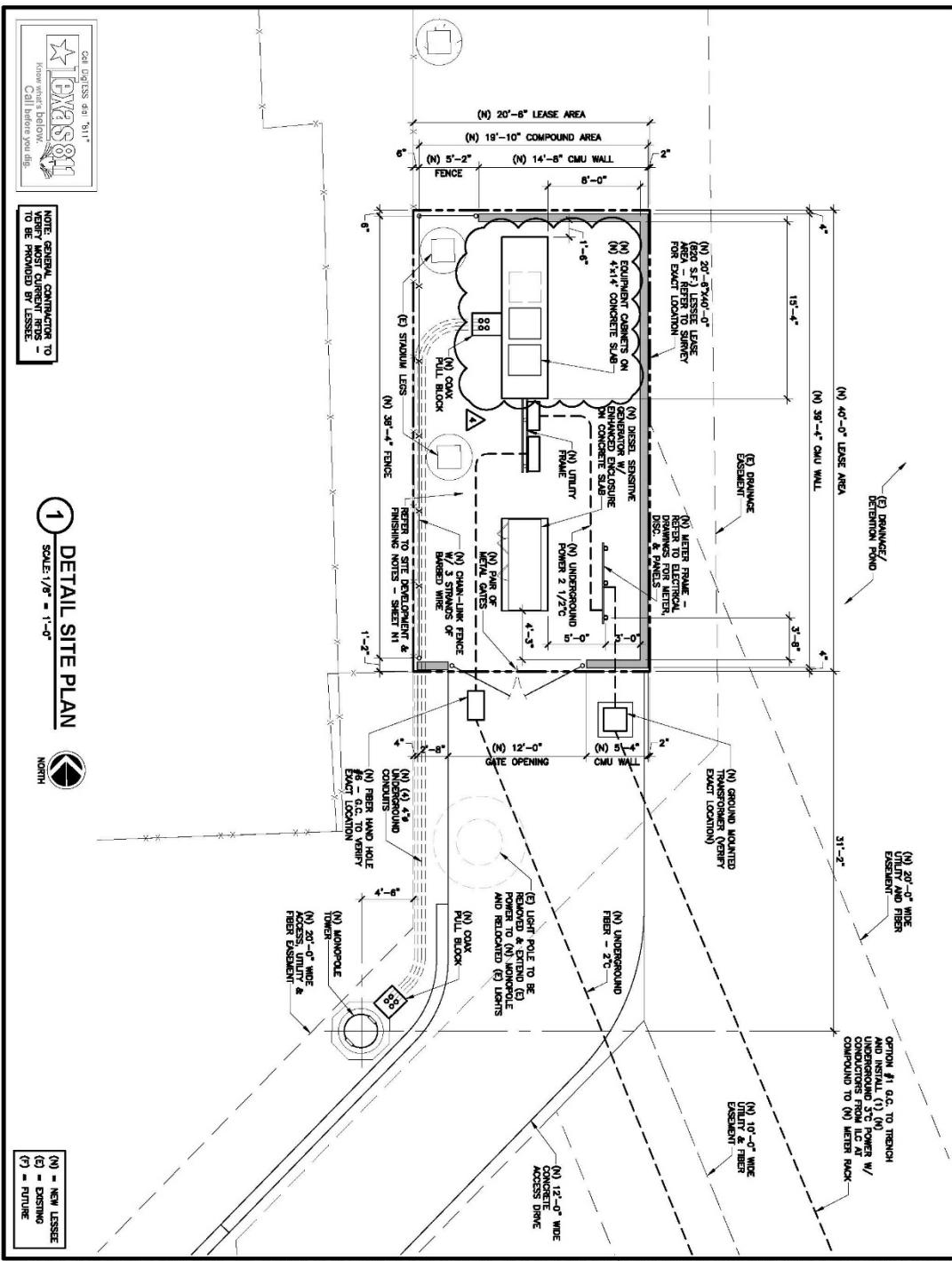


EXHIBIT B

SITE PLAN

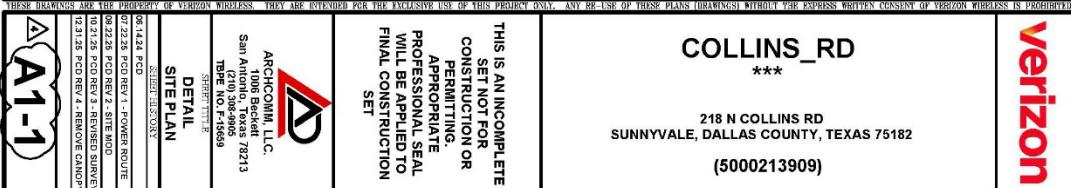


THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

COLLINS_RD

218 N COLLINS RD
SUNNYVALE, DALLAS COUNTY, TEXAS 75182

verizon



Town of Sunnyvale, Texas Ordinance 2026-02

Page 5 of 5



COLLINS_RD

SUNNYVALE, DALLAS COUNTY, TEXAS 75182
(50000213909)

(5000213909)

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ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TPR#, NO. 5-15659

SHEET TITLE

SHEET HISTORY

24 PCD

25 PCD REV 1 - POWER ROUTE

25 PGD REV 2 - SITE MOD

25 PCD REV 3 - REVISED SURVEY

25 PCD REV 4 - REMOVE CANOPY

100-1020 REV 4 - REMOVE SANSI

1.

4 (AO)

100

www.english-test.net



1 AERIAL SITE PLAN

SCALE: 1" = 100'-0"



(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

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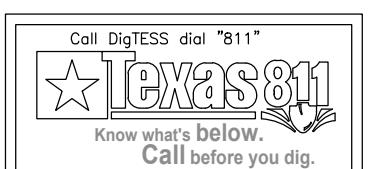
ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TRPF NO. E-15659

LIEN TITLE

SITE PLAN

HEET HISTORY

SHEET HISTORY
24 PCD
25 PCD REV 1 - POWER ROUTE
25 PCD REV 2 - SITE MOD
25 PCD REV 3 - REVISED SURVEY
25 PCD REV 4 - REMOVE CANOP



1 SITE PLAN

SCALE: 1" = 100'-0"



NORTH

OPTION #1 G.C. TO TRENCH AND INSTALL
(1) (N) UNDERGROUND 3" C POWER W/
CONDUCTORS FROM ILC AT COMPOUND
TO (N) METER RACK

(N) UNDERGROUND
2 1/2" C - POWER

(E) DRAINAGE/DETENTION POND
SEE DETAILED SITE PLAN,
SHEET A1-1

(N) 10'-0" WIDE UTILITY
& FIBER EASEMENT

(E) DRAINAGE EASEMENT

(N) 20'-0" WIDE UTILITY
& FIBER EASEMENT

(N) FIBER HAND HOLE
#6 - G.C. TO VERIFY
EXACT LOCATION

(N) 12'-0" WIDE
CONCRETE ACCESS DRIVE
W/ (N) RETAINING WALL

(N) 20'-0" WIDE
ACCESS EASEMENT

(N) FIBER HAND HOLE
#4 - G.C. TO VERIFY
EXACT LOCATION

(N) UNDERGROUND
2C - FIBER

(N) UTILITY POLE AS
PER LOCAL UTILITY
COMPANY STANDARDS

(N) OVERHEAD
UTILITIES - POWER

(E) UTILITY
POLE

(N) FIBER HAND HOLES
#1, #2 & #3 - G.C. TO
VERIFY EXACT LOCATION

(E) UTILITY POLE

(E) BUILDING

(E) BUILDING

TRIPP ROAD

1 P1

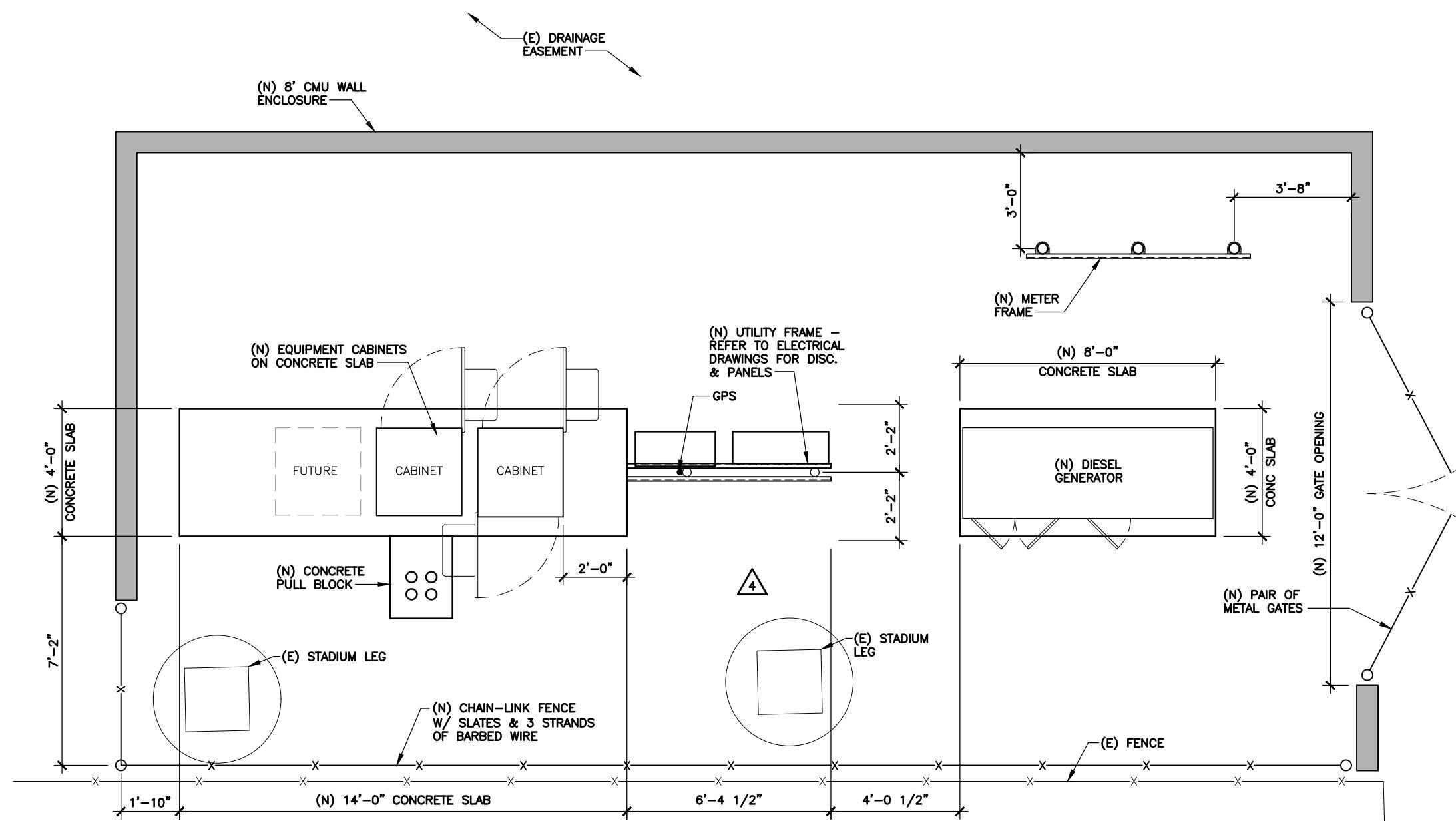
2 P1

3 P1

4 P1

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

NOTE: GENERAL CONTRACTOR TO
VERIFY MOST CURRENT RFDS -
TO BE PROVIDED BY LESSEE.



1

EQUIPMENT PLAN

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



NOTE: GENERAL CONTRACTOR TO
VERIFY MOST CURRENT RFDS -
TO BE PROVIDED BY LESSEE.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

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(5000213909)

COLLINS_RD


ARCCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

EQUIPMENT PLAN

SHEET HISTORY
06.14.24 PCD
08.22.25 PCD REV 2 - SITE MOD
10.21.25 PCD REV 3 - REVISED SURVEY
12.31.25 PCD REV 4 - REMOVE CANOPY



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A1-2

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ARCCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

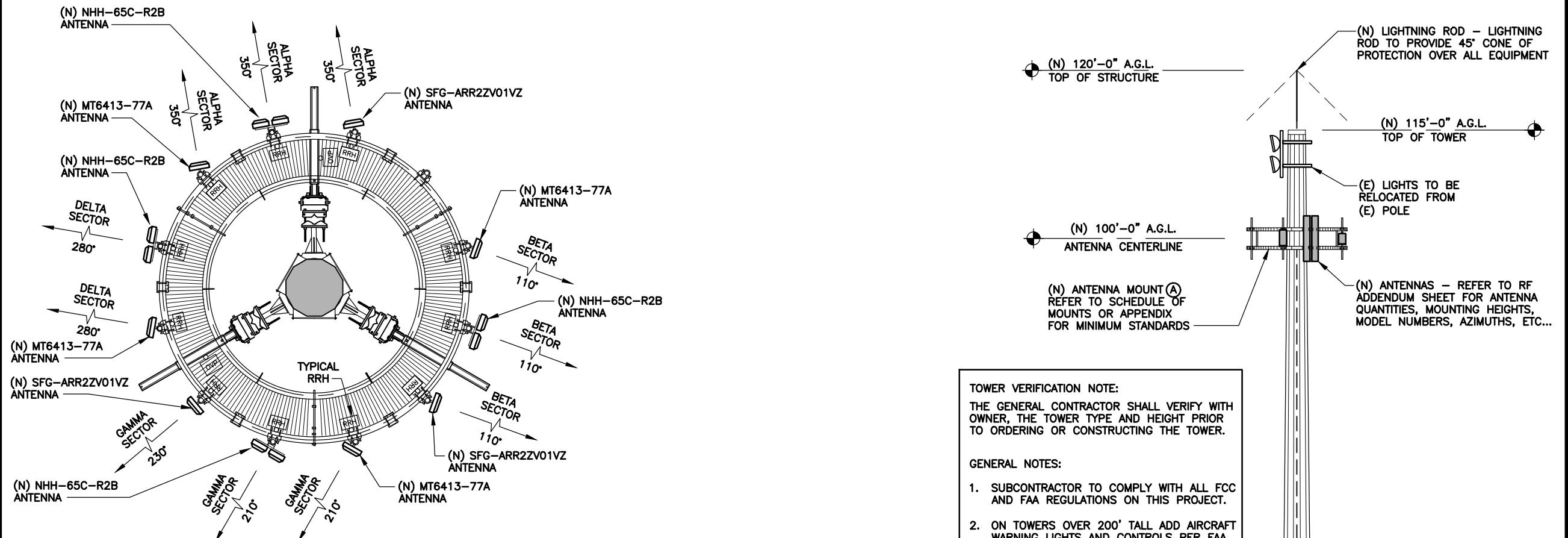
SITE ELEVATION

SHEET HISTORY

06.14.24 PCD
10.21.25 PCD REV 3 - REVISED SURVEY
12.31.25 PCD REV 4 - REMOVE CANOPY



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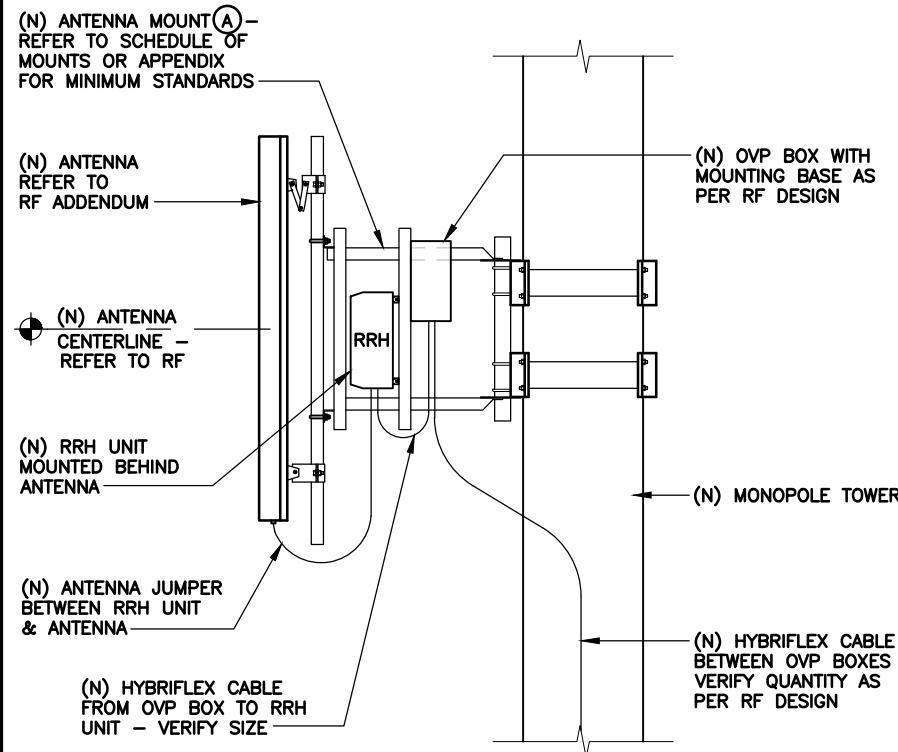


3

PLAN OF ANTENNA SECTORS



SCALE: N.T.S.



2

SECTION THRU ANTENNA SECTOR

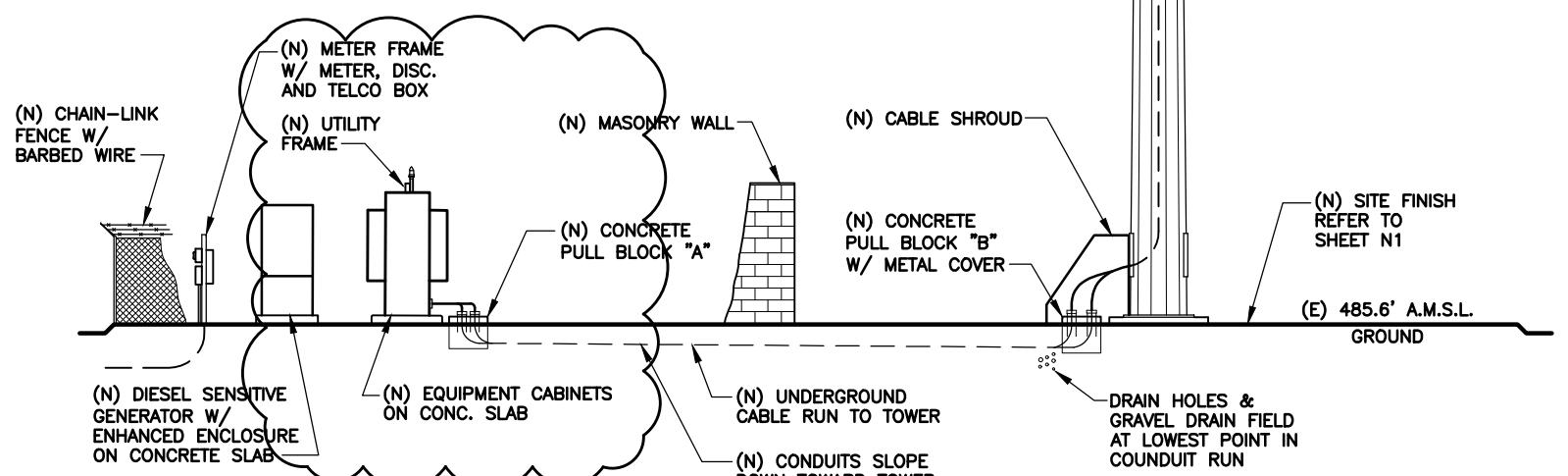
SCALE: N.T.S.

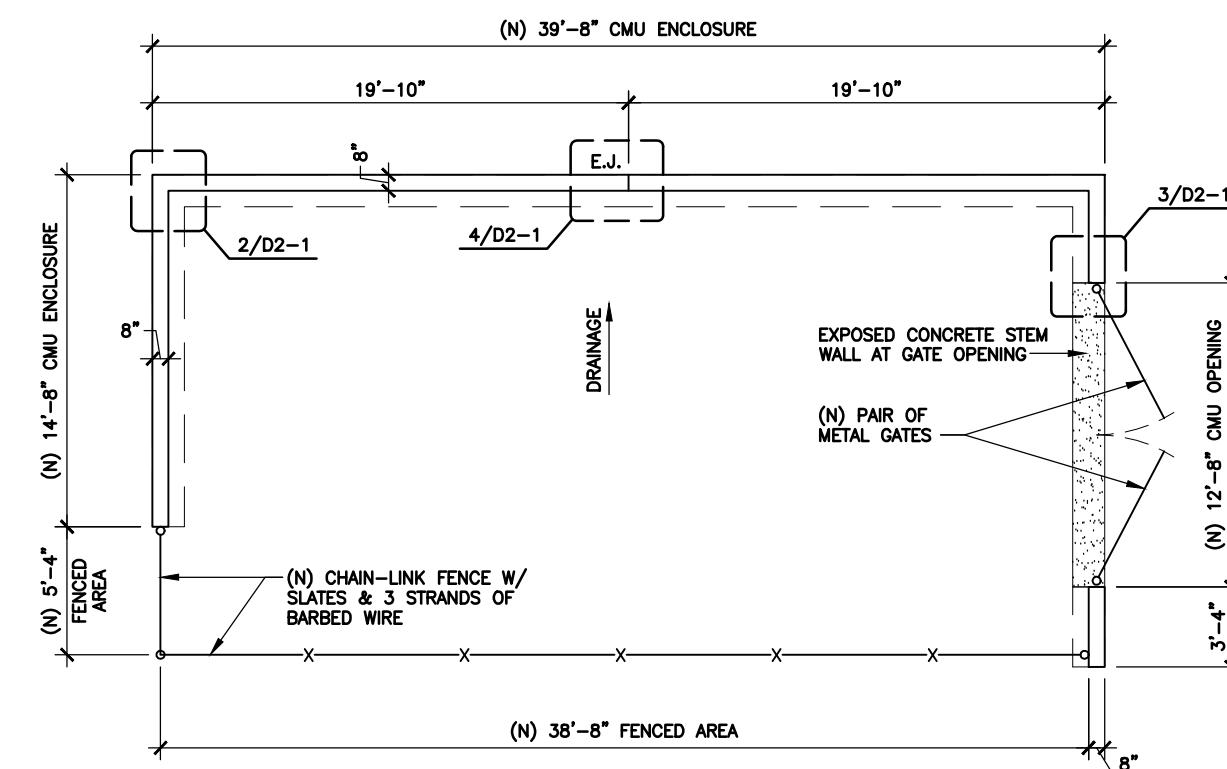
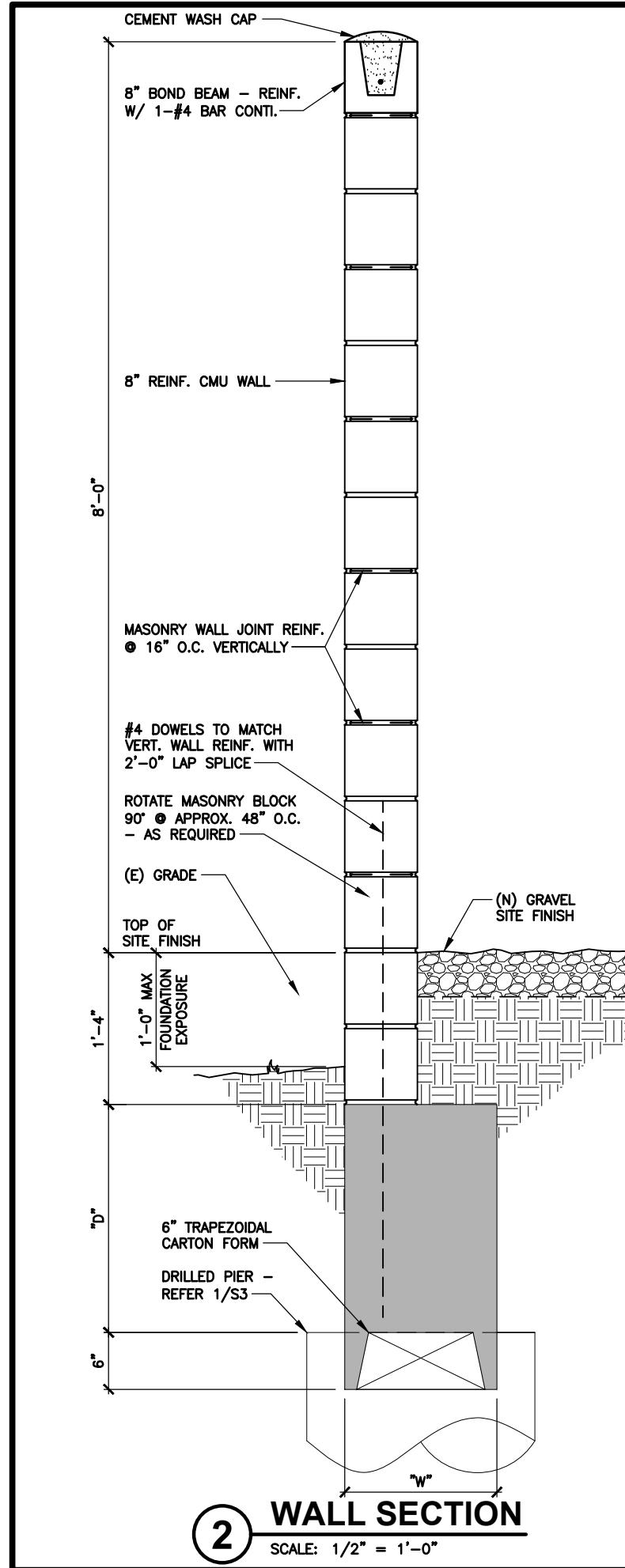
(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

1

SITE ELEVATION

SCALE: N.T.S.





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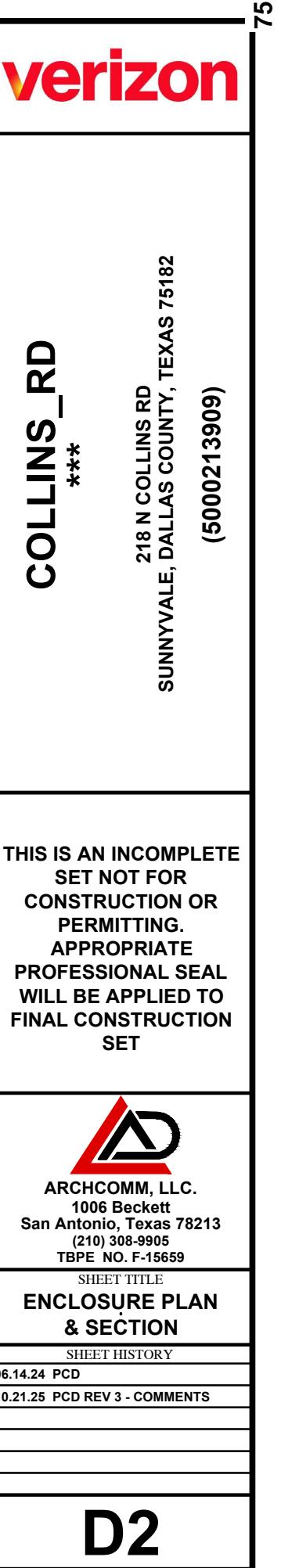


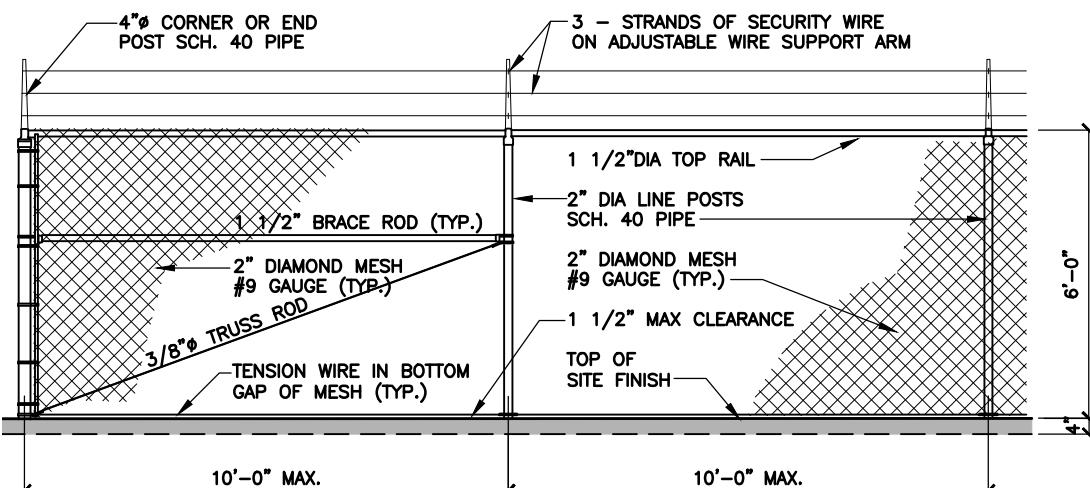
ARCCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

**ENCLOSURE PLAN
& SECTION**

SHEET HISTORY
06.14.24 PCD
10.21.25 PCD REV 3 - COMMENTS

D2





1 TYPICAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"

COMPONENTS:

- 4" O.D. x SCH.40 CORNER, TERMINAL & GATE POSTS.
- 2" O.D. x SCH.40 LINE POSTS SPACED 10" O.C. MAX.
- 1-1/2" O.D. x SCH.40 CONTINUOUS TOP RAIL.
- 2" x #9 GAUGE x 6' HIGH CHAIN-LINK FABRIC - 1.02 OZ.
- #7 GAUGE COIL SPRING BOTTOM TENSION WIRE.
- TRUSS ROD TO BE 3/8" DIA. GALV. STEEL W/ GALV. STEEL TURNBUCKLE.
- POST TOPS TO BE PRESSED STEEL, MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM OR 1-PIECE ALUMINUM CASTING, WITH HOLE FOR TOP RAIL. FIT OVER TOP OF POST TO PREVENT WATER ENTRY.
- THREE (3) STRANDS OF CLASS III GALVANIZED BARBED WIRE.

VINYL INSERTS:

- CHAIN-LINK FENCE INSERTS SHALL BE ACADEMY FENCE INC. REGULAR TOP-LOCK PVC SLATS (OR EQUAL) TO PROVIDE A 'PRIVACY FACTOR' OF APPROX. 75%. COLOR AS SELECTED BY OWNER.

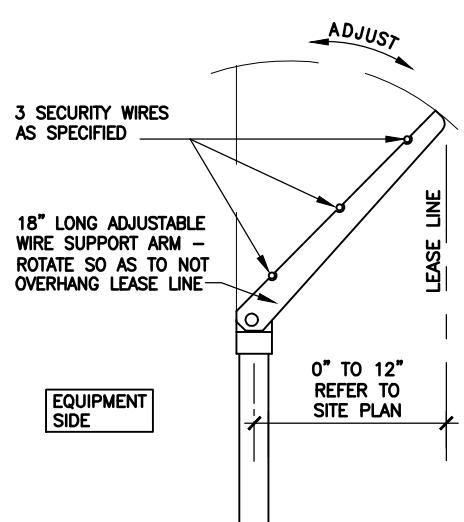
CONSTRUCTION:

- ALL POSTS SET IN A MINIMUM 2500 PSI CONCRETE AS FOLLOWS:
 - 4" Ø POST - 18" Ø x 36" CONCRETE FOOTING.
 - 2" Ø POST - 12" Ø x 36" CONCRETE FOOTING.
- BRACE AND TRUSS ASSEMBLY AT EACH CORNER, TERMINAL AND GATE POST.
- ALL GATES SHALL HAVE "DUCK BILL" HOLD OPENS AT FULL OPEN.
- ALL GATES SHALL HAVE AN IN-GROUND DROP ROD RECEIVER THAT ACCOMPANIES THE LATCH. (1-1/2" GALVANIZED PIPE TYP.)
- LATCH SHALL ACCEPT A PAD LOCK.

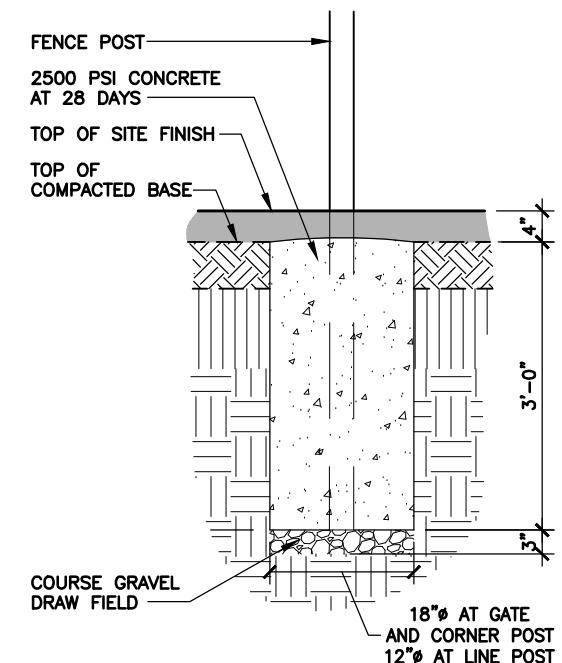
CODES:

- ALL GALVANIZED PIPE TO CONFORM TO ASTM - A120.
- ALL GALVANIZED CHAIN LINK TO CONFORM TO ASTM - A392.
- ALL GALVANIZED FITTINGS TO CONFORM TO ASTM - A153.

2 FENCE SPECIFICATIONS
SCALE: NONE



3 WIRE ARM SUPPORT
SCALE: 1" = 1'-0"



4 FOUNDATION
SCALE: 1/2" = 1'-0"

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ARCCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

ENCLOSURE DETAILS

SHEET HISTORY
06.14.24 PCD

1. REFER TO SITE PLAN FOR FENCE OFFSET FROM LEASE LINE.
2. REFER TO FENCE SPECIFICATIONS FOR DETERMINATION AS TO THE USE OF BARBED WIRE OR SMOOTH WIRE.
3. REFER TO FENCE SPECIFICATIONS FOR DETERMINATION AS TO THE USE OF VINYL INSERTS.
4. REFER TO SITE PLAN FOR TYPE, SIZE AND QUANTITY OF GATES REQUIRED.
5. USE THESE DETAILS AS A GUIDE AND MINIMUM STANDARDS; OTHERWISE, MATCH EXISTING GATES AND FENCES.

5 FENCE NOTES

D2-2

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

CASE NO: 1832 – Special Use Permit (SUP) for the construction of a 120-foot-tall cellular antenna on a stadium light pole at the SISD high school stadium

LOCATION: 222 Collins Road

APPLICANT: Hayley Sorenson, KGI Wireless

REQUESTING: Applicant is requesting approval of an SUP to allow for construction of a 120-foot-tall cellular antenna on a stadium light pole at the SISD high school stadium, on property located at 222 Collins Road, zoned Single Family 2 (SF-2) residential zoning district in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO) (map attached).

**The Planning and Zoning Commission will hold a public hearing to consider this request on:
Wednesday, December 17, 2025, at 6:00 p.m.**

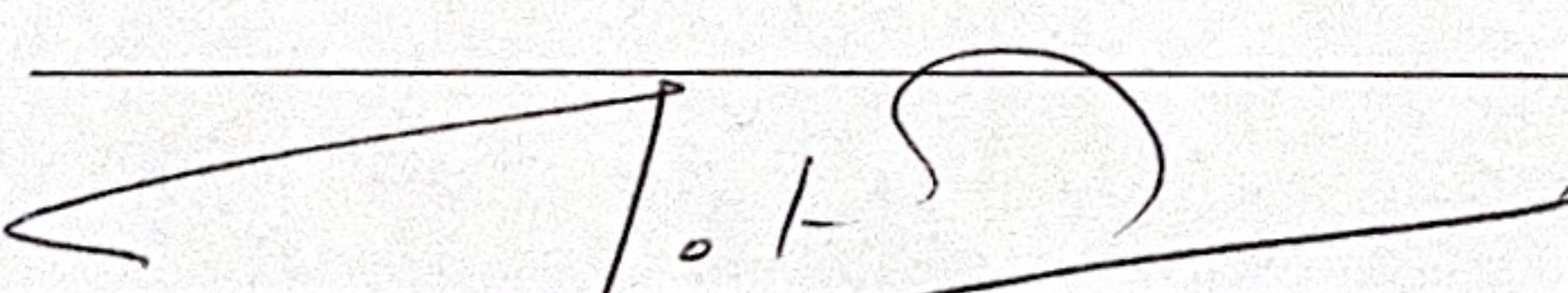
More information for this case can be viewed at
(<https://www.townofsunnyvale.org/CurrentDevelopments>)

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

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

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

Explanation: RADIATION

Signature: 

Printed Name: Jobi Abramson

Address: 292 Clarendon Rd, Sunnyvale, Tx 75182

Town Council

AGENDA ITEM REPORT

I.1



To: Town Council

Subject: Discuss, consider and act upon the approval of the 2025-2026 Office 365 subscriptions.

Meeting: Town Council - February 2, 2026

Department: Information Technology

Staff Contact: Rachel Ramsey

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

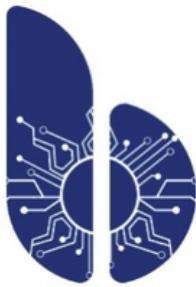
The Microsoft Office 365 Renewal for 2025-2026 proposals before you are up for approval as the recent renewal of the town staff's Microsoft 365 licenses have expired. These licenses are for our staff Word, Excel, PowerPoint and Outlook apps along with our Microsoft Exchange Online licenses for our emails and all email security and Windows device management. Due to the rising number of town staff, we have had to increase the number of licenses we have purchased to where the cost is now over \$50,000 per year. Last year's cost was \$49,363.20 and with the additional licensing needed for eight additional staff since last year, the amount has increased to \$53,697.60. We have included three quotes for you to look at and are asking for approval to purchase the least expensive of the three quotes.

FINANCIAL IMPACT:

This is budgeted in the IT budget for FY 25-26.

ATTACHMENTS:

[Office 365 Subscriptions 2025-2026.pdf](#)



Baxter I.T. Consulting Services
372 TOWN PLACE
FAIRVIEW, TX 750691958
2143838010
finance@baxterit.com
www.baxterit.com

Estimate

ADDRESS	
Rachel Ramsey Town of Sunnyvale 127 Collins Road Sunnyvale, TX 75182	

ESTIMATE #	DATE
3279	01/22/2026

DESCRIPTION	QTY	PRICE	TOTAL
Office 365 G1 Licenses	73	120.00	8,760.00T
Microsoft 365 G3 Licenses	60	432.00	25,920.00T
Defender P2 for Office 365	133	60.00	7,980.00T
Intune	73	79.20	5,781.60T
Entra P1 Licenses	73	72.00	5,256.00T

Please contact finance@baxterit.com or (214) 274-8152 if you would like to pay by credit card. There will be an additional 3.5% fee for all credit card transactions

** Pricing for hardware/software is based on prices at time of quote and guaranteed for 30 days.

SUBTOTAL	53,697.60
TAX	0.00
TOTAL	\$53,697.60

Accepted By

Accepted Date

IT Partner LLC

3422 Old Capitol Trail Ste.679

Wilmington, DE 19808

sales@o365hq.com | +1-855-700-0365

22 Jan, 2026

Microsoft Licensing Quote

RECURRING PAYMENTS					
Product	SKU	Description	Unit price, USD	Qty	Price, USD
ONLINE SERVICES – COMMERCIAL SEGMENT – 1 YEAR COMMITMENT WITH <u>ANNUAL PAYMENTS</u>					
1. Office 365 G1 (Governmental Community Cloud Pricing). P1Y-A: 1 Year Commitment, Annual payment.	CFQ7TTC0J1Z9-0007-P1Y-A	1 Year Commitment, Annual payment. The online versions of Office with email, instant messaging, HD video conferencing, plus 1 TB personal file storage and sharing. Does not include the Office suite for PC or Mac.	\$120.00	73	\$8,760.00
2. Microsoft 365 G3 (Governmental Community Cloud Pricing). P1Y-A: 1 Year Commitment, Annual payment.	CFQ7TTC0J1ZM-0003-P1Y-A	1 Year Commitment, Annual payment. Microsoft 365 GCC G3 includes Office 365 GCC G3 and Enterprise Mobility + Security E3. This per-user licensed suite of products offers users best-in-class productivity across devices while providing IT security and control.	\$432.00	60	\$25,920.00

3. Microsoft Defender for Identity. P1Y-A: 1 Year Commitment, Annual payment.	CFQ7TTC0LH0D-0001-P1Y-A	1 Year Commitment, Annual payment. Microsoft Defender for Identity is designed to help you protect your enterprise from advanced targeted attacks by automatically analyzing, learning, and identifying normal and abnormal entity (user, devices, and resources) behavior.	\$66.00	133	\$8,778.00
4. Microsoft Intune Plan 1. P1Y-A: 1 Year Commitment, Annual payment.	CFQ7TTC0LCH4-0009-P1Y-A	1 Year Commitment, Annual payment. Microsoft Intune Plan 1 helps organizations provide their employees with access to corporate applications, data, and resources from anywhere on almost any device, while helping secure corporate information.	\$96.00	73	\$7,008.00
5. Microsoft Entra ID P1 (Governmental Community Cloud Pricing). P1Y-A: 1 Year Commitment, Annual payment.	CFQ7TTC0LFLS-0013-P1Y-A	1 Year Commitment, Annual payment. Microsoft Entra ID P1 provides single sign-on to thousands of cloud (SaaS) apps and access to web apps you run on-premises. Built for ease of use, Microsoft Entra ID P1 features multi-factor authentication (MFA); access control based on device health, user location, and identity; and holistic security reports, audits, and alerts.	\$72.00	73	\$5,256.00

ONGOING SUPPORT SERVICES – MONTHLY PAYMENTS

6. Cloud services setup and implementation, IT Consulting, hours per recurring	ITPWW200CONOT	Cloud services setup and implementation, IT Consulting, hours per recurring	\$0.00	29	\$0.00
7. Unlimited Office 365 break-fix support	ITPWW190MSPRC	Unlimited Office 365 break-fix support	\$0.00	1	\$0.00

	Subtotal: Recurring payments	\$55,722.00
--	---------------------------------	-------------

Invoice Subtotal: Recurring and one-time-payment items combined	\$55,722.00
Tax 0%:	\$0.00
Total: Recurring and one-time-payment items combined	\$55,722.00

Find your product keys: <https://licensingapps.microsoft.com/product-activation>

Order processing milestones:

Same day- Order placement after the receipt of payment

1-2 business days- Electronic delivery of product keys and media through Microsoft VLSC

Explanations to Spec

The Microsoft Open License Program

Microsoft Open License Program (OLP) is a volume licensing program that allows you to purchase licenses for software products at a lower price relative to retail prices of boxed products. The program offers a full range of products for business- operating systems, desktop applications, server products, development tools. For operating systems, a full license for Windows Professional GetGenuine and Windows Professional Upgrade licenses are offered. It has minimum license requirements and offers customers volume pricing with the flexibility to pay as they go. It allows them to acquire additional software products as needed to grow with their changing business needs. Open License offers a greater discount for a larger upfront order.

OLP licenses provide perpetual rights to use current and previous versions of products. Along with licenses, you can purchase a subscription to the Microsoft Software Assurance (SA) support program, which provides the right to upgrade to new versions of products and some additional benefits for a period of 24 months. At the end of 24 months you can purchase individual licenses for SA renewal.

Regulatory documents

Microsoft Product Terms (MPT)

Open License Agreement (OLP) (sample)

Description of purchasing process of the OLP licenses:

- Select the licenses in the Catalog or use Wizard
- Open the cart and proceed to checkout
- Place an order
- Get Invoice
- Pay the bill
- Get licenses in electronic form, keys and distributions on the Microsoft VLSC website

The minimum initial order is 5 OLP licenses for any products. Further orders within 2 years can be for any number of licenses.

With an order volume of more than \$10 000 there are discounts from the price list!

X

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Product	Quantity	Total
Microsoft Intune for Government - Annually		
 \$89.00	<input type="button" value="−"/> 73 <input type="button" value="+"/> Remove	\$6,497.00
Microsoft 365 GCC G3 - Annually		
 \$466.00	<input type="button" value="−"/> 60 <input type="button" value="+"/> Remove	\$27,960.00
Office 365 GCC G1 - Annually		
 \$123.00	<input type="button" value="−"/> 73 <input type="button" value="+"/> Remove	\$8,979.00
Microsoft Defender for Office 365 (Plan 2) - Annually		
 \$69.00	<input type="button" value="−"/> 133 <input type="button" value="+"/> Remove	\$9,177.00
Azure Active Directory Premium 1 - Annually		
\$82.00 \$94.00	<input type="button" value="−"/> 73 <input type="button" value="+"/> Remove	\$5,986.00
Total		\$58,599.00
You saved \$146.00!		

Order instructions

Taxes calculated at checkout

Checkout

 100% Secure Payments

Recently viewed

<p>Microsoft Intune for Government \$5</p>	<p>Save 26% Microsoft Office 365 GCC (G3)</p>	<p>Save 20% Microsoft Office 365 GCC (G1)</p>	<p>Save 2% Microsoft Active Directory Premium 1 \$82 \$94</p>
<p>Microsoft 365 GCC G3 \$26 \$35</p>	<p>Office 365 GCC G1 \$7.20 \$9</p>	<p>Microsoft 365 Defender Shared signals Microsoft Defender for Office 365 Anti Phishing User impersonation Domain impersonation Safe Links Safe Attachments</p>	<p>Microsoft Defender for Office 365 (Plan 2) \$60</p>

OUR COMMITMENTS

We simply do not believe in the "sell and disappear" model of business. Once a customer signs on with INNOVA, they are assured that they will never be left high and dry with any license issues or questions.

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