



Town of Sunnyvale

Town Council

April 11, 2016

**Town Council
Special Meeting
6:00 P.M.**

**Town Council
Regular Meeting
7:00 P.M.**



**TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
SPECIAL MEETING
CONFERENCE ROOM - 127 N. COLLINS RD
MONDAY, APRIL 11, 2016
6:00 P.M.**

CALL MEETING TO ORDER

Mayor calls the Meeting to order, state the date and time. State Councilmember's present and declare a quorum present.

DISCUSSION/ACTION ITEMS

ECONOMIC DEVELOPMENT

- 1. DISCUSS THE ECONOMIC DEVELOPMENT MARKETING AND BRANDING INITIATIVE BEING FACILITATED BY EISENBERG & ASSOCIATES.**

ADJOURN

ALL LOCATIONS IDENTIFIED ARE IN THE TOWN OF SUNNYVALE UNLESS OTHERWISE INDICATED. FOR A DETAILED PROPERTY DESCRIPTION, PLEASE CONTACT THE BUILDING OFFICIAL AT TOWN HALL. ALL ITEMS ON THE AGENDA ARE FOR POSSIBLE DISCUSSION AND ACTION. PLEASE TURN OFF ALL TELEPHONES AND HANDHELD COMMUNICATION DEVICES WHILE IN ATTENDANCE AT THIS MEETING.

THE SUNNYVALE TOWN COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTION 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), AND 551.087 (ECONOMIC DEVELOPMENT).

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 DIRECTOR OF COMMUNITY SERVICES AT 972-226-7177 AT LEAST 48 HOURS PRIOR TO THE MEETING.

I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON APRIL 8, 2016, IN THE FOLLOWING LOCATION AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:

TOWN HALL AT 127 N. COLLINS ROAD

LESLIE BLACK, TOWN SECRETARY



EISENBERG AND ASSOCIATES

TOWN OF SUNNYVALE BRAND MESSAGE
PLATFORM DEVELOPMENT



**TOWN OF SUNNYVALE
BRAND MESSAGE PLATFORMS**

TOWN OF SUNNYVALE BRAND MESSAGE PLATFORM TEMPLATE 1ST DRAFT

BRAND MESSAGE PLATFORM OPTIONS

OPTION #1

Key Audience	What do we offer them?	What do they want from us?
Retail developers (grocery stores, restaurants and shopping).	Pad sites/land availability, existing real estate assets, ease of doing business, solid workforce in Town of Sunnyvale and tax incentives.	Incentives, access with no red tape, flexibility, strong workforce for employment and solid customers for revenue and growth.

Questions	Answers
Who is the target?	Retail developers, site consultants for grocery store and “small box” retailers who are looking to expand in an affluent growing community minutes from Dallas.
What are their needs?	And want a new untapped customer base, a strong workforce built into the community and/or surrounding area, available sites for construction development and incentives to build in Sunnyvale.
What are the challenges?	Perception of Sunnyvale not wanting development, Town government is difficult to do business with and restrictive.
What does Town of Sunnyvale offer?	Sunnyvale offers available pad sites for large scale retail development around the Town Center (80/Collins) and select assets for re-development. Local government/EDC that is eager to partner with retail developers, and provide limited incentives to build/develop.
What is Town of Sunnyvale’s competitive advantage?	Town of Sunnyvale is an untapped community for retail growth and revenue potential with an affluent, highly educated population that strongly desires to spend their resources in Sunnyvale. Developers have a rare opportunity to build and grow unlike anywhere else in the metroplex.

SUNNYVALE, JUST GETS BETTER!: KEY PROPOSITION

Retail incentives
 Property ready to build or re-develop
 Affluent/educated consumer base

SUNNYVALE, JUST GETS BETTER!: BRAND VALUES / PERSONALITY

Build and grow in Sunnyvale
 Ready to do business in Sunnyvale
 Be different and develop revenue in Sunnyvale

BRAND MESSAGE PLATFORM OPTIONS, continued

Option #2

Key Audience	What do we offer them?	What do they want from us?
Commercial/Industrial developers	Pad site/land availability, existing real estate assets, low tax base, fiber optic access (Level 3), work force.	Tax incentives, access with no red tape, assets for expansion.

Questions	Answers
Who is the target?	Commercial/Industrial developers and site consultants who are looking to grow and/or expand their development footprint in a unique community close of Dallas and major highway thoroughfares.
What are their needs?	And want to acquire real estate to develop or re-develop existing assets within a growing community.
What are the challenges?	On-going negative perception that Town of Sunnyvale does not want development and/or "selectively" keeps out certain types of businesses. Should commercial/industrial developers open or build in Sunnyvale, workforce would come in from other communities as there is no/little multifamily within the community and it is not wanted.
What does Town of Sunnyvale offer?	The Town of Sunnyvale offers a small town feel near the heart of Dallas. Sunnyvale does have land and sites available for commercial/industrial development along the rail line that includes fiber optic capabilities. This area would be ideal for small/mid-size technology companies.
What is Town of Sunnyvale's competitive advantage?	No barriers to steady, organic development within Sunnyvale. The town maintains an affluent, educated citizenship open to new commercial and industrial development that compliments Sunnyvale's unique offering and quality of life. Sunnyvale is in a position to offer a robust and more appealing offering to developers that far exceeds that of its neighboring communities.

DOING IT BETTER IN SUNNYVALE: KEY PROPOSITION

Ready to build
 Business and development friendly
 Solid workforce – available to some extent within Sunnyvale, however can pull a strong workforce from Dallas.

DOING IT BETTER IN SUNNYVALE: BRAND VALUES / PERSONALITY

We're ready for consistent organic growth
 Build and grow affordably
 Ready for business

BRAND MESSAGE PLATFORM OPTIONS, continued

OPTION #3

Key Audience	What do we offer them?	What do they want from us?
Hospitality/entertainment/sports complex developers and owners.	Future development potential along Lake Ray Hubbard for hotel and attractions. Within the current infrastructure, Sunnyvale offers development assets for family sports facilities, park development other attractions.	Incentives for development, flexible access to do business, customer base and welcoming environment.

Questions	Answers
Who is the target?	Hospitality – hotels (national chains and boutique), family entertainment venues (water park, etc), sport complexes (practice/sports facilities) performing arts center - developers and/or corporations.
What are their needs?	A unique and available foot print for specialty entertainment, family focused development with an untapped, affluent consumer base.
What are the challenges?	Development would need to be organic and scalable. Sunnyvale does not have the structure or desire for large scale entertainment venues i.e. Main Event.
What does Town of Sunnyvale offer?	Diverse land availability to develop, incentives to build, workforce, use of doing business/permitting and most important an untapped consumer base with resources to spend at home within Sunnyvale.
What is Town of Sunnyvale's competitive advantage?	Higher incomes, better educated, low tax base.

SUNNYVALE & CHILL: KEY PROPOSITION

Family friendly
Different is good
Untapped/affluent consumer base

SUNNYVALE & CHILL: KEY PROPOSITION

Sunnyvale Your Final Destination

① PRIMARY TARGET AUDIENCE



RETAIL DEVELOPMENT

- **Grocery Store**
- **Restaurants**
 - Select "Chain" restaurants
 - Unique independently owned
- **Shopping**
 - Boutique retail stores apparel, gifts, etc.
- **Shopping Retail Services**
 - Veterinarian
 - Nursery/Garden Center
 - Sporting Goods



COMMERCIAL/INDUSTRIAL

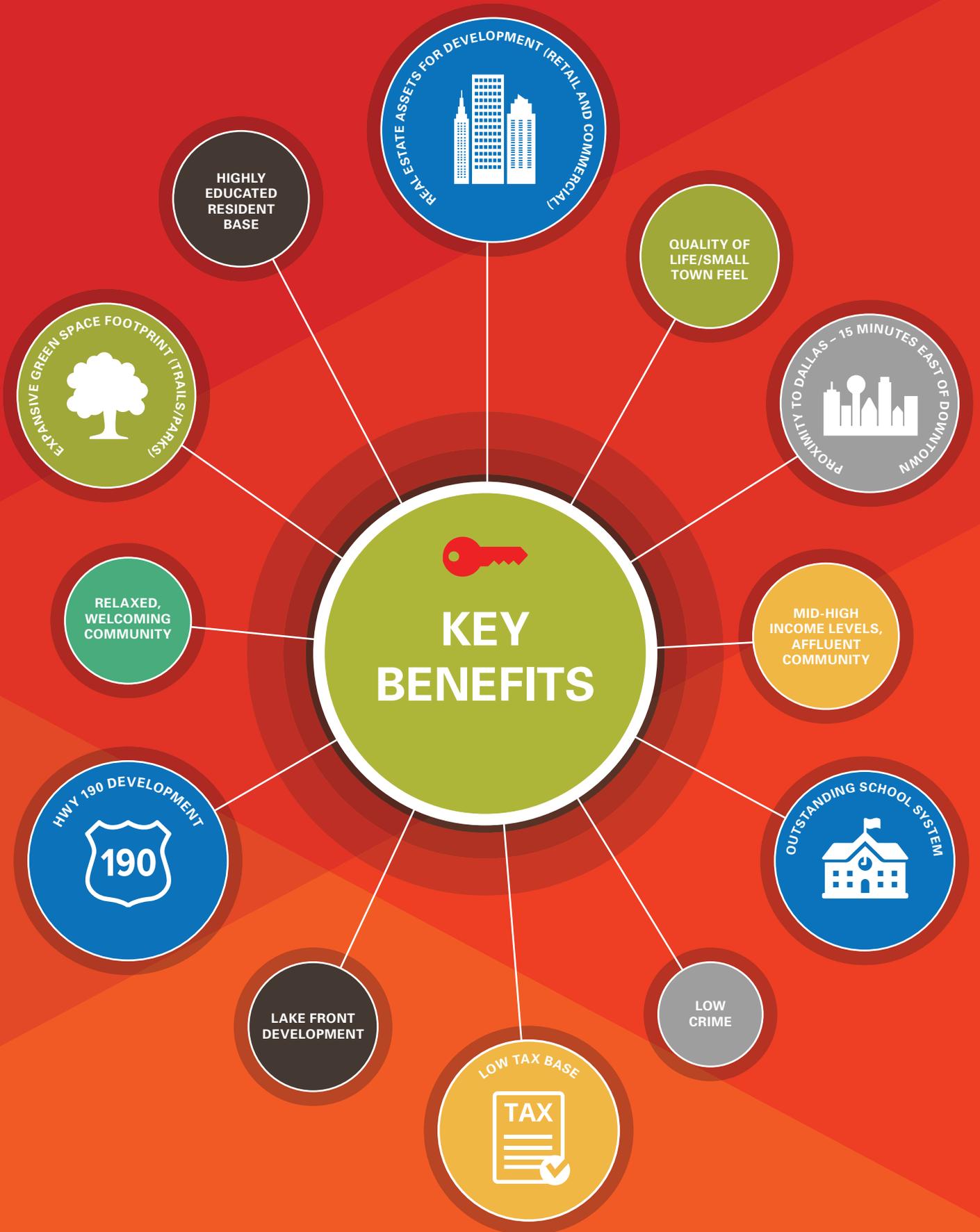
- **Small/Mid-Size Manufacturing**
- **Call Center**
- **Small/Mid-Size High Tech Firms**
(businesses that would benefit from the Level 3 fiber-optics installed around the railway)

② SECONDARY TARGET AUDIENCE



HOTEL

- **Hotel - small box**
- **Attractions**
 - Water Park
 - Bowling
 - Family Sports Center
- **Parks/Trail Development**



S.W.O.T. ANALYSIS



STRENGTHS

- Ready to build/real estate for development
- Development incentives
- Highway 190 development
- Sunnyvale ISD
- Location to Dallas
- Strong/growing property value of single family homes
- Safe community
- Future lake front development opportunity
- Diverse community
- Ready to do business/change perception



WEAKNESSES

- Bad press
- Town government difficult to work with
- Town doesn't want development
- Town population
- Select traffic issues
- Perception of being "stuck-up" border line racist
- No dedicated police/fire departments
- Doesn't want multi-family/mix use developments
- Mixed reviews off and on with the hospital



OPPORTUNITIES

- Available development assets
- Ability to change perception/shift message
- Ability to recruit developers and change perception
- More positives than negatives – change will be easy
- Development opportunities
 - Retail
 - Performing Arts Center
 - Library
 - Family Sports Center
 - Industrial
 - Parks
 - Farmers Market



THREATS

- Lack of established retail
- Negative perception within surrounding communities
- Negative perceptions with developers
- Mesquite, Forney and Garland

THANK YOU



EISENBERG

214-528-5990 | www.eisenberginc.com



TOWN OF SUNNYVALE TAGLINES

INITIAL LIST OF ALL TAGLINES

SUNNYVALE

A town on the rise

Rise. And shine.

A rising community

A bright and shining community

A community apart

A great American community

Family. Values. Community.

Prosper

Always on the sunny side

Your business on the sunny side

There's a glow in the East

Highlight your business

Wake up your business

SUNNYVALE**Wake up brighter in Sunnyvale****Wake up in Sunnyvale****Always sunny****Shining bright****Brightest town in Texas****Town of bright opportunities****Ready to shine****Shine in Sunnyvale****It's Brighter Here.****The future is bright****Shining brighter****Where you shine****Where everything shines**

SUNNYVALE

Shine bright like the sun

Shine on

A bright future

A bright move

Town of bright possibilities

A smart move. Sunnyvale.

Your business in highlight. Sunnyvale.

As simple as Sunnyvale

Avail yourself of opportunities

Avails You

You'll shine like Sunnyvale

Pretty. Great.

New hope

SUNNYVALE

Exclusively the best

Making America Great Again

ExcluCity

ExclusiviCity

For discriminating tastes

Only in Sunnyvale

It's better here

You deserve this

For those who demand more

The good life

Bask in the golden glow

Golden

Golden opportunities

SUNNYVALE

A golden opportunity

Texas' best kept secret

Gilded by the golden sun

Gilded in golden sunlight

Bathed in gold

Raise your standard

Raise your standards

A community in the sun

An illuminated community

Feel the warmth

You could live somewhere else, but why?

Not your average community

Catch the sunrise

SUNNYVALE

Where the sun always rises

Privileged Village

Privileged Town

Exceptional Town in the East

Extraordinary Town in the East

Town small and shiny

Your moment in the sun starts here

Your place in the sun

Sunny and classy

Shiny and classy

Sunny and sophisticated

A Premium Town

Your kind of Town

SUNNYVALE

My kind of Town

The most exclusive Town in Texas

Exclusively better and brighter

TOP EIGHT SUGGESTED TAGLINES

SUNNYVALE
A Town On the Rise

SUNNYVALE
It's Brighter Here

SUNNYVALE
Rise. And Shine.

SUNNYVALE
Where You Shine

SUNNYVALE
Ready to Shine

SUNNYVALE

Golden Opportunities

SUNNYVALE
My Kind of Town

SUNNYVALE
Exclusively for You

TOP THREE SUGGESTED TAGLINES

SUNNYVALE
It's Brighter Here

SUNNYVALE
Exclusively for You

SUNNYVALE
A Town On the Rise

EISENBERG RECOMMENDED TAGLINE



SUNNYVALE
Exclusively for You

THANK YOU



EISENBERG

214-528-5990 | www.eisenberginc.com

RTCM
04/11/2016



**TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
REGULAR MEETING
MONDAY, APRIL 11, 2016
TOWN HALL - 127 N. COLLINS RD.
7:00 P.M.**

INVOCATION

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

Mayor calls the Meeting to order, state the date and time. State Councilmembers present and declare a quorum present.

PUBLIC FORUM

Citizens may speak on any matter other than personnel matters or matters under litigation. No Town Council actions or discussion will be taken until such matter is placed on the agenda and posted in accordance with law.

CONSENT AGENDA ITEMS 1 THROUGH 3:

All items on the consent agenda are routine items and may be approved with one motion; should any member of the Town Council or any individual wish to discuss any item, said item may be removed from the consent agenda by motion of the Town Council.

1. **DISCUSS AND CONSIDER SECOND READING OF ORDINANCE 16-06: AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2016, GENERAL TOWN ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**
2. **DISCUSS AND CONSIDER RESOLUTION 16-07: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE APPROVING THE ENTERING INTO OF AN INTERLOCAL AGREEMENT WITH THE CITY OF DALLAS FOR THE SALE OF BIOMEDICAL TELEPHONE SERVICES OF THE BIO TEL SYSTEM STAFFED BY PARKLAND MEMORIAL HOSPITAL.**
3. **DISCUSS AND CONSIDER AUTHORIZING THE TOWN MANAGER TO NEGOTIATE FEES AND MEMORIALIZE AN ENGAGEMENT LETTER FOR THE SERVICES OF J. D. DODD LAW TO SERVE AS THE TOWN'S LEGAL COUNSEL.**

DISCUSSION/ACTION ITEMS:

FINANCE

4. **PRESENTATION AND DISCUSSION OF INDEPENDENT AUDITOR'S REPORT ON THE TOWN'S FINANCIAL STATEMENTS FOR FISCAL YEAR 2014 – 2015.**

TOWN MANAGER

5. **STAFF PRESENTATION AND DISCUSSION ON THE COLLINS ROAD PAVING AND DRAINAGE DESIGN PLANS"**
6. **DISCUSS AND CONSIDER SECOND READING OF ORDINANCE 16-07: AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCE TO CREATE ARTICLE 8.11 IN CHAPTER 8 OF THE CODE OF ORDINANCES; PROHIBITING A PROPERTY OWNER OR OCCUPANT FROM ALLOWING PROPERTY, RESIDENCES, AND STRUCTURES TO BE USED FOR GATHERINGS WHERE MINORS CONSUME ALCOHOL OR CONTROLLED SUBSTANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$1,000.00; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

PUBLIC HEARING

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

7. **APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT**
AT OR ABOUT: NE QUADRANT OF THE INTERSECTION OF TRIPP RD AND JOBSON RD (83.06 ACRES)
REQUEST: TO CHANGE THE TOWN'S COMPREHENSIVE PLAN AND LAND USE DIAGRAM FROM ESTATE RESIDENTIAL (ER) TO DENSITY RESIDENTIAL (LDR) AND THE ZONING MAP FROM SINGLE FAMILY 3 (SF-3) & SINGLE FAMILY 2 (SF-2) TO SINGLE FAMILY 3 – PLANNED RESIDENTIAL OVERLAY (SF-3-PRO)
8. **APPLICANT: COLIN HELFFRICH, P.E.**
AT OR ABOUT: 334 JOBSON ROAD – 61.39 ACRES SOUTHWEST OF THE INTERSECTION OF STONEY CREEK BLVD AND WANDERING BROOK LANE
REQUEST: TENTATIVE DEVELOPMENT PLAN – STONEY CREEK PHASE 2F
9. **APPLICANT: COLIN HELFFRICH, P.E.**
AT OR ABOUT: 400 NANCE ROAD – 154 ACRES NORTHEAST OF NANCE ROAD
REQUEST: TENTATIVE DEVELOPMENT PLAN – STONEY CREEK TRACT 4 (4B, 4C, 4D)
10. **APPLICANT: TOWN OF SUNNYVALE**
REQUEST: DISCUSS AND CONSIDER FIRST READING OF ORDINANCE 16-08: AN ORDINANCE AMENDING ZONING ORDINANCE NO. 324 DULY PASSED BY THE TOWN COUNCIL ON JANUARY 31, 2000; AS AMENDED FROM TIME TO TIME; SO AS TO CHANGE BY ADOPTION OF AMENDMENTS TO THE TEXT OF THE

RTCM
04/11/2016

TOWN'S ZONING ORDINANCE INCLUDING WITHOUT LIMITATION, CHANGES TO CHAPTER 19.7 TEMPORARY USES; AND ADDING REGULATIONS FOR MOBILE FOOD VENDORS PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING A SEVERABILITY CLAUSE.

MAYOR & COUNCIL

11. MAYOR AND COUNCIL REQUESTS FOR FUTURE STAFF UPDATES AND AGENDA ITEMS.

ADJOURN

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I HEREBY CERTIFY THAT THE FOREGOING NOTICE WAS POSTED ON APRIL 8, 2016, IN THE FOLLOWING LOCATION AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING:

TOWN HALL AT 127 N. COLLINS ROAD

LESLIE BLACK, TOWN SECRETARY



Town of Sunnyvale

Prepared By: Leslie Black

Summary:

DISCUSS AND CONSIDER SECOND READING OF AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2016 GENERAL TOWN ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Background:

State law provides that a general or special election may be canceled if each candidate for an office that is to appear on the ballot is unopposed. For the 2016 election, both Places 1 and 2 had only one person file for each Place. As such, the Town Council may cancel the election that was previously ordered to be held in May of this year.

Fiscal Impact:

The funds previously budgeted for the cost of an election, will be reallocated during the mid-year budget review.

Staff Recommendation:

Staff recommends approval.

ORDINANCE 16-06

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2016 GENERAL TOWN ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the general town election was called for May 7, 2016, for the purpose of electing members to the Town Council; and

WHEREAS, the Town Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, Subchapter C, Chapter 2, Election Code, authorizes the Town Council to declare the candidates elected to office and cancel the election; **NOW THEREFORE**,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE:

Section 1. The following candidates, who are unopposed in the May 7, 2016, general town election, are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed:

Place 1: Kara Ranta
Place 2: Saji George

Section 2. The May 7, 2016 general town election is cancelled, and the Town Secretary is directed to cause a copy of this ordinance to be posted on election day at each polling place used or that would have been used in the election.

Section 3. It is declared to be the intent of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the Town Council would have enacted them without the invalid portion.

Section 4. This ordinance shall take effect upon its final passage, and it is so ordained.

Introduced and read at the Town Council meeting on March 14th, 2016.

PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS 28th DAY OF MARCH, 2016.

APPROVED:

By: _____
Jim Phaup, Mayor

ATTEST:

Leslie Black, Town Secretary

ORDINANCE 16-06

ORDENANZA DECLARANDO CANDIDATOS SIN OPOSICIÓN EN LOS 7 DE MAYO DE, 2016, CIUDAD GENERAL ELECCIÓN, ELEGIDO PARA UN CARGO; CANCELACIÓN DE LA ELECCIÓN; PROPORCIONAR UNA CLÁUSULA DE SEPARACIÓN; Y PROPORCIONAR UNA FECHA EFECTIVA.

POR CUANTO, la elección de la ciudad en general fue llamado para el 7 de mayo de, 2016, con el propósito de elegir a los miembros del Consejo de Ciudad; y

POR CUANTO, el Secretario Town ha certificado por escrito que ninguna persona ha hecho una declaración de candidatura de escritura-en, y que cada candidato en la papeleta es sin oposición para la elección de cargos; y

POR CUANTO, bajo estas circunstancias, subcapítulo C, Capítulo 2, Código de Elecciones, autoriza al Ayuntamiento para declarar los candidatos electos a la oficina y cancelación de la elección; **AHORA, POR TANTO**,

SEA ORDENADO POR LA CIUDAD COUNIL DE LA CIUDAD DE SUNNYVALE:

Sección 1. Los siguientes candidatos, que son sin oposición en el número de mayo 7, 2016, elección general de la ciudad, se declararán elegidos a la oficina, y se expedirá certificados de elección después de la hora de la elección habría sido sondeado:

Coloca 1: Kara Ranta
Coloque 2: Saji George

Sección 2. Los 7 de mayo de, 2016, la elección de la ciudad en general se cancela, y el Secretario de Ciudad está dirigida a causar una copia de esta ordenanza que se publicó, el día de la elección en cada lugar de votación utilizado o que se habría utilizado en la elección.

Sección 3. Se declara que la intención del Ayuntamiento de que la frases, cláusulas, frases, párrafos y secciones de esta ordenanza son separables y, si cualquier frase, cláusula, oración, párrafo o sección de esta ordenanza se declara invalidados mediante la sentencia o decreto de un tribunal de jurisdicción competente, la invalidez no afectará a ninguna de las frases, cláusulas, oraciones, párrafos o secciones restantes de esta ordenanza ya que el Ayuntamiento les habría promulgado sin la parte inválida.

Sección 4. Esta ordenanza comenzará a regir a partir de su aprobación final, y es tan ordenado.

Introducido y leer en la reunión del Ayuntamiento el 14 de marzo de 2016.

Y APROBADO POR EL CONSEJO DE LA CIUDAD EN ESTE DÍA 28 DE MARZO DE 2016.

APPROVED:

By: _____
Jim Phaup, Mayor

ATTEST:

Leslie Black, Town Secretary

**Certification of Unopposed Candidates
By the Town Secretary**

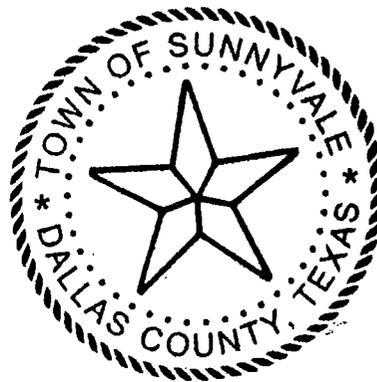
I, Leslie Black, certify that I am the Town Secretary of the Town of Sunnyvale and the authority responsible for preparing the ballot for the May 7, 2016, Town election. I further certify that no person has made a declaration of write-in candidacy, and all of the following candidates are unopposed:

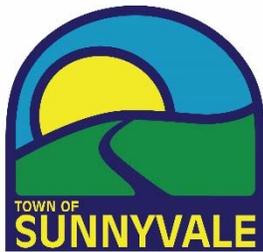
Place 1: Kara Ranta
Place 2: Saji George



Leslie Black, Town Secretary
Town of Sunnyvale

Dated this 23rd day of February, 2016.





Town of Sunnyvale

Prepared By: Richard Berkobien – Fire Chief

Summary:

DISCUSS AND CONSIDER A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, TO CONTINUE AN INTERLOCAL AGREEMENT WITH THE CITY OF DALLAS FOR THE PURPOSE OF BIOMEDICAL ON-LINE SUPERVISION VIA BIOTEL.

Background & Analysis:

BioTel refers to the EMS system in the Dallas area that provides medical treatment guidelines for 14 EMS providers. This allows all 14 providers to function under the same set of medical treatment guidelines as well as access the BioTel radio room, that is staffed by Parkland Health and Hospital System staff, to provide on-line medical direction for the paramedics in the BioTel system 24 hours a day 7 days a week. Along with the medical treatment guidelines, UT Southwestern Medical System provides our department with continuing education on a monthly basis that is taught by one of their doctors at our facility, as part of the contract. The City of Dallas, as the largest EMS provider, pays the entire contract upfront and supplies the radio room and frequencies for the system. Through the interlocal agreements, Dallas then invoices each provider separately an amount based on a scale that takes population, size, and call volume into account.

Financial Impact:

The total amount of the 2-year contract is \$4,257.00 which is divided into the 2015-16 fiscal year and the 2016-17 fiscal year. For the 2015-16 fiscal year, the cost is \$2,109.00. We currently have \$2,130.00 allocated in 11-608-6404 for this expense. The remaining balance of \$2,148.00 will have to be budgeted and paid for in the 2016-17 budget.

Staff Recommendation:

Staff recommends approval.

Attachment:

Resolution No. 15-1750 from the City of Dallas requesting an Interlocal agreement between the City of Dallas and the Town of Sunnyvale.

RESOLUTION 16-07**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE APPROVING THE ENTERING INTO OF AN INTERLOCAL AGREEMENT WITH THE CITY OF DALLAS FOR THE SALE OF BIOMEDICAL TELEPHONE SERVICES OF THE BIO TEL SYSTEM STAFFED BY PARKLAND MEMORIAL HOSPITAL.**

WHEREAS, the Town of Sunnyvale and the City of Dallas are desirous of entering into that certain Interlocal Agreement attached hereto as Exhibit 'A' which provides for the Town of Sunnyvale to purchase from the City of Dallas certain biomedical online services for emergency medical systems known as the BioTel System (the "Agreement"); and

WHEREAS, the entering into of such Agreement and the utilization of the features in accordance therewith will promote the health, safety and general welfare of Sunnyvale citizens.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Sunnyvale, Texas as follows:

RESOLVED that the Agreement and all assurances and obligations contained therein are hereby approved in all respects;

RESOLVED further that the proposed Agreement is hereby authorized and approved and the Mayor of Sunnyvale is hereby authorized, empowered and directed to execute the Agreement for and on behalf of and in the name of the Town of Sunnyvale with such ministerial changes in the terms and provisions thereof as said Mayor shall in his sole discretion deem necessary and in the best interest of the Town of Sunnyvale, his signature being conclusive evidence that he did so deem any such changes to be necessary or desirable and in the best interest of the Town of Sunnyvale.

RESOLVED further that Leslie Malone, the Town Secretary of the Town of Sunnyvale, is hereby authorized, empowered and directed to certify and attest any documents which she may deem necessary or appropriate to consummate the transaction contemplated by the Agreement; and

RESOLVED further that this Resolution shall be effective when adopted; and it is so resolved.

Passed and approved the 11th day of April, 2016.

TOWN OF SUNNYVALE

Jim Phaup, Mayor

ATTEST:

Leslie Black, Town Secretary

Resolution No. 15-1750

THE STATE OF TEXAS §
 §
 COUNTY OF DALLAS §

INTERLOCAL AGREEMENT

THIS AGREEMENT is made and entered into by and between the CITY OF DALLAS, a Municipal Corporation, located in Dallas County, Texas, ("CITY") and SUNNYVALE, TEXAS, a political subdivision of the State of Texas ("SUNNYVALE,").

WITNESSETH

WHEREAS, the Interlocal Cooperation Act, Chapter 791, V.T.C.A., Texas Government Code provides authorization for any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the CITY issued a Request For Proposal for Biomedical On-Line Supervision for a Dallas-area emergency medical system; and

WHEREAS, the BioTel System, staffed by Parkland Health and Hospital System physicians, paramedics, registered nurses, and clerical staff, was created on July 1, 1980, to provide medical control for paramedics in the field via radio and telemetered patient data; and

WHEREAS, the CITY has, pursuant to Resolution No. 15-1750 entered into an Interlocal Agreement, effective October 1, 2015 with Parkland Health and Hospital System to staff the Dallas Emergency Medical Service Radio Center; and

WHEREAS, the CITY desires to contract with SUNNYVALE, for the sale of BioTel services and SUNNYVALE, desires to purchase from CITY the BioTel system services;

WHEREAS, the Contract for Biomedical On-Line Supervision for Emergency Medical System services between the City of Dallas and Dallas County Hospital District d/b/a Parkland Health & Hospital System for the provision of BioTel System services, entered into on September 22, 2015, is incorporated herein by reference thereto, the same as if copied herein; and

NOW THEREFORE, CITY and SUNNYVALE hereby enter into this interlocal agreement, for the mutual considerations stated herein:

I.

This Agreement should be administered on behalf of the CITY by the Chief of the Fire Department or his designee ("Chief or Director").

II.

Upon CITY'S request, the BioTel System shall provide to SUNNYVALE, the medical control operation services selected from the list of services described in the contract between the CITY and Parkland Health and Hospital System.

III.

For the performance of the services provided by the BioTel System, SUNNYVALE, agrees to pay CITY for all services provided by CITY an annual biotelemetry fee to be calculated on a per capita basis and CITY shall issue an invoice reflecting said fee in an amount not to exceed \$2,109.00 for year 2015-2016 and \$2,148.00 for year 2016-2017, for a total not to exceed amount of \$4,257.00 for this term. Payments for each of the various services requested from the CITY by SUNNYVALE will be made within thirty days after receipt of the invoice from CITY. All payments made under this agreement shall be made from currently available funds. Failure by the SUNNYVALE, City Council to appropriate sufficient funds for the purpose of performing this Agreement shall operate as an automatic termination of the Agreement. SUNNYVALE shall pay City for all services performed prior to SUNNYVALE, notifying City of such termination.

IV.

The term of this Agreement shall be coterminous with the CITY's Interlocal Agreement with Parkland Health & Hospital System, which shall begin as of October 1, 2015 and end on September 30, 2017. Upon expiration of this Contract term the Contract will continue on a month to month basis until a new contract between the parties is executed. Either party to this Agreement may terminate the performance of services under this agreement on thirty (30) days written notice to the other party. SUNNYVALE, agrees to pay CITY for the services authorized by the Chief and completed prior to the effective date of termination.

V.

SUNNYVALE, agrees to be responsible for its own acts of negligence and CITY agrees to be responsible for its own acts of negligence, which may arise in connection with the purchase, use, and operation of BioTel System services. In the event of joint and concurrent negligence, SUNNYVALE, and CITY agree that responsibility shall be apportioned in accordance with the laws of the State of Texas. This obligation shall be construed for the benefit of the parties hereto, and not for the benefit of any third parties, nor to create liability for the benefit of any third parties, nor to deprive the parties hereto of any defenses each may have as against third parties under the laws and court decisions of the State of Texas.

VI.

All notices, communications and reports under the Agreement shall be mailed or delivered to the respective parties as follows:

To CITY:

Chief, Fire Department
City Hall, 7AS
1500 Marilla Street
Dallas, Texas 75201

To SUNNYVALE, TEXAS:

Chief, Fire Department
Town of Sunnyvale
127 N. Collins Road
Sunnyvale, Texas 75182

VII.

MISCELLANEOUS PROVISIONS

1. Each party to this Agreement paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.
2. This Agreement is entered into subject to the Charter and ordinances of the City of Dallas, as amended, and applicable Texas State laws. The provisions of this Agreement shall be construed in accordance with the laws and court decisions of the State of Texas; and exclusive venue for any litigation that may be filed by either party hereto in connection with this Agreement shall be in Dallas County, Texas.
3. This Agreement can be revised at anytime by mutual consent of the parties and shall be revised by written amendment(s) to this Agreement and signed by both parties. No oral modifications can be made to this Agreement.
4. The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
5. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties relating to matters in this Agreement.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK. SIGNATURES APPEAR ON THE FOLLOWING PAGE.

EXECUTED as of this the _____ day of _____, 201__, by CITY and SUNNYVALE, TEXAS.

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

CITY OF DALLAS:
A. C. GONZALEZ
City Manager

WME BY _____
Assistant City Attorney

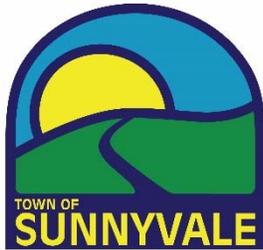
BY _____
Assistant City Manager

SUNNYVALE, TEXAS

SUNNYVALE, TEXAS

BY _____
Town Attorney

BY _____
Town Manager



Town of Sunnyvale

Prepared By: Sean P. Fox

Summary:

DISCUSS AND CONSIDER AUTHORIZING THE TOWN MANAGER TO NEGOTIATE FEES AND MEMORIALIZE AN ENGAGEMENT LETTER FOR THE SERVICES OF J. D. DODD LAW TO SERVE AS THE TOWN'S LEGAL COUNSEL.

Background & Analysis:

In July 2015, Council engaged the services of Nichols, Jackson, Dillard, Hager & Smith as the Town's legal counsel. NJDHS assigned J. David Dodd as the principal, and he has been favorably acting as the Town Attorney since that time.

Earlier this month, Mr. Dodd informed the Town he was leaving NJDHS, under amicable conditions, to establish his own practice under the name J. D. Dodd Law. Mr. Dodd's preference is to continue to act as the Town's legal counsel.

Financial Impact:

None

Staff Recommendation:

Staff recommends authorizing the Town Manager to negotiate fees and execute an engagement letter for the services of J. D. Dodd Law to serve as the Town's legal counsel.

Attachment:

None

JD Dodd Law, PC

Re: Engagement letter

Dear Sean,

I am writing to confirm the engagement terms for David Dodd and JD Dodd Law, PC serving as Town Attorney for the Town of Sunnyvale. I have described the rates and fees in the following sections:

Hourly rates

The firm rate is \$170.00 per hour billed in .25 hour increments.

Travel expenses

The firm charges mileage at the current IRS rate. The current IRS rate is 57.5 cents per mile. If we are required to travel out of the metroplex for the Town of Sunnyvale the costs will be the actual costs and discussed with Town Administration before incurring the expenses.

Pass through costs

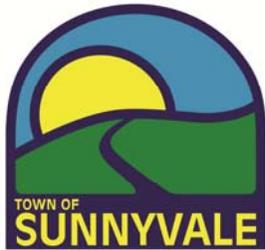
Costs such as courier services, exhibit preparation and copies will be passed through to the town at the actual amount. No administrative costs will be added.

Thank you for your attention to this matter. Please feel free to contact me with any questions

Sincerely,

J. David Dodd III

110 W Sandy Lake Rd., Suite 102, Coppell, TX 75019



Town of Sunnyvale

Item: Audit Report

April 11, 2015

Prepared By: Elizabeth Hopkins, Finance Director

___ Consent ___ Public Hearing X Discussion X Action

Summary:

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS.

Background:

In accordance with the Town Charter Section 6.12 the Town Council shall appoint a certified public accountant to make a complete audit of the books and accounts of each Town Department at the close of every fiscal year and present his or her report to the Town Council.

Conway Company CPAs, P.C. have issued an unmodified ("clean") opinion indicating that the financial statements are presented fairly, in all material respects, in accordance with generally accepted accounting principles.

The auditors' presented the report to the Audit Subcommittee on March 24, 2016 and are here tonight to present the report to the Town Council.

Staff Recommendation

None

Attachments

Comprehensive Annual Financial Report which includes the Independent Auditor's Report beginning on page 3 per the Table of Contents.

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2015

Town of Sunnyvale, Texas

Town Manager

Sean Fox

Finance Director

Elizabeth Hopkins



**TOWN OF SUNNYVALE, TEXAS
 COMPREHENSIVE ANNUAL FINANCIAL REPORT
 FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

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**TOWN OF SUNNYVALE, TEXAS
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015**

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INTRODUCTORY SECTION





Town of Sunnyvale
 127 N. Collins Road
 Sunnyvale, TX 75182
 Telephone: 972-226-7177
 Fax: 972-226-1804
www.townofsunnyvale.org

March 4, 2016

Honorable Mayor and Town Council
 Town of Sunnyvale, Texas

Dear Mayor and Council Members:

The Comprehensive Annual Financial Report ("CAFR") of the Town of Sunnyvale, Texas, for the year ended September 30, 2015, is submitted herewith.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that is established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Conway Company CPAs, P.C. have issued an unmodified ("clean") opinion on the Town of Sunnyvale's financial statements for the year ended September 30, 2015. The independent auditor's report is located in the beginning of the financial section of the CAFR.

This letter of transmittal is designed to complement Management's Discussion and Analysis (MD&A) and should be read in conjunction with it. The Town's MD&A can be found immediately following the independent auditors' report and provides a narrative introduction, overview and analysis of the basic financial statements.

GENERAL INFORMATION – TOWN OF SUNNYVALE

The Town of Sunnyvale is a small, upscale community located about 15 miles east of downtown Dallas. Incorporated in 1953 and occupying approximately 16.8 square miles, Sunnyvale is a Town founded upon uniqueness in the quality of life that our citizens enjoy and the positive environment in which our local businesses can prosper.

The Town operates under the Council-Manager form of government. Policy-making and legislative authority are vested in a governing Council of the Mayor and six (6) Council members. The Town Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the Town Manager. The Town Manager is responsible for carrying out the policies and ordinances of the Town Council, and for overseeing the day-to-day operations of the Town.

The Town provides a range of services, including public safety, fire, medical emergency, maintenance of streets and infrastructure, community development, provision of water and wastewater utilities, library services as well as general administrative services.

The annual budget serves as the foundation of the Town's financial planning and control. The respective department heads prepare and submit line item budget requests for the operations and maintenance portion of their respective departments as well as a listing of capital items for consideration. The entire budget process includes public involvement as the various elements composing the budget are reviewed in open and advertised public meetings prior to final approval and adoption.

ECONOMIC CONDITIONS AND OUTLOOK

During the past several years, the Town has experienced similar economic challenges as other entities in the region, state and nation. Property tax revenues provide the greatest portion of the Town's total governmental revenue stream. Historically, the Town has realized strong property value growth and experienced an increase in property values for fiscal year 2014-15. Since the property tax rate was unchanged from 2014, property tax revenues were 4.8% more than the prior year.

Building activity increased throughout the community with the Town experiencing the addition of new homes and continues to work with developers to expand and diversify available retail opportunities. Sales tax revenues continue to trend upward. The Town closely monitors all local economic indicators with the intention of being able to respond as needed.

FOR THE FUTURE

The Town Council has identified strategic plan objectives and most of the major initiatives are directly related to those objectives. Of extreme importance is the objective to enhance the quality of life of our citizens, through both infrastructure improvements and the proper maintenance of the existing infrastructure. The following are current initiatives and expected completion dates:

Comprehensive Plan Update	April 2016
Water/Wastewater CIP Plan Development	June 2016
Unified Development Code	December 2016

At the end of September 2015, the Town of Sunnyvale was working on the following projects:

Waterline Rehabilitation planned for five locations which include Town East (Jobson to Collins), Manor Way (Tripp to Mansfield), Deer Creek and East Fork (Tripp to Hwy 80) at an expected cost of \$1,132,000 paid for from realized savings from the 2008 Bond proceeds. These projects are substantially complete.

Water Tower construction is in the design phase with an expected start date of fall 2016.

In coordination with the Sunnyvale Center Industrial Park Property Owners Association and its representatives, the 4A Economic Development Corporation has presented to the Town Council a possible solution that would improve the water works system by assessing benefitted properties a portion of the estimated \$1,100,000 cost of improvements which may include constructing, extending, enlarging or reconstructing the system.

The Town has approved the first of three Project Specific Agreements with Dallas County for the design phase related to the paving and drainage improvements on Collins from Tripp to US 80 under a 50/50 cost share including the intersection solution Option 1 approved by the Town Council.

LONGER-TERM FINANCIAL PLANNING

The Town continues to study the best way to improve the water distribution system. This 6 million dollar initiative was approved by voters in November 2014 for the expansion and repair of the Town's water supply facilities.

Plans for additional improvements include completing the final phase of the Collins Road corridor expansion, providing an efficient and more serviceable four-lane divided thoroughfare from the Town's southern limit to Town East Road.

Plans for additional road repair and replacement, in coordination with Dallas County, will be funded by the voter approved 1/4 of one percent of the sales tax revenues from the 4A Economic Development Corporation. Year one funding of a three year plan is included in the 2014-2015 budget.

Unassigned fund balance in the general fund (61% of total general fund expenditures) falls within the policy guidelines set by the Council for budgetary and planning purposes.

Standard & Poor's Ratings rates Sunnyvale, Texas' general obligation (GO) bonds as 'AA.' The outlook is stable.

FINANCIAL INFORMATION

Accounting Procedures and Budgetary Controls

The Town's accounting records for general government are maintained on a modified accrual basis, with revenues being recorded when available and measurable, and expenditures being recorded when the services or goods are received and the liabilities are incurred. Accounting records for the Town's water and sewer utility, and other proprietary activities are maintained on the accrual basis.

The budgetary process begins each year with the preparation of both current and proposed year revenue estimates by the Town's financial management staff, and expenditure estimates by each Town department. Budgets are reviewed by the Finance Director. The Town Manager makes final decisions and submits a recommended budget to the Town Council.

As part of each year's budget development process, departments are required to update expenditure estimates for the current fiscal year. These estimates are reviewed by the Finance Director, the Town Manager, and the Town Council concurrent with review of the proposed budget. This re-estimated budget may require a supplemental appropriation and, if so, such supplemental appropriation is approved by ordinance adopted by the Town Council prior to the end of the current fiscal year.

General Governmental Functions

Tax Rates All eligible property within the Town of Sunnyvale is subject to assessment, levy, and collection by the Town. A continuing, direct ad valorem tax sufficient to provide for the payment of principal and interest on outstanding bonds within the limits prescribed by law, and the payment of operation and maintenance costs is set and approved by the Town Council. The tax rates adopted by the Town Council are shown below:

Year	Tax Rate
FY 2011-2012	\$.40796
FY 2012-2013	\$.40796
FY 2013-2014	\$.40796
FY 2014-2015	\$.40796
FY 2015-2016	\$.40796

Acknowledgements

Many people are responsible for the preparation of this report and for the maintenance of records upon which it is based. Appreciation is expressed to the Town employees throughout the organization, who were instrumental in the successful completion of this report.

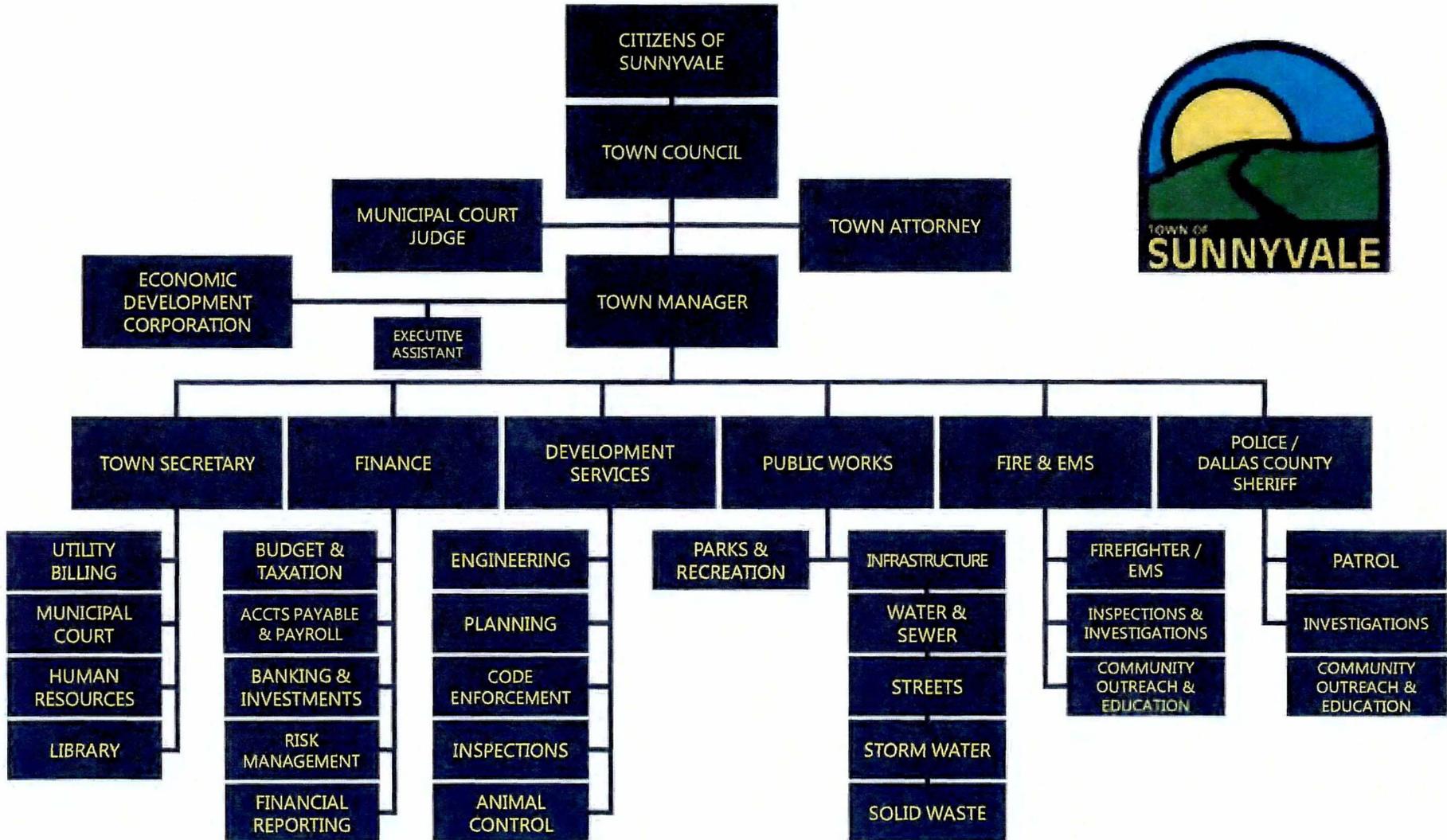
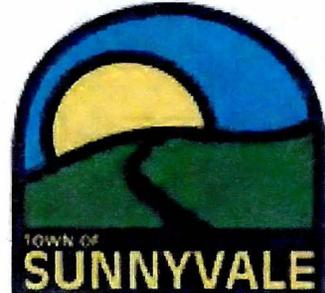
Our appreciation is also extended to the Mayor and members of the Town Council for providing the resources necessary to maintain the integrity of the Towns' financial affairs.

Respectfully submitted,



Elizabeth Hopkins
FINANCE DIRECTOR

Organization Chart



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TOWN OF SUNNYVALE, TX
For the year ended September 30, 2015

City Council:

Jim Phaup	Mayor
Kara Ranta	Place 1
Saji George	Place 2
Mark Egan	Place 3
Jim Wade	Place 4
Karen Hill	Place 5
Chris McNeill	Place 6

Administrative Officers

Sean Fox	Town Manager
Leslie Malone	Town Secretary
Elizabeth Hopkins	Finance Director



FINANCIAL SECTION





Michael Conway, CPA
Neil Conway, CPA

Toll Free (800) 594-7951
Metro (903) 450-1200

CONWAY COMPANY CPAs PC
ACCOUNTANTS & ADVISORS

www.conwaycpas.com

PO Box 8234
Greenville, Texas 75404-8234

Member
American Institute of CPAs
Texas Society of CPAs

March 4, 2016

INDEPENDENT AUDITOR'S REPORT

Town Council
Town of Sunnyvale
127 North Collins Road
Sunnyvale, Texas 75182

Members of the Town Council:

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Sunnyvale, Texas ("Town") as of and for the year ended September 30, 2015, and the related notes to the financial statements which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no opinion. An audit also includes assessing the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

1021 Park Street
Commerce, Texas 75428
Office (903) 886-2123
Fax (903) 886-6580

8910 Wesley Street
Greenville, Texas 75402
Office (903) 455-9898
Fax (903) 454-3181

603 South Goliad Street
Rockwall, Texas 75087
Office (972) 771-1065
Fax (972) 771-1022

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Sunnyvale, Texas as of September 30, 2015, and the respective changes in financial position, where applicable, and cash flows, thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 7 to 17 and the TMRS Funding Progress and Schedule of Contributions and Schedule of Changes in Net Pension Liability on pages 65-66 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Sunnyvale, Texas' basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and budgetary comparison schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The budgetary comparison schedules and the combining and individual nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Requirements by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 4, 2016, on our consideration of the Town's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

Respectfully Submitted,

CONWAY COMPANY CPAs, PC

Conway Company CPAs, P.C.



TOWN OF SUNNYVALE, TEXAS

MANAGEMENT DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2015

As management of the Town of Sunnyvale ("Town"), we offer the readers of the Town of Sunnyvale's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended September 30, 2015. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

Financial Highlights

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$32,406,461 (net position). Of this amount, \$23,597,070, or 73%, is net investment in capital assets. Net position restricted for specific purposes is \$3,225,278, or 10%. The remaining unrestricted position of \$5,584,113, or 17% may be used to meet the Town's ongoing obligations to its citizens and creditors in accordance with the Town's fiscal policies.
- The government's total net position increased by \$5,448,923, or 23%, due to an increase in both governmental activities and business-type activities net position, excluding prior period adjustments.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$7,397,314, an increase of \$806,778, or 12%, in comparison with the prior year. Approximately 57% of this total amount, or \$4,244,716, is available for spending at the Town's discretion (unassigned fund balance).
- At the end of the current fiscal year, unassigned fund balance for the General fund of \$4,247,916 was 69% of total general fund expenditures for the fiscal year.
- The Town's total long-term obligations decreased by (\$295,114), or (3%), during the current fiscal year.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Sunnyvale's basic financial statements. The Town's basic financial statements consist of three components; 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town of Sunnyvale.

**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

Basic Financial Statements

The first two statements (pages 21-23) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (pages 24-31) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are two parts to the Fund Financial Statements: 1) the governmental funds statements; and 2) the proprietary fund statements.

The next section of the basic financial statements is the **notes** (pages 32-61). The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **required supplemental information** (pages 65-66) is provided to show details about the Town's pension plan.

Government-wide Financial Statements

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The statement of net position presents information on all of the Town of Sunnyvale's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in these statements for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave). Both the statement of net position and the statement of activities are prepared utilizing the accrual basis of accounting.

The government-wide statements are divided into three categories: 1) governmental activities; 2) business-type activities; and 3) component units. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes, sales tax and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the utility services offered by the Town of Sunnyvale. The final category is the component unit. The Town has two component units: 4A Development Corporation and 4B Development Corporation. The government-wide financial statements are on pages 21-23 of this report.

Fund Financial Statements

The fund financial statements provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Sunnyvale, like all other governmental entities in Texas, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of the Town of Sunnyvale can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds – Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Towns' programs.

**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town of Sunnyvale adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the council about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statement provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget; 2) the final budget as amended by the council; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges. Budgetary information required by the General Statutes can also be found in this part of the statements. The Governmental Fund financial statements can be found on pages 24-28 of this report.

Proprietary Funds – The Town of Sunnyvale has one type of proprietary fund which is the Utility Fund. The Town charges customers for the services it provides, whether to outside customers or to other units within the Town. These services are generally reported in proprietary funds. Proprietary Funds are reported in the same way that all activities are reported in the statement of net position and the statement of activities. Proprietary Funds provide the same type of information as the government-wide financial statements, only in more detail. The basic proprietary fund financial statements can be found on pages 29-31 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are on pages 32-61 of this report.

Required Supplementary Information – In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Sunnyvale's progress in funding its obligation to provide pension benefits to its employees. This information is found on pages 65-66.

Supplementary Information – The combining statements referred to earlier in connection with the non-major governmental funds are presented following the required supplementary information on pensions. Combining statements and individual fund statements can be found on pages 68-71. Fund financial statements for the component units can be found on pages 72-77.

Statistical Section – The statistical section consists of unaudited information that presents details as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Town's overall financial health. These tables can be found on pages 83-108.

GASB Pronouncements – The following statements for the Governmental Accounting Standards Board ("GASB") were effective for the Town in the fiscal year ending September 30, 2015.

GASB Statement No. 68, "Accounting and Financial Reporting for Pensions-an amendment of GASB Statement No. 27", will be implemented as required by GASB during the fiscal year September 30, 2015. The objective of this statement is to improve accounting and financial reporting by state and local government pensions and

**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

improve the decision-usefulness of information contributing entity financial reports and will enhance its value for assessing accountability and interperiod equity by requiring recognition of the entire net pension liability and a more comprehensive measure of pension expense. This statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, and deferred inflows of resources, and expense/expenditures. Note disclosure and required supplementary information requirement about pensions also are addressed. This statement requires the liability of employers and nonemployer contributing entities to employees for defined benefit pensions (net pension liability) to be measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the pension plan's fiduciary net position. This statement was implemented in the current fiscal year which resulted in an accounting change in respect to the reporting of pension expense and deferred inflow/outflow of resources related to pension.

In order to implement Statement No. 68, a prior period adjustment was recorded of \$636,152. See Note J for more information regarding the Town's pension plan.

GASB Statement No. 69, "Governmental Combinations and Disposals of Government Operations", will be implemented as required by GASB during the fiscal year September 30, 2015. This statement establishes accounting and financial reporting standards related to government combinations and disposals of government operations. This statement was implemented in the current fiscal year and had no effect on the financial statements.

GASB Statement No. 70, "Accounting and Financial Reporting for Nonexchange Financial Guarantees", will be implemented as required by GASB during the fiscal year September 30, 2015. This statement requires a government that extends nonexchange financial guarantee to recognize a liability when qualitative factors and historical data, if any, indicate that it is more likely than not that the government will be required to make a payment on the guarantee. This statement was implemented in the current fiscal year and had no effect on the financial statements.

GASB Statement No. 71, "Pension Transition for Contributions Made Subsequent to the Measurement Date", will be implemented as required by GASB during the fiscal year September 30, 2015. This statement addresses an issue regarding application of the transition provisions of GASB Statement No. 68. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or nonemployer contributing entity to a defined benefit pension plan after the measurement date of the government's beginning net pension liability. This Statement was implemented in the current fiscal year. See Note J in the notes to the financial statements for more information regarding the Town's pension plan.

The GASB has issued the following statements which will be effective in future years as described below:

GASB Statement No. 72, "Fair Value Measurement and Application" addresses account and financial reporting issues related to fair value measurements. The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This Statement provides guidance for determining a fair value measurement for financial reporting purposes and, also, provides guidance for applying fair value to certain investments and disclosure related to fair value measurements. The Town is evaluating the potential changes to the financial statements as a result of the implementation of this statement in future years.

TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015

Net Position

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2015	2014	2015	2014	2015	2014
Current and other assets	\$ 8,476,816	\$ 7,878,395	\$ 7,828,697	\$ 7,676,051	\$ 16,305,513	\$ 15,554,446
Capital assets	12,783,128	8,806,526	15,758,923	10,157,096	28,542,051	18,963,622
Total assets	21,259,944	16,684,921	23,587,620	17,833,147	44,847,564	34,518,068
Total deferred outflows of resources	143,832	-	37,996	3,258	181,828	3,258
Long-term liabilities outstanding	4,959,952	4,219,973	5,465,112	5,812,141	10,425,064	10,032,114
Other Liabilities	545,175	622,249	1,450,314	502,410	1,995,489	1,124,659
Total liabilities	5,505,127	4,842,222	6,915,426	6,314,551	12,420,553	11,156,773
Total deferred inflows of resources	162,023	-	40,355	-	202,378	-
Net position:						
Net investment in capital assets	9,192,257	5,533,170	14,404,813	8,638,647	23,597,070	14,171,817
Restricted	1,480,724	1,237,407	1,744,554	1,793,193	3,225,278	3,030,600
Unrestricted	5,063,645	5,072,122	520,468	1,090,014	5,584,113	6,162,136
Total net position	\$ 15,736,626	\$ 11,842,699	\$ 16,669,835	\$ 11,521,854	\$ 32,406,461	\$ 23,364,553

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The net position of the Town exceeded liabilities by \$32,406,461 as of September 30, 2015. The Town's net position increased by \$5,448,923, excluding prior period adjustments, for fiscal year ended September 30, 2015.

Net investment in capital assets:

The largest portion of the Town's net position, \$23,597,070, or 73%, reflects the Town's investment in capital assets (e.g. land, buildings, machinery and equipment) less any debt still outstanding that was issued to acquire those items. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities.

Restricted net position:

Restricted net position of \$3,225,278, or 10%, is subject to external restrictions on how they may be used, or by enabling legislation. The restricted net position is comprised of (a) \$80,368, or 3%, for community service, (b) \$112,448 or 4% for court use, (c) \$833,490, or 26%, for debt service, (d) road improvement maintenance and operation of \$151,331 or 5% and (e) \$2,047,641 or 62% for use of impact fees.

Unrestricted net position:

Unrestricted net position in the amount of \$5,584,113, or 17%, is available to fund the Town programs to citizens and obligations to creditors.

TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015

Changes in Net Position

	Governmental Activities		Business Activities		Totals	
	2015	2014	2015	2014	2015	2014
Revenues:						
Program Revenues:						
Charges for services	\$ 616,129	\$ 1,200,114	\$ 4,249,639	\$ 3,825,951	\$ 4,865,768	\$ 5,026,065
Operating grants and contributions	118,384	507,878	-	-	118,384	507,878
Capital grants and contributions	1,524,366	-	2,239,086	-	3,763,452	-
General Revenues:						
Property taxes	3,314,131	3,309,754	-	-	3,314,131	3,309,754
Franchise taxes	1,217,622	986,539	-	-	1,217,622	986,539
Sales tax	1,376,840	1,130,663	-	-	1,376,840	1,130,663
Investment income	1,085	1,343	3,112	2,381	4,197	3,724
Miscellaneous	39,551	12,870	-	-	39,551	12,870
Total Revenues	<u>8,208,108</u>	<u>7,149,161</u>	<u>6,491,837</u>	<u>3,828,332</u>	<u>14,699,945</u>	<u>10,977,493</u>
Expenses:						
Program Expenses						
General government	1,052,425	1,043,470	-	-	1,052,425	1,043,470
Public safety	2,367,607	1,906,497	-	-	2,367,607	1,906,497
Public services and operations	816,091	821,386	-	-	816,091	821,386
Public works	595,851	394,480	-	-	595,851	394,480
Parks and recreational	509,635	428,745	-	-	509,635	428,745
Library	142,545	142,695	-	-	142,545	142,695
Community services	-	-	-	-	-	-
Community development	-	-	-	-	-	-
Interest on long-term debt	103,540	88,808	-	-	103,540	88,808
Water and sewer	-	-	3,663,328	3,374,140	3,663,328	3,374,140
Total Expenses	<u>5,587,694</u>	<u>4,826,081</u>	<u>3,663,328</u>	<u>3,374,140</u>	<u>9,251,022</u>	<u>8,200,221</u>
Increase (decrease) in net position	2,620,414	2,323,080	2,828,509	454,192	5,448,923	2,777,272
Other revenues and financing sources (uses)						
Transfers	(98,276)	(196,611)	98,276	196,611	-	-
Total other financing sources (uses)	<u>(98,276)</u>	<u>(196,611)</u>	<u>98,276</u>	<u>196,611</u>	<u>-</u>	<u>-</u>
Increase (decrease) in net position	2,522,138	2,126,469	2,926,785	650,803	5,448,923	2,777,272
Net position - October 1	11,842,699	9,140,072	11,521,854	10,871,051	23,364,553	20,011,123
Prior Period Adjustments	1,371,789	576,158	2,221,196	-	3,592,985	576,158
Net position - September 30	<u>\$15,736,626</u>	<u>\$11,842,699</u>	<u>\$16,669,835</u>	<u>\$11,521,854</u>	<u>\$32,406,461</u>	<u>\$23,364,553</u>

The Governmental Activities have increased the net position in the current fiscal period by \$2,522,138, excluding prior period adjustments, which is a 21% increase over the prior year. This is due, in large part, to an increase in developer contribution of infrastructure dedicated to the Town. Total property, franchise and sales taxes collected increased \$481,637, or 8%, over the prior year.

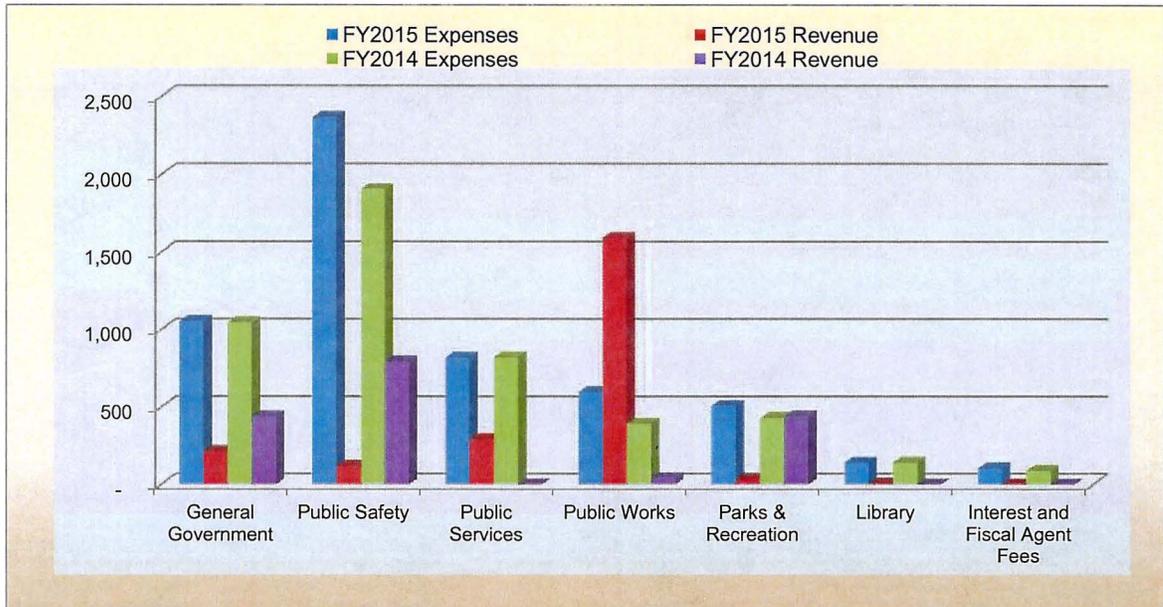
The Business-type Activities have increased the net position in the current fiscal year by \$2,926,785, excluding prior period adjustments. This is a 25% increase from the prior year that is due, in large part, to an increase in developer contribution revenues for infrastructure dedicated to the Town. Charge for services increased \$423,688, or 11%, in comparison to the prior year's revenue.

**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

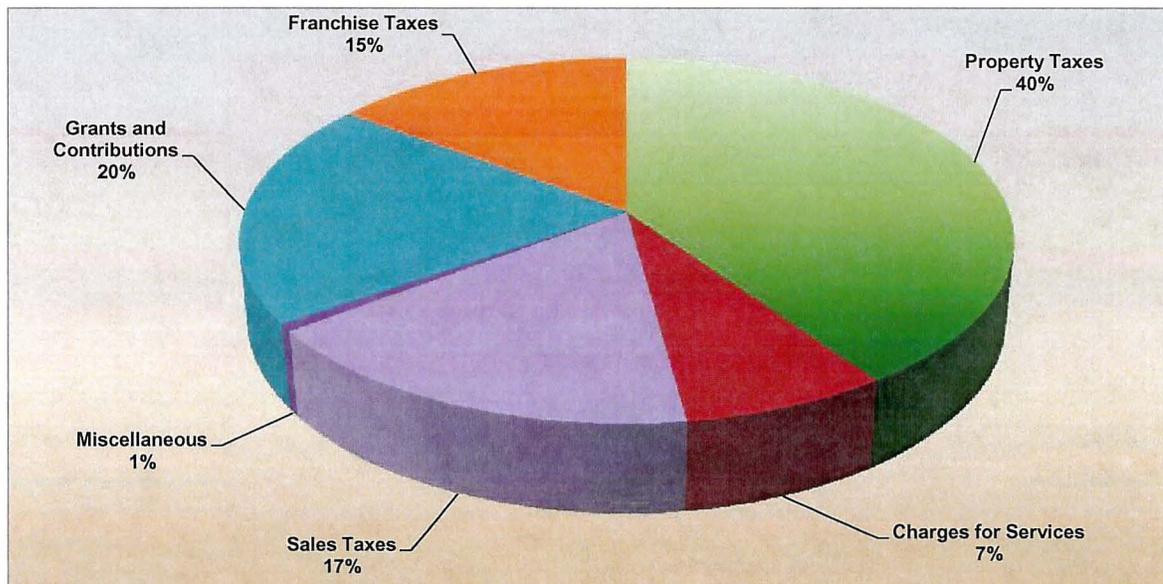
Governmental-type activities - Governmental-type activities increased the Town's net position by \$2,522,138, excluding prior period adjustments. A key element of this increase is as follows:

Capital contributions increased 100%, or \$1,524,366 from developer for donation of infrastructure

Expenses and Program Revenues - Governmental Activities
(amounts expressed in thousands)



Revenues by Source - Governmental Activities



**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

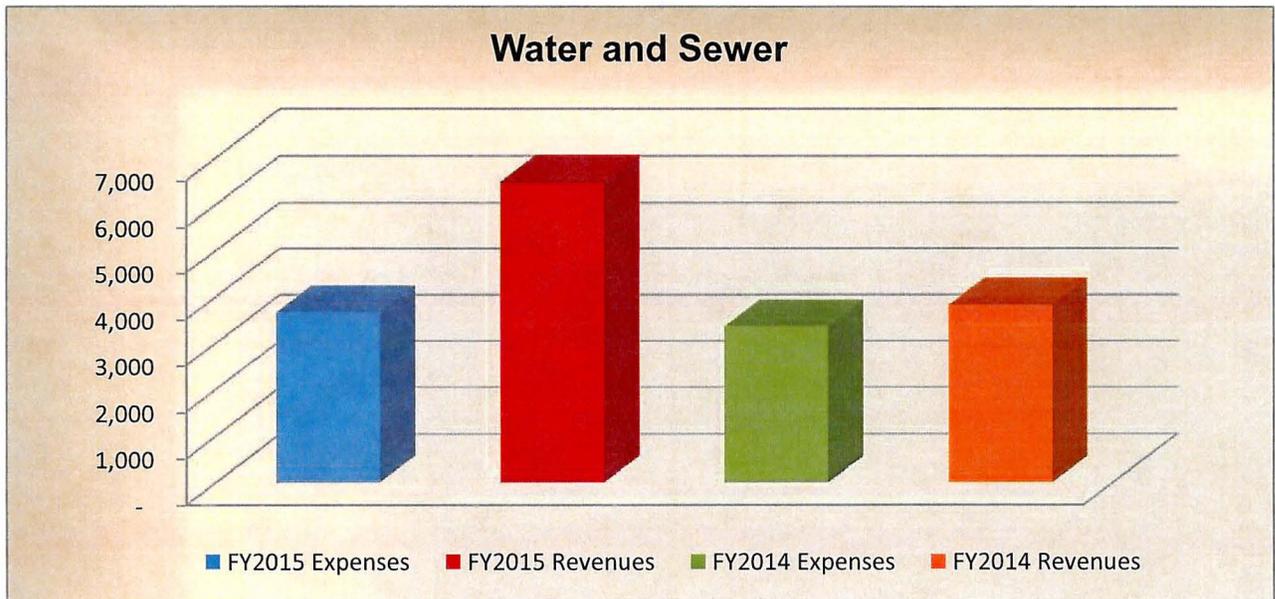
Business-type Activities - Business-type activities increased the Town's net position by \$2,926,785, excluding prior period adjustments. Key elements of this increase are as follows:

Charges for services increased \$423,688, or 11%.

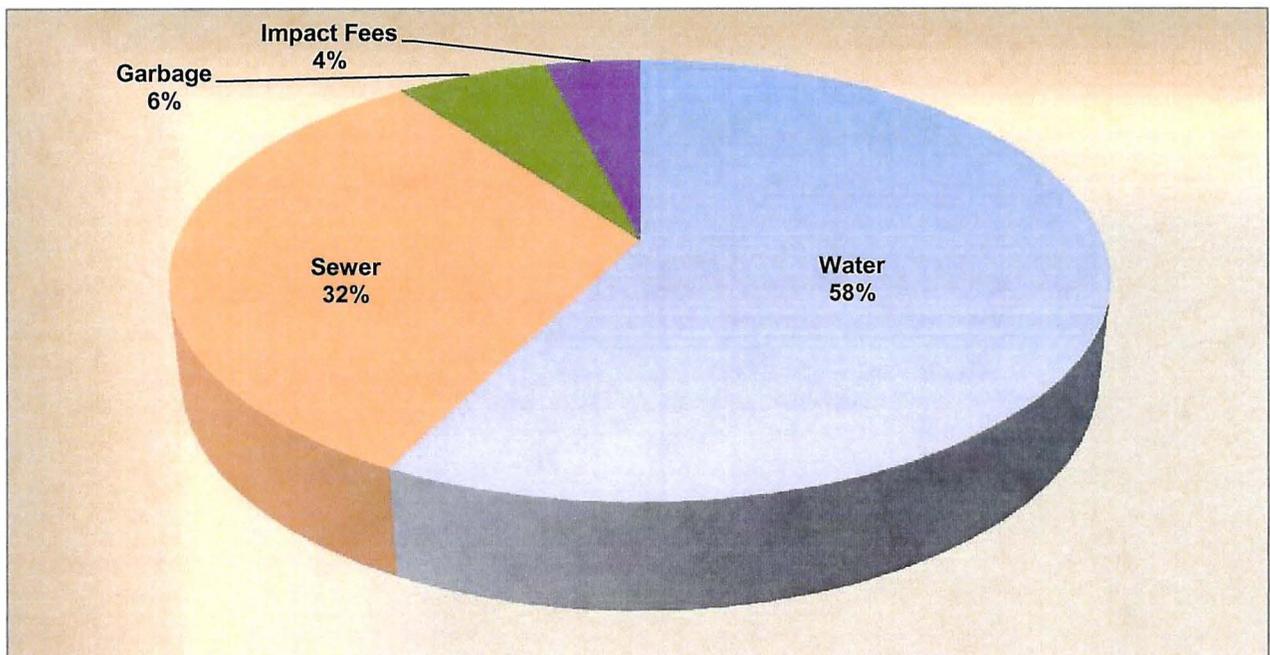
Capital contributions from developers for infrastructure increased 100%, or \$2,239,086.

Expenditures and Program Revenues - Business-type Activities

(amounts expressed in thousands)



Revenues by Source - Business-type Activities



**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015**

Financial Analysis of the Town's Funds

As noted earlier, the Town of Sunnyvale uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds - The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. Specifically, the unassigned fund balance may serve as a measure of net resources available for spending at the end of the fiscal year.

As of the close of the current fiscal year, the governmental funds reported combined ending fund balances of \$7,397,314, an increase of \$806,778, or 12%, in comparison with the prior year. The components of the total fund balance are as follows:

- Nonspendable fund balance of \$40,603, of 1% of total fund balance represents note receivables due to the Town.
- Restricted fund balance of \$1,480,724, or 20%, of total fund balance consist of the following:
 - revenues collected for community development of \$80,368, or 5%;
 - state required restrictions for use of court fees of \$112,448, or 8%;
 - restrictions for use of impact fees collected of \$904,966, or 61%;
 - restrictions for debt service requirements of \$231,611, or 16%.
 - restrictions for road maintenance and improvements of \$151,331, or 10%.
- Assigned fund balance of \$1,631,271, or 22%, of total fund balance consist of the following:
 - assigned for capital improvements of \$1,234,409, or 75%.
 - assigned for vehicle replacements of \$371,787, or 23%.
 - assigned for community services of \$25,075, or 2%.

\$4,244,716, or 57%, constitutes unassigned fund balance, which is available for spending at the government's discretion.

The general fund is the chief operating fund of the Town of Sunnyvale. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$4,247,916. As a measure of the General Fund's liquidity, it may be useful to compare unassigned fund balance to total expenditures. Unassigned fund represents 69% of total general fund expenditures.

General Fund Budgetary Highlights: During the fiscal year, the Town made revisions to the budget. Generally, budget amendments fall into one of three categories: (1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; (2) amendments made to recognize new funding amounts from external sources, such as Federal and State grants; and (3) increases in appropriations that become necessary to maintain services.

Revenues were more than the budgeted amounts, mainly in the areas of sales and franchise taxes, and intergovernmental revenues. Expenditures were less than budgeted at the fund level.

Proprietary Funds - The Town's proprietary funds provide the same type of information found in the government-wide statements, but in more detail. Unrestricted net position of the proprietary funds at the end of the fiscal year amounted to \$520,468.

TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (continued)
SEPTEMBER 30, 2015

Capital Asset and Debt Administration

Capital assets - The Town of Sunnyvale's investment in capital assets for its governmental and business-type activities as of September 30, 2015, totals \$28,542,051 (net of accumulated depreciation). These assets include land, buildings, improvements, infrastructure, machinery and equipment, vehicles and construction in progress. This amount represents a net increase of \$9,578,429, or 51%, (net of accumulated depreciation) over the prior fiscal year.

Major capital asset transactions during the year include the following additions:

- Purchase & lease of police, fire, and utility vehicles and equipment
- Purchase of DSO building and land
- Construction on various water lines
- Dedication of various street and water/sewer infrastructure by developers

Capital Assets
September 30, 2015
(net of depreciation)

	Governmental		Business-type		Total	
	2015	2014	2015	2014	2015	2014
Land	\$ 1,025,924	\$ 963,894	\$ 127,225	\$ 127,225	\$ 1,153,149	\$ 1,091,119
Infrastructure	7,042,724	3,788,208	12,400,132	8,070,938	19,442,856	11,859,146
Buildings & Improvements	4,178,205	3,579,848	1,104,086	1,141,870	5,282,291	4,721,718
Machinery & Equipment	536,275	474,576	294,465	237,477	830,740	712,053
Construction in Progress	-	-	1,833,015	579,586	1,833,015	579,586
Total	\$ 12,783,128	\$ 8,806,526	\$ 15,758,923	\$ 10,157,096	\$ 28,542,051	\$ 18,963,622

More detailed information about the Town's capital assets is presented in Note F to the financial statements.

Long-term obligations - As of September 30, 2015, the Town of Sunnyvale had total long-term debt outstanding of \$10,329,877 which is a decrease of (\$295,114), or (3%), from the previous year.

Outstanding Debt
As of September 30, 2015

	Governmental		Business-type		Total	
	2015	2014	2015	2014	2015	2014
Certificates of Obligation (backed by tax revenues and net Water/Sewer revenues)	\$ -	\$ -	\$ 2,641,573	\$ 2,763,858	\$ 2,641,573	\$ 2,763,858
Tax Note	735,000	-	-	-	735,000	-
Refunding Bonds (backed by tax revenues and net Water/Sewer revenues)	3,728,105	4,145,040	2,588,576	2,899,987	6,316,681	7,045,027
Notes Payable	-	-	109,623	118,058	109,623	118,058
Pension Related Debt	421,914	571,197	105,086	126,851	527,000	698,048
Total	\$ 4,885,019	\$ 4,716,237	\$ 5,444,858	\$ 5,908,754	\$ 10,329,877	\$ 10,624,991

During the fiscal year, the Town issued Tax Notes in the amount of \$785,000 and recorded pension related debt of \$527,000. The beginning balances of the pension related debt of \$698,048 was recorded as required by GASB Statement No. 68. More detailed information about the Town's long-term obligations is presented in Note H to these financial statements.

**TOWN OF SUNNYVALE, TEXAS
MANAGEMENT DISCUSSION AND ANALYSIS (CONTINUED)
SEPTEMBER 30, 2015**

Economic Factors and Next Year's Budgets and Rates

In the fiscal year 2015-2016 budget, the General Fund revenues are budgeted to increase by \$514,966 or 8% from the 2014-2015 budget year with general property taxes making up approximately \$3,685,431 or 53% of anticipated general fund revenues. Property values show an increase of \$92,610,899 over the prior year, primarily as a result of a 12% increase in taxable value. The Town Council adopted the tax rate of \$0.407962 per \$100 assessed valuation, which is unchanged from the prior year's rate.

Sales tax, the second largest revenue source for the General Fund, is budgeted at \$1,500,000 or 22% of anticipated General Fund revenue. The Town's sales tax increased 12% from the prior year with the addition of the voter approved 1/4 cent from 4A Economic Development for road maintenance. The budget reflects a conservative sales tax expectation as economic development initiatives expand business opportunities.

Other major revenue sources include \$2,250,000 from water sales, \$1,100,000 from sewer services, and \$996,000 from franchise agreements. On October 23, 2013 the Town adopted a tiered utility rate structure with annual rate increases scheduled through October 2017 to preserve the fiscal and operational integrity of the utility system while promoting water conservation.

The fiscal year 2015-2016 budget adopted by the Town Council includes an increase of \$405,673 or 7% in the Fund budget and an increase of \$603,876 or 18% in the business-type fund budget when compared to previous year's budget.

Requests for Information

This financial report is designed to provide an overview of the Town's finances for those with an interest in the government's finances. If you have any questions about this report or need additional information, contact the Town of Sunnyvale, Attention-Director of Finance at 127 N. Collins Road, Sunnyvale, Texas, call 972-203-4145, or email finance@townofsunnyvale.org.



BASIC FINANCIAL STATEMENTS



**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	4A Development Corporation	4B Development Corporation
ASSETS					
Cash and cash equivalents	\$ 4,946,756	\$ 1,103,738	\$ 6,050,494	\$ 2,052,170	\$ 1,552,614
Receivables (net of allowance for uncollectibles)	763,465	713,477	1,476,942	55,267	110,408
Employee promissory note receivable	40,603	-	40,603	-	-
Note receivable	531,485	-	531,485	-	-
Inventory	-	42,848	42,848	-	-
Restricted assets:					
Cash and cash equivalents	2,194,507	5,968,634	8,163,141	-	151,331
Capital assets not depreciated:					
Land	1,025,924	127,225	1,153,149	-	-
Construction in progress	-	1,833,015	1,833,015	-	-
Capital assets net of accumulated depreciation:					
Infrastructure	7,042,724	12,400,132	19,442,856	-	-
Buildings	4,178,205	1,104,086	5,282,291	-	-
Machinery and equipment	536,275	294,465	830,740	3,575	-
Total Assets	21,259,944	23,587,620	44,847,564	2,111,012	1,814,353
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows from pensions	143,832	35,824	179,656	5,698	11,782
Deferred charge on refunding	-	2,172	2,172	-	-
Total deferred outflows of resources	143,832	37,996	181,828	5,698	11,782
LIABILITIES					
Accounts payable	393,585	1,261,350	1,654,935	216	203
Other liabilities	151,590	38,149	189,739	-	-
Accrued interest payable	-	22,020	22,020	-	-
Customer deposits	-	128,795	128,795	-	-
Noncurrent Liabilities:					
Due within one year:					
Compensated absences	23,270	1,238	24,508	-	-
Notes payable	120,000	12,004	132,004	45,909	-
Certificates of Obligations	-	120,000	120,000	-	-
Bonds payable	415,000	305,000	720,000	-	-
Due in more than one year:					
Compensated absences	51,663	19,016	70,679	719	3,803
Net pension liability	421,914	105,086	527,000	16,715	34,560
Notes payable	615,000	97,619	712,619	485,576	-
Certificates of Obligations	-	2,521,573	2,521,573	-	-
Bonds payable	3,313,105	2,283,576	5,596,681	-	-
Total Liabilities	5,505,127	6,915,426	12,420,553	549,135	38,566
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows from pensions	162,023	40,355	202,378	6,419	13,272
Total deferred inflows of resources	162,023	40,355	202,378	6,419	13,272
NET POSITION					
Net investment in capital assets	9,192,257	14,404,813	23,597,070	3,575	-
Restricted for:					
Development	80,368	-	80,368	-	151,331
Municipal court	112,448	-	112,448	-	-
Debt service	231,611	601,879	833,490	-	-
Street maintenance	151,331	-	151,331	-	-
Impact fees	904,966	1,142,675	2,047,641	-	-
Unrestricted	5,063,645	520,468	5,584,113	1,557,581	1,622,966
Total Net Position	\$ 15,736,626	\$ 16,669,835	\$ 32,406,461	\$ 1,561,156	\$ 1,774,297

The accompanying notes to the financial statements are an integral part of this financial statement.

TOWN OF SUNNYVALE, TEXAS
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2015

Function/Program Activities	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities:				
General Government	\$ 1,052,425	\$ 105,332	\$ 108,497	\$ -
Public Safety	2,367,607	109,281	9,200	-
Public Services and Operations	816,091	296,036	-	-
Public Works	595,851	101,283	-	1,491,348
Parks and Recreation	509,635	2,565	-	33,018
Library	142,545	1,632	687	-
Interest on Long-Term Debt	103,540	-	-	-
Total governmental activities	5,587,694	616,129	118,384	1,524,366
Business-type Activities:				
Utility Fund	3,663,328	4,249,639	-	2,239,086
Total business-type activities	3,663,328	4,249,639	-	2,239,086
Total primary government	9,251,022	4,865,768	118,384	3,763,452
Component units:				
4A Development Corporation	493,847	-	-	-
4B Development Corporation	325,775	-	-	-
Total component units	\$ 819,622	\$ -	\$ -	\$ -

General revenues:

Property taxes
Sales taxes
Franchise taxes
Miscellaneous
Investment income
Transfers
Total general revenues
Change in net position
Net position - beginning
Prior Period Adjustment
Net position - ending

The accompanying notes to the financial statements are an integral part of this financial statement.

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business Activities	Total	4A Development Corporation	4B Development Corporation
\$ (838,596)	\$ -	\$ (838,596)	\$ -	\$ -
(2,249,126)	-	(2,249,126)	-	-
(520,055)	-	(520,055)	-	-
996,780	-	996,780	-	-
(474,052)	-	(474,052)	-	-
(140,226)	-	(140,226)	-	-
(103,540)	-	(103,540)	-	-
<u>(3,328,815)</u>	<u>-</u>	<u>(3,328,815)</u>	<u>-</u>	<u>-</u>
-	2,825,397	2,825,397	-	-
-	2,825,397	2,825,397	-	-
<u>(3,328,815)</u>	<u>2,825,397</u>	<u>(503,418)</u>	<u>-</u>	<u>-</u>
-	-	-	(493,847)	-
-	-	-	-	(325,775)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (493,847)</u>	<u>\$ (325,775)</u>
\$ 3,314,131	\$ -	\$ 3,314,131	\$ -	\$ -
1,376,840	-	1,376,840	461,423	612,755
1,205,928	-	1,205,928	-	-
51,245	-	51,245	-	-
1,085	3,112	4,197	723	258
(98,276)	98,276	-	-	-
<u>5,850,953</u>	<u>101,388</u>	<u>5,952,341</u>	<u>462,146</u>	<u>613,013</u>
2,522,138	2,926,785	5,448,923	(31,701)	287,238
11,842,699	11,521,854	23,364,553	1,613,035	1,528,777
1,371,789	2,221,196	3,592,985	(20,178)	(41,718)
<u>\$ 15,736,626</u>	<u>\$ 16,669,835</u>	<u>\$ 32,406,461</u>	<u>\$ 1,561,156</u>	<u>\$ 1,774,297</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

TOWN OF SUNNYVALE, TEXAS
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2015

	General Fund	Debt Service Fund	Other Governmental Funds	Total
ASSETS				
Cash and cash equivalents	\$ 4,944,756	\$ -	\$ 2,000	\$ 4,946,756
Receivables (net of allowances for uncollectible)	580,816	3,284	179,365	763,465
Employee promissory note receivable	40,603	-	-	40,603
Note receivable	531,485	-	-	531,485
Restricted - cash and cash equivalents	151,331	228,823	1,814,353	2,194,507
Total assets	6,248,991	232,107	1,995,718	8,476,816
LIABILITIES				
Accounts payable	388,385	-	5,200	393,585
Other liabilities	151,590	-	-	151,590
Total liabilities	539,975	-	5,200	545,175
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	2,346	496	-	2,842
Unavailable revenue - note receivable	531,485	-	-	531,485
Total deferred inflows of resources	533,831	496	-	534,327
Fund Balances				
Nonspendable:				
Promissory note	40,603	-	-	40,603
Restricted for:				
Community development	-	-	80,368	80,368
Municipal court	-	-	112,448	112,448
Impact fees	-	-	904,966	904,966
Street maintenance	151,331	-	-	151,331
Debt Service	-	231,611	-	231,611
Assigned for:				
Infrastructure improvements	338,473	-	-	338,473
Vehicle replacement	371,787	-	-	371,787
Community services	25,075	-	-	25,075
Capital improvements	-	-	895,936	895,936
Unassigned	4,247,916	-	(3,200)	4,244,716
Total fund balances	5,175,185	231,611	1,990,518	7,397,314
Total liabilities, deferred inflows of resources, and fund balances	\$ 6,248,991	\$ 232,107	\$ 1,995,718	\$ 8,476,816

The accompanying notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

Total fund balances - governmental funds balance sheet	\$ 7,397,314
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	18,545,068
Accumulated depreciation has not been included in the governmental fund financial statements.	(5,761,940)
Premiums and discounts on issuance of debt are not recognized on the balance sheet for governmental funds.	(213,105)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.	534,327
Deferred inflow/outflow of resources for pension are not reported in the fund financial statements	(18,191)
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported in the funds.	(4,250,000)
Net pension liability is not due and payable in the current period and, therefore, is not reported in the fund financial statements.	(421,914)
Accrued liabilities for compensated absences are not reflected in the fund financial statements.	(74,933)
Net position of governmental activities - statement of net position	<u>\$ 15,736,626</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

TOWN OF SUNNYVALE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Other Governmental Funds</u>	<u>Total</u>
REVENUES				
Property taxes	\$ 2,795,161	\$ 605,580	\$ -	\$ 3,400,741
Franchise taxes	1,205,928	-	-	1,205,928
Fines and forfeitures	277,518	-	21,773	299,291
Licenses and permits	163,582	-	-	163,582
Sales tax collected	1,376,840	-	-	1,376,840
Charge for services	44,415	-	-	44,415
Impact fees	-	-	101,283	101,283
Investment income	187	90	808	1,085
Donation - Library	687	-	-	687
Intergovernmental - state & local	195,389	-	-	195,389
Miscellaneous	15,850	-	35,395	51,245
Total Revenues	<u>6,075,557</u>	<u>605,670</u>	<u>159,259</u>	<u>6,840,486</u>
EXPENDITURES				
Current:				
General government	930,334	550	-	930,884
Public safety	2,259,340	-	-	2,259,340
Public works	444,662	-	-	444,662
Public services and operations	808,310	-	28,015	836,325
Parks and recreation	438,869	-	-	438,869
Library	146,395	-	-	146,395
Debt Service:				
Principal retirement	-	450,000	-	450,000
Interest and fiscal agent fees	-	103,540	-	103,540
Issuance costs of tax note	-	23,041	-	23,041
Capital Outlays:				
General government	840,065	-	-	840,065
Public works	161,556	-	-	161,556
Public safety	53,290	-	-	53,290
Parks and recreation	17,460	-	-	17,460
Library	22,885	-	-	22,885
Total Expenditures	<u>6,123,166</u>	<u>577,131</u>	<u>28,015</u>	<u>6,728,312</u>
Excess (deficiency) of revenues over (under) expenditures	(47,609)	28,539	131,244	112,174
Other Revenues and Financing Sources (uses)				
Issuance of tax note	-	785,000	-	785,000
Sale of assets	7,880	-	-	7,880
Transfers	730,270	(790,171)	(38,375)	(98,276)
Total Other Financing Sources (uses)	<u>738,150</u>	<u>(5,171)</u>	<u>(38,375)</u>	<u>694,604</u>
Net Change in Fund Balance	690,541	23,368	92,869	806,778
Fund Balances, October 1	4,484,644	208,243	1,897,649	6,590,536
Fund Balances, September 30	<u>\$ 5,175,185</u>	<u>\$ 231,611</u>	<u>\$ 1,990,518</u>	<u>\$ 7,397,314</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

Net change in fund balances - statement of revenues, expenditures and changes in fund balances - governmental funds	\$ 806,778
Amounts reported for governmental activities in the statement of activities are different because:	
Current year capital outlays are expenditures in the fund financial statements but these are shown as an increase in capital assets in the government-wide financial statements. The effect of removing the 2015 capital outlays is to increase net position.	1,095,256
Governmental funds focus on current financial resources. Therefore, donations of assets that will be used in operations rather than sold are never reported in governmental funds.	1,491,348
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources. The effect of recording the current year's depreciation is to decrease net position.	(490,770)
Current year long-term debt principal payments are expenditures in the fund financial statements but are shown as a reduction in long term debt in the government-wide financial statements.	450,000
Bond premiums are recognized as an other financing source in the governmental funds, whereas premiums and discounts are deferred and amortized over the life of the bonds in the statement of activities.	16,935
Gain or loss on disposal of asset are other financing sources in the fund financial statements and are not recognized in the statement of activities.	(321)
Current year bond proceeds are other finance sources in the fund financial statements but are shown as an increase in the government-wide liabilities section of the financial statements.	(785,000)
Changes in net pension liability are not shown in the fund financial statements.	69,196
Revenues in the statement of revenues, expenditures and changes in fund balances that are not recognized as revenues in the statement of activities.	(131,284)
Change in net position - statement of activities	<u>\$ 2,522,138</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

TOWN OF SUNNYVALE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET TO ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget - Positive (Negative)
REVENUE				
Property taxes	\$ 2,860,129	\$ 2,936,629	\$ 2,795,161	\$ (141,468)
Franchise Tax	917,000	1,105,643	1,205,928	100,285
Sales Tax	1,140,000	1,140,000	1,376,840	236,840
Fines and Forfeitures	424,275	424,275	277,518	(146,757)
Licenses and Permits	234,100	252,296	163,582	(88,714)
Charge for Services	46,000	46,000	44,415	(1,585)
Investment Income	500	500	187	(313)
Intergovernmental - state & local	-	87,000	195,389	108,389
Miscellaneous	3,000	28,340	16,537	(11,803)
Total Revenues	5,625,004	6,020,683	6,075,557	54,874
EXPENDITURES				
General Government	1,109,804	1,083,903	930,334	153,569
Capital Outlay	265,000	269,000	840,065	(571,065)
Total General Government	1,374,804	1,352,903	1,770,399	(417,496)
Public Safety				
Police	1,654,208	1,738,658	1,502,965	235,693
Fire	711,466	793,062	756,375	36,687
Capital Outlay	25,000	25,000	53,290	(28,290)
Total Public Safety	2,390,674	2,556,720	2,312,630	244,090
Public Services and Operations	799,741	865,191	808,310	56,881
Total Public Services	799,741	865,191	808,310	56,881
Public Works				
Public Works	580,000	520,000	444,662	75,338
Capital Outlay	102,875	147,875	161,556	(13,681)
Total Parks and Recreation	682,875	667,875	606,218	61,657
Parks and Recreation				
Parks	411,748	468,748	438,869	29,879
Capital Outlay	52,000	52,000	17,460	34,540
Total Parks and Recreation	463,748	520,748	456,329	64,419
Library				
Library	147,474	147,474	146,395	1,079
Capital Outlay	23,000	23,000	22,885	115
Total Parks and Recreation	170,474	170,474	169,280	1,194
Total Expenditures	5,882,316	6,133,911	6,123,166	10,745
Excess (deficiency) of revenues over (under) expenditures	(257,312)	(113,228)	(47,609)	65,619
Other Revenues and Financing Sources (uses)				
Sale of assets	-	-	7,880	7,880
Transfers	111,000	25,000	730,270	705,270
Total Other Financing Sources (uses)	111,000	25,000	738,150	713,150
Net change in Fund Balances	(146,312)	(88,228)	690,541	778,769
Fund Balances/Equity, beginning of year	4,484,644	4,484,644	4,484,644	
Fund Balances/Equity, end of year	\$ 4,338,332	\$ 4,396,416	\$ 5,175,185	

The notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF FUND NET POSITION
PROPRIETARY FUND
SEPTEMBER 30, 2015**

	<u>Utility Fund</u>
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 1,103,738
Restricted cash and cash equivalents	5,968,634
Receivables (net of allowance for uncollectibles)	713,477
Total Current Assets	<u>7,785,849</u>
Noncurrent Assets:	
Inventory	42,848
Capital Assets:	
Land	127,225
Infrastructure	16,363,253
Buildings	1,959,800
Machinery and equipment	665,590
Construction-in-progress	1,833,015
Less: accumulated depreciation	<u>(5,189,960)</u>
Total capital assets, net of accumulated depreciation	<u>15,758,923</u>
Total noncurrent assets	<u>15,801,771</u>
Total Assets	<u>23,587,620</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	2,172
Deferred outflows from pensions	35,824
Total Deferred Outflows of Resources	<u>37,996</u>
LIABILITIES	
Current Liabilities:	
Accounts payable	1,261,350
Other liabilities	38,149
Payables from restricted assets:	
Customer deposits	128,795
Accrued interest payable	22,020
Compensated absences - current	1,238
Notes payable - current	12,004
Certificates of obligation - current	120,000
Bonds payable - current	305,000
Total Current Liabilities	<u>1,888,556</u>
Noncurrent Liabilities:	
Compensated absences	19,016
Net pension liability	105,086
Notes payable	97,619
Certificates of obligation	2,521,573
Bonds payable	2,283,576
Total noncurrent liabilities	<u>5,026,870</u>
Total Liabilities	<u>6,915,426</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows from pensions	40,355
Total Deferred Inflows of Resources	<u>40,355</u>
NET POSITION	
Net investment in capital assets	14,404,813
Restricted for:	
Debt service	601,879
Impact fees	1,142,675
Unrestricted	520,468
Total Net Position	<u><u>\$ 16,669,835</u></u>

The accompanying notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES
IN FUND NET POSITION - PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	<u>Utility Fund</u>
OPERATING REVENUES:	
Charges for sales and services:	
Water sales	\$ 2,438,434
Sewer sales	1,376,841
Garbage collection fees	263,998
Total operating revenues	<u>4,079,273</u>
OPERATING EXPENSES:	
Personnel services	368,507
Supplies and materials	59,326
Maintenance and repair	99,234
Contractual services	2,591,888
Depreciation	364,000
Total operating expenses	<u>3,482,955</u>
Operating income (loss)	<u>596,318</u>
NON-OPERATING REVENUES (EXPENSES):	
Investment income	3,112
Impact fees	165,057
Amortization	18,696
Interest expense	(186,615)
Sale of asset	3,050
Bad debt expense	(10,195)
Total non-operating revenues (expenses)	<u>(6,895)</u>
Income before capital contributions and transfers	589,423
Capital contributions	2,239,086
Transfers	98,276
Changes in net position	<u>2,926,785</u>
Net position, October 1	11,521,854
Prior period adjustments	2,221,196
Net position, September 30	<u>\$ 16,669,835</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	<u>Utility Fund</u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Cash received from customers	\$ 3,982,565
Cash received from other sources	52,283
Cash paid to employees	(395,725)
Cash paid for goods and services	(1,805,627)
Net cash provided by (used in) operating activities	<u>1,833,496</u>
CASH FLOWS FROM NONCAPITAL FINANCIAL ACTIVITIES	
Transfers to other funds	98,276
Impact fees	165,057
Net cash provided by (used in) noncapital financing activities	<u>263,333</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Acquisition and construction of capital assets	(1,378,693)
Gain/loss on disposal of capital assets	3,050
Interest and fiscal charges on debt	(179,533)
Deferred charge on refunding	4,657
Principal payments on bonds	(427,004)
Net cash provided by (used in) capital & related financing activities	<u>(1,977,523)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Investment income	3,112
Net cash provided by (used in) investing activities	<u>3,112</u>
Net increase (decrease) in cash and cash equivalents	122,418
Cash and cash equivalents, October 1	6,949,954
Cash and cash equivalents, September 30	<u>\$ 7,072,372</u>
Reconciliation of operating income to net cash provided by operation activities:	
Operating Income (Loss)	<u>\$ 596,318</u>
Adjustment to reconcile operating income to net cash provided by operating activities:	
Depreciation	364,000
Amortization	(14,039)
Changes in assets and liabilities:	
(Increase) decrease in assets:	
Receivables	(114,491)
Due to/from	62,478
Inventory	21,783
Increase (decrease) in liabilities:	
Accounts payable	944,821
Customer deposits	(4,000)
Compensated absences	(9,984)
Accrued interest payable	7,082
Pension liability	(20,472)
Total adjustments	<u>1,237,178</u>
Net cash provided by (used in) operating activities	<u>\$ 1,833,496</u>

The accompanying notes to the financial statements are an integral part of this financial statement.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Sunnyvale ("Town") is a municipal corporation governed by an elected mayor and a six-member Council. The Town provides the following services to the citizens of the Town as authorized by its charter: public safety (police and fire), public works, parks and recreation, water and sewer utilities, and general administrative services.

The accounting and reporting policies of the Town relating to the funds included in the accompanying basic financial statements conform to accounting principles generally accepted in the United States of America ("GAAP") applicable to the state and local governments. Generally accepted accounting principles for local government include those principles prescribed by the Governmental Accounting Standards Board ("GASB"), the American Institute of Certified Public Accountants in the publication entitled *State and Local Governments- Audit and Accounting Guide*. The more significant accounting policies of the Town are described below:

1. Reporting Entity

The Town is a municipal corporation governed by an elected mayor and six-member Council and has the authority to make decisions, appoint administrators and managers, and significantly influence operations. It also has the primary accountability for fiscal matters. Therefore, the Town is a financial reporting entity as defined by GASB Statement No. 14, "The Financial Reporting Entity," as amended by GASB Statement No. 39, "Determining Whether Certain Organizations are Component Units."

Under GASB Statement No. 14, component units are organizations for which the Town is financially accountable and all other organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Financial accountability exists if the Town appoints a voting majority of an organization's governing board and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the Town. The Town may be financially accountable for governmental organizations with a separately elected governing board, a governing board appointed by another government, or a jointly appointed board that is fiscally dependent on the Town. The financial statements of the component units may be discretely presented in a separate column from the primary government or blended with the financial statements of the primary government. GASB Statement No. 39 added clarification to GASB Statement No. 14 by including entities which meet all three of the following requirements:

1. The economic resources received or held by the separate organization are entirely for the direct benefit of the primary government, its component units, or its constituents;
2. The primary government, or its component units, is entitled to, or has the ability to otherwise access, a majority of the economic resources received or held by the separate organization;
3. The economic resources received or held by an individual organization that the specific primary government, or its component units, is entitled to, or has the ability to other access, are significant to the primary government.

The financial statements of the following component units have been "discretely presented" in the accompanying report because (i) their governing boards are not substantially the same as the governing body of the Town, or (ii) the component unit provides services entirely or almost entirely to the citizenry and not the Town.

Discretely presented component units. The Town has two discretely presented component units, 4A Development Corporation and 4B Development Corporation. The component units described below are included in the Town's reporting entity because the Town appoints the governing body and the Corporations are fiscally dependent on the Town. To emphasize that the component units are legally separate from the Town, they are reported in a separate column in the financial statements. Fund information for the component units can be found in the supplementary information in this report. There are no separate financial statements issued for the component units.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting Entity (continued)

The Sunnyvale 4A Development Corporation is governed by a 5-member board appointed by and serving at the pleasure of the Town Council. The funding for the Corporation occurs with the collection of 1/2 of one percent of sales tax collections from the Town. The Corporation promotes development of commercial real estate, fosters local prosperity and offers a competitive advantage for new, relocating, and expanding businesses.

The Sunnyvale 4B Development Corporation is responsible for collecting and disbursing the one-half of one percent sales tax to be used for economic incentives and development and improvement in the quality of life for its citizens. The members of the Corporation's board serve at the pleasure of the Town Council.

In addition, GASB Statement No. 61 considers an organization that does not meet the financial accountability criteria to be included as a component unit if management's professional judgment determines it to be necessary and misleading if omitted. This evaluation includes consideration of whether a financial benefit or burden exists in the relationship between the entities. Management has not identified any additional organizations that fit this criteria.

2. Basis of Presentation, Basis of Accounting

The basic financial statements are prepared in conformity with GASB Statement No. 34 which requires the government-wide financial statements to be prepared using the accrual basis of accounting and the economic resources measurement focus. Government-wide financial statements do not provide information by fund but distinguish between the Town's governmental activities and business-type activities on the statement of net position and statement of activities. Significantly, the Town's statement of net position includes both noncurrent assets and noncurrent liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the Town's capital assets, including infrastructure.

In addition to the government-wide financial statements, the Town has prepared fund financial statements, which use the modified accrual basis of accounting and the current financial resources measurement focus for the governmental funds. The accrual basis of accounting is utilized by proprietary funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Management's Discussion and Analysis includes an analytical overview of the Town's financial activities. In addition, a budgetary comparison statement is presented that compare the original adopted and final amended budget with actual results for the General Fund.

The basic financial statements include both government-wide (based on the Town as a whole) and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely on fees and charges for support.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category (police, fire, public works, etc.) or program are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Program revenues include: a) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, b) grants and contributions that are restricted to meeting the operational requirements of a particular function or program, or c) grants and contributions that are restricted to meeting the capital requirements of a particular function or program. Taxes and other items not properly included among program revenues are reported instead as general revenues.

The net cost (by function or business-type activity) is normally covered by general revenue (property and sales taxes, franchise taxes, and interest income).

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2. Basis of Presentation, Basis of Accounting (continued)

Separate fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual proprietary funds are reported as separate columns in the funds financial statements. The major governmental funds are the General Fund and the Debt Service Fund. The major proprietary fund is the utility fund. GASB Statement No. 34 sets forth minimum criteria (percentage of assets, liabilities, revenues, or expenditures/expenses of either fund category for the governmental and proprietary combined) for the determination of major funds. The nonmajor funds are combined in a separate column in the fund financial statements. With the adoption of GASB Statement No. 63, the presentation of deferred inflows/outflows is included in this calculation.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to the general rule are franchise fees and other charges between the government's water and sewer function and various other functions of the government, if any. Elimination of these charges would distort the direct costs and program revenues reported by the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principle operating revenues of the Utility Fund are charges to customers for sales and services. The Utility Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for proprietary funds include the costs of sales and service administrative expenses and depreciation on capital assets. All revenues and expenses not meeting the definition are reported as nonoperating revenues and expenses.

The government-wide focus is more on the sustainability of the Town as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on major individual funds of the governmental and proprietary categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

3. Measurement Focus

Measurement focus refers to what is being measured; basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. The economic resources measurement focus means all assets and liabilities (whether current or noncurrent) are included on the statement of net position, and the operating statements present increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized when earned, including unbilled water and sewer services which are accrued. Expenses are recognized at the time the liability is incurred, regardless of the timing of cash flows.

Governmental fund level financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available when they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due and payable shortly after year end as required by GASB Interpretation No. 6.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3. Measurement Focus (continued)

Ad valorem, franchise and sales tax revenues recorded in the General Fund and ad valorem tax revenues recorded in the Debt Service Fund are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, contributions, and miscellaneous revenues are recorded as revenues when received in cash, as the resulting receivable is not measurable. Investment earnings are recorded as earned since they are measurable and available. In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the individual programs are used as guidance. Intergovernmental grant revenues are recognized when all eligibility requirements have been met.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, and then unrestricted resources as needed.

Governmental funds are those through which most governmental functions of the Town are financed. The acquisition, use and balances of the Town's expendable financial resources and the related liabilities (except those accounted for in proprietary funds) are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The following is a description of the Town's major governmental funds:

The **General Fund** is the general operating fund of the Town. It is used to account for all financial resources, except those required to be accounted for in another fund. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other fund are accounted for in this fund. General operating expenditures, fixed charges, and capital improvements costs that are not paid through other funds are paid from this fund.

The **Debt Service Fund** accounts for the accumulation of resources for the payment of general principal, interest, and related cost on long term obligation debt of governmental funds.

Proprietary funds are accounted for on a flow of economic resources measurement focus. Within the measurement focus, all assets and all liabilities associated with the operation of these funds are included on the statement of net position. Proprietary fund-type operating statements present increases (e.g., revenues) and decreases (e.g., expenses) in net position. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and providing and delivering goods in connection with a proprietary fund's principle ongoing operations. The principal operating revenues of the Town's water and sewer services are charges to customers for sales and services. Operating expenses for the proprietary fund include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. The following is a description of the proprietary fund:

The **Utility Fund** accounts for the activities of trash collection, and water and wastewater operations that are intended to be self-supporting on a user charge basis.

4 Financial Statement Amounts

a. Cash and Cash Equivalents

The Town's cash and cash equivalents are considered to be cash on hand, demand deposits, certificates of deposit and short-term investments with original maturities of one year or less from the date of acquisition.

b. Inventories

Inventories are valued using the first-in/first-out ("FIFO") method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4 Financial Statement Amounts (continued)

c. Receivable and Payable Balances

All trade and property tax receivables are shown net of an allowance for uncollectibles.

Short-term advances between funds are accounted for in the appropriate interfund receivable and payable accounts and are reported as Internal Balances.

Legally authorized transfers are treated as transfers and are included in the results of operations of both governmental and proprietary funds.

d. Restricted Assets

Assets are reported as restricted when limitations on their use change the nature of normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation. Restricted assets in the proprietary fund represent cash and cash equivalents and investments set aside for repayment of customer's water/sewer deposits, impact fees, and various bond covenants.

Impact fees are the capital recovery fees that are, by law, restricted to the projects these funds may be used to support.

Customer deposits received for water and sewer services are, by law, to be considered restricted assets. These activities are included in the Utility Fund.

e. Capital Assets

Capital assets, which include land, buildings, equipment, and improvements, purchased or acquired, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and proprietary fund financial statements. The Town defines capital assets as assets with an initial individual cost of more than \$1,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if historical cost is not available. Contributed assets are recorded at fair market value as of the date donated. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Net interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed. No interest was capitalized during the current fiscal year.

Management elected not to retroactively report infrastructure assets within the scope of GASB 34.

Capital assets are being depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Years</u>
Buildings	40 years
Building Improvements	10-40 years
Machinery & Equipment	3-5 years
Infrastructure	40-50 years

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4 Financial Statement Amounts (continued)

f. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. The separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditures) until then. The Town only has two items that qualifies for reporting in this category. It is the deferred charge on refunding debt reported in the government- wide statement of net position and on the utility operations fund statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The Town's pension plan contributions made from the measurement date of the pension plan to the current fiscal year end are deferred and will be recognized in the subsequent fiscal year end. Also, the difference between projected and actual investment earnings that are amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Town has three items that qualify for reporting in this category. Accordingly, the item, *unavailable revenue* is reported in the governmental funds balance sheet. Deferred revenue from property taxes is shown as a deferred inflow of resource. The amount is deferred and recognized as inflows of resources in the period that the amounts become available. Deferred revenue from the receivable from 4A is shown as a deferred resource. The amount is deferred and recognized as inflows of resources in the period that the amounts become available. As a component of implementing GASB Statement No. 68, a deferred inflow is recorded in the government-wide statement of net position and fund level financials for the proprietary statement of net position for the difference in projected and actual experience in the actuarial measurement of the total pension liability not recognized in the current year. The amount is deferred and amortized over a period of years determined by the Plan actuary. The differences are amortized over the average remaining service life of all participants in the respective pension plan and recorded as a component of pension expense beginning with the period in which they are incurred.

g. Compensated absences

It is the government's policy to permit employees with at least six months of continuous service to accumulate earned but unused vacation pay benefits, not to exceed two times the rate of the employees' annual rate of accrual based on years of service. It is the Town's policy to pay up to 90 days of unused sick time for full time employees upon termination. All sick and vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. As such, there is an accrual at the close of the fiscal year in the government-wide and proprietary fund financial statements for the amount due to all employees as of September 30, 2015. No unused holiday leave will be paid out upon termination of employment.

h. Pension Plan

In government-wide financial statements, retirement plans (pension) are required to be recognized and disclosed using the accrual basis of accounting regardless of the amounts recognized as pension expenditures on the governmental fund statements, which use the modified accrual basis of accounting.

**TOWN OF SUNNYVALE, TEXAS
 NOTES TO THE BASIC FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- 4 Financial Statement Amounts
 h. Pension Plan (continued)

In general, the Town recognizes a net pension liability, which represents the Town's proportionate share of the excess of the total pension liability over the fiduciary net position of the pension reflected in the actuarial report provided by the Texas Municipal Retirement System ("TMRS"). The net pension liability is measured as of December 31, 2014. Changes in the net pension liability are recorded as pension expense or as deferred inflows of resources or deferred outflows of resources depending on the nature of the change. The changes in net pension liability that are recorded as deferred inflows of resources or deferred outflows of resources (that arise from changes in actuarial assumptions or other inputs and differences between expected or actual experience) will be amortized over the weighted average remaining service life of all participants and are recorded as a component of pension expense beginning with the period in which they are incurred.

For purposes of measuring the net pension liability and deferred inflows/outflows of resources relating to pension expense, information about the fiduciary net position of the Town's pension plant with TMRS and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Projected earning on pension investments are recognized as a component of pension expense. Difference between projected and actual investment earnings are reported as deferred inflows of resources or deferred outflows of resources and will be amortized as a component of pension expense on a closed basis over a five-year period beginning with the period in which the difference occurred. Each subsequent year will incorporate an additional closed five-year period of recognition.

- i. Long-term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds on a straight-line basis. The Town has compared this method to the effective interest method and found the difference between the two methods to be immaterial. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed in the year they are incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

- j. Net Position Flow Assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted-net position and unrestricted-net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4 Financial Statement Amounts (continued)

k. Fund Balance Policies

In the fund financial statements, governmental funds report reservations of fund balance as nonspendable, restricted, committed, assigned, or unassigned based primarily on the extent to which the Town is bound to honor constraints on how specific amounts can be spent.

- *Nonspendable fund balance* - includes the portion of net resources that cannot be spent because of their form (i.e., inventory, long-term loans, or prepaids) or because they must remain intact.
- *Restricted fund balance* - includes the portion of net resources on which limitations are imposed by creditors, grantors, contributors, or by laws or regulations of other governments (i.e. externally imposed limitations). Amounts can be spent only for the specific purposes stipulated by external resource providers or as allowed by law through constitutional provisions or enabling legislation.
- *Committed fund balance* - includes the portion of net resources that can only be used for specific purposes determined by a resolution or ordinance of the Town Council and that remains binding unless removed in the same manner. The resolution must be approved before the end commitment will be reflected on the financial statements.
- *Assigned fund balance* - includes the portion of net resources for which an *intended* use has been established by the Town Council or the Town Manager. Assignment of fund balance are much less formal than commitments and do not require formal action for their imposition or removal. In governmental funds other than the General Fund, assigned fund balance represents the amount that is not restricted or committed which indicates that resources are, at a minimum, intended to be used for the purpose of that fund, as directed by the Town Council or the Town Manager.
- *Unassigned fund balance* - includes the amounts in the General Fund in excess of what can properly be classified in one of the other categories of fund balance. It is the residual classification of the General Fund and includes all amounts not contained in other classifications. Unassigned amounts are technically available for any purpose. Negative residual amounts for all other governmental funds are reported in this classification.

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The purpose of the Town's fund balance policy is to maintain a prudent level of financial resources to protect against reducing service levels or raising taxes and fees because of temporary revenue shortfalls or unprecedented one-time expenditures.

It is the long-term goal of the Town to maintain a minimum unassigned fund balance in the general fund equivalent to no less than three (3) months of operating expenses. The Town is currently in compliance with this policy.

m. Fund Balance Flow Assumption

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first followed by assigned fund balance. Unassigned fund balance is applied last.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4 Financial Statement Amounts (continued)

n. Federal and State Grants

Grants and shared revenues are generally accounted for within the fund financed.

o. Comparative Data

Comparative total data for the current year to budget have been presented in the supplementary section of the financial statements in order to provide an understanding of budgeted to actual results.

p. Property Taxes

The Town's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property. Appraised values are established by the Dallas Central Appraisal District as market value and assessed at 100% of appraised value. Property taxes attach as an enforceable lien on property as of January 1. The Dallas Appraisal District bill the property taxes, which are due October 1. Full payment can be made prior to the next January 31 to avoid penalty and interest charges. Over time, substantially all property taxes are collected. Revenues are recognized as the related ad valorem taxes are collected. Additional delinquent property taxes estimated to be collectible within 60 days following the close of the fiscal year have been recognized as a revenue at the fund level.

In Texas, county-wide central appraisal districts are required under the Property Tax Code to assess all property within the appraisal district on the basis of 100% of its market value and are prohibited from applying any assessment ratios. The value of property within the appraisal district must be reviewed every five years; however, the Town may, at its own expense, require annual reviews of appraisal values. The Town may challenge appraised values established by the appraisal district through various appeals, and, if necessary, take legal action. Under this legislation, the Town continues to set tax rates on Town property. However, if the effective tax rate, including tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the rate for the previous year by more than 8%, qualified voters of the Town may petition for an election to determine whether to limit the tax rate to no more than 8% above the tax rate of the previous year.

The statutes of the State of Texas do not prescribe a legal debt limit. However, Article XI, Section 5 of the Texas Constitution applicable to cities of more than 5,000 population limits the ad valorem tax rate to \$2.50 per \$100 assessed valuation. For the fiscal year ended September 30, 2015, the Town had a tax rate of \$.40796 per \$100 assessed values.

q. Interfund Activity

Interfund activity results from loans, services provided, reimbursements or transfers between funds. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures or expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers In and Transfers Out are netted and presented as a single "Transfers" line on the government-wide statement of activities. Similarly, interfund receivables and payables are netted and presented as a single "Internal Balances" line on the government-wide statement of net position.

r. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the use of management's estimates.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4 Financial Statement Amounts (continued)

s. Program Revenues

Certain revenues such as charges for services and impact fees are included in program revenues.

t. Program Expenses

Certain indirect costs such as administrative costs are included in the program expense reported for individual functional activities.

B. COMPLIANCE AND ACCOUNTABILITY

1. Finance-Related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures," violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations:

<u>Violation</u>	<u>Action Taken</u>
None	N/A

2. Deficit Fund Balance or Fund Net Position of Individual Funds

Following are funds having deficit fund balances or fund net position at year end, if any, along with remarks which address such deficits:

<u>Fund Name</u>	<u>Deficit Amount</u>	<u>Action Taken</u>
Tax Increment Fund	\$ (3,200)	Deficit covered by unrestricted fund balance of the General Fund.

3. Budgets and Budgetary Accounting

The Town adopts an "appropriated budget" of several of the governmental funds by department. The Town is required to present the adopted and final amended budgeted revenues and expenditures. The Town compares the final amended budget to actual revenues and expenditures.

The following procedures are followed in establishing the budgetary data:

- The Town Manager shall submit a proposed budget containing a complete financial Plan for each fiscal year. Such budget shall be submitted to the Town Council not more than one hundred twenty (120) days but not less than sixty (60) days prior to the beginning of each fiscal year.
- The General Fund is legally required to have an adopted budget and is included in the basic financial statements. The Town Manager shall submit a five-year Capital Improvement Program as an attachment to the annual budget. The Program shall include a list of all capital improvements that are proposed for the five fiscal years succeeding the budget year; cost estimates, method of financing, and recommended time schedules for each improvement; and the estimated annual cost of operating and maintaining the facilities to be constructed or acquired. The information may be revised and extended each year with regard to the capital improvements still pending or in process of construction or acquisition. The level of control (the level that expenditures cannot exceed budget) is the fund level.
- The Town Council shall have published a notice for a public hearing on the budget in accordance with State Law.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

B. COMPLIANCE AND ACCOUNTABILITY

3. Budgets and Budgetary Accounting (continued)

- After the public hearing, the Town Council may adopt the budget with or without amendment. In amending the budget, the Town Council may add or increase programs or amounts and may delete or decrease any programs or amounts, except expenditures required by law or for debt service.
- On or before the 20th day of the last month of the fiscal year currently ending, the Town Council shall adopt the budget by an affirmative vote of a majority of the members of Town Council then qualified and serving. If the Town fails to adopt the budget by this date, the amounts appropriated for current operation for the current fiscal year shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all items in it prorated accordingly, until such time as the Town Council adopts a budget for the ensuing fiscal year. Adoption of the budget shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.
- Under conditions which may arise and which could not have been foreseen in the normal process of budget preparation, the Town Council may, by an affirmative action vote of a majority of the members of the Town Council then qualified and serving, amend the budget. Such amendments shall be by ordinance.

C. CASH AND INVESTMENTS

The Town's funds are required to be deposited and invested under the terms of a depository contract and investment policy pursuant to state statute. The depository bank deposits for safekeeping and trust with the Town's agent approved pledged securities authorized by Chapter 2257, "Collateral for Public Fund of the Government Code", in an amount sufficient to protect Town funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository banks' dollar amount of Federal Deposit Insurance Corporation ("FDIC").

Cash Deposits

At September 30, 2015, the carrying amount of the Town's deposits (cash, certificates of deposit, and interest-bearing savings accounts included in temporary investments) was \$14,213,635 and the bank balance was \$14,461,013. The Town's cash deposits at September 30, 2015 and during the year ended September 30, 2015, were entirely covered by FDIC insurance or by pledged collateral held by the Town's agent bank in the Town's name.

Cash and investments as of September 30, 2015 consist of and are classified in the financial statements as follows:

Statement of net position:

Primary Government	
Cash and cash equivalents	\$ 6,050,494
Restricted assets-cash and cash equivalents	8,163,141
Total cash and cash equivalents	<u>\$ 14,213,635</u>
Governmental - Restricted Cash	
Community services	\$ 38,740
Use of impact fees	903,379
Road maintenance and improvements	151,331
Debt service	228,823
Capital projects	872,234
Total Governmental	<u>2,194,507</u>

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

C. CASH AND INVESTMENTS

Cash Deposits (continued)

Business-type - Restricted Cash	
Customer deposits	128,795
Debt service	601,879
Use of impact fees	1,252,298
Capital projects	<u>3,985,662</u>
Total Business-type	<u>5,968,634</u>
Total Restricted cash	<u><u>\$ 8,163,141</u></u>

Investments

The Public Funds Investment Act ("Act") (Government Code Chapter 2256) requires the Town to have an annual audit of investment practices. Audit procedures in this area conducted as a part of the audit of the general purpose financial statements disclosed that in the areas of investment practices, management reports, and establishment of appropriate policies, the Town adhered to the requirements of the Act. Additionally, investment practices of the Town were in accordance with local policies.

Currently, all of the Town's investments are with TexSTAR. TexSTAR is administered by First Southwest Asset Management Inc. and JP Morgan Chase. Together, these organizations bring to the TexSTAR program the powerful partnership of two leaders in financial services with a proven track record in local government investment pool management. TexSTAR is a local government investment cooperative created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity, and competitive yield. The fund is rated AAAM by Standard & Poor's. A request for TexSTAR's financial statement can be made at www.TexStar.org.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Consistent with the requirements of the Public Funds Collateral Act, it is the policy of the Town to require full collateralization of all Town investments and funds on deposit with a depository bank, other than investments which are obligations of the U.S. government and its agencies and instrumentalities.

In order to anticipate market changes and provide a level of security for all funds, it is the Town's policy that the market value of investments securing the deposit of funds shall be at least equal to or not less than 102% of the amount of the deposit of funds, reduced to the extent that the deposits are insured by the FDIC. The fair value of collateral will always equal or exceed the principal and accrued interest of deposits at financial institutions. At its discretion, the Town may require a higher level of collateralization for certain investment securities. Securities pledged as collateral shall be held by an independent third party with whom the Town has a current custodial agreement. As of September 30, 2015, The Town is in compliance with this policy.

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the Public Funds Investment Act, the Town's investment policy, or debt agreements and the actual rating as of year end for each investment type.

The Town will minimize credit risk, the risk of loss due to the failure of the security issuer or backer by:

- Limiting investment to the safest types of securities;
- Pre-qualifying the financial institutions and broker/dealers with which the Town will do business;
- Diversifying the investment portfolio so that potential loss on individual securities will be minimized.

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

C. CASH AND INVESTMENTS (continued)

Interest Rate Risk

Investment rate risk is the risk that changes in market interest rates will adversely affect the fair market value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the Town manages its exposure to interest rate risk is by investing mainly in investment pools which purchase a combination of shorter term investments with an average maturity of less than 60 days, thus reducing the interest rate risk. The Town monitors the interest rate risk inherent in its portfolio by measuring the weighted average maturity of its portfolio. The Town's investment policy has no specific limitations with respect to this metric.

As of September 30, 2015, the Town had the following investments:

<u>Investment Type</u>	<u>Amount</u>	<u>Minimum Legal Rating</u>	<u>Rating as of Year End</u>	<u>Average Maturity</u>
TexStar	<u>\$ 4,857,897</u>	N/A	AAA-m	50 days

D. RECEIVABLES

Receivables as of year end for the government's individual major funds and non-major funds, including the applicable allowances for uncollectible accounts, are as follows:

	<u>General</u>	<u>Debt Service</u>	<u>Utility</u>	<u>Total</u>
Receivables:				
Taxes	\$ 320,936	\$ 9,959	\$ -	\$ 330,895
Fees and Charges	1,524,722	-	718,152	2,242,874
Gross Receivables	1,845,658	9,959	718,152	2,573,769
Less: allowance for uncollectibles	<u>(1,085,477)</u>	<u>(6,675)</u>	<u>(4,675)</u>	<u>(1,096,827)</u>
Net Total Receivables	<u>\$ 760,181</u>	<u>\$ 3,284</u>	<u>\$ 713,477</u>	<u>\$ 1,476,942</u>

E. NOTE RECEIVABLE

The Sunnyvale 4A Development Corporation agreed to pay a portion of the Town's 2013 Refunding Bond by remitting to the Town from the receipts of local sales and use taxes received by the Corporation to pay a portion of the principal and interest on the bonds.

	<u>Beginning Balances</u>	<u>Additions</u>	<u>Decreases</u>	<u>Ending Balances</u>	<u>Due Within One Year</u>
Note receivable-4A Dev	<u>\$ 576,158</u>	<u>\$ -</u>	<u>\$ 44,673</u>	<u>\$ 531,485</u>	<u>\$ 45,909</u>

Requirements as follows:

<u>Year Ending Sept 30</u>	<u>Payment</u>
2016	45,909
2017	49,927
2018	52,910
2019	34,998
2020	35,164
2021-2025	189,390
2026-2028	123,187
	<u>\$ 531,485</u>

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

F. CAPITAL ASSETS

Capital asset activity for the period ended September 30, 2015 was as follows:

	Beginning Balances	Transfers	Additions	Decreases	Ending Balances
Governmental Activities					
Capital assets, not being depreciated					
Land	\$ 963,894	\$ -	\$ 62,030	\$ -	\$ 1,025,924
Total capital assets, not being depreciated	963,894	-	62,030	-	1,025,924
Capital assets, being depreciated:					
Buildings & Improvements	4,907,348	-	728,630	(242,926)	5,393,052
Machinery & Equipment	3,500,646	-	193,329	(50,440)	3,643,535
Infrastructure	4,926,227	1,959,565	1,602,515	(5,750)	8,482,557
Total capital assets being depreciated	13,334,221	1,959,565	2,524,474	(299,116)	17,519,144
Less accumulated depreciation for:					
Buildings & Improvements	(1,327,501)	-	(130,272)	242,926	(1,214,847)
Machinery & Equipment	(3,025,970)	-	(131,730)	50,440	(3,107,260)
Infrastructure	(1,138,019)	(78,474)	(228,768)	5,428	(1,439,833)
Total accumulated depreciation	(5,491,490)	(78,474)	(490,770)	298,794	(5,761,940)
Total capital assets, being depreciated, net	7,842,731	1,881,091	2,033,704	(322)	11,757,204
Governmental activities capital assets, net	<u>\$ 8,806,625</u>	<u>\$ 1,881,091</u>	<u>\$ 2,095,734</u>	<u>\$ (322)</u>	<u>\$ 12,783,128</u>
Business-type Activities					
Capital assets, not being depreciated:					
Land	\$ 127,225	\$ -	\$ -	\$ -	\$ 127,225
Construction in Progress	579,586	-	1,253,429	-	1,833,015
Total capital assets, not being depreciated	706,811	-	1,253,429	-	1,960,240
Capital assets, being depreciated:					
Buildings	1,959,800	-	-	-	1,959,800
Machinery & Equipment	603,700	-	83,390	(21,500)	665,590
Infrastructure	11,667,748	2,452,919	2,242,586	-	16,363,253
Total capital assets being depreciated	14,231,248	2,452,919	2,325,976	(21,500)	18,988,643
Less accumulated depreciation for:					
Buildings	(817,930)	-	(37,784)	-	(855,714)
Machinery & Equipment	(366,223)	-	(26,402)	21,500	(371,125)
Infrastructure	(3,596,810)	(66,497)	(299,814)	-	(3,963,121)
Total accumulated depreciation	(4,780,963)	(66,497)	(364,000)	21,500	(5,189,960)
Total capital assets, being depreciated, net	9,450,285	2,386,422	1,961,976	-	13,798,683
Business-type activities capital assets, net	<u>\$ 10,157,096</u>	<u>\$ 2,386,422</u>	<u>\$ 3,215,405</u>	<u>\$ -</u>	<u>\$ 15,758,923</u>

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

F. CAPITAL ASSETS (continued)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:	
General Government	\$ 137,224
Public Safety	96,587
Public Works	151,189
Community Service	25,281
Parks & Recreation	80,489
Total depreciation expense - governmental activities	<u>\$ 490,770</u>
Business-type activities:	
Utility	\$ 364,000
Total depreciation expense - business-type activities	<u>\$ 364,000</u>

G. CONSTRUCTION COMMITMENTS

The Town has active construction projects as of September 30, 2015. The projects include construction of a water tower and water and sewer infrastructure.

<u>Project</u>	<u>Spent-to-date</u>	<u>Remaining Commitment</u>
Water Tower	\$ 395,244	\$ 3,960,018
East Fork Road	385,398	19,412
Manor Way Road	623,551	131,354
Town East Road	322,306	29,461
Deer Creek	71,850	20,737
Buffle Head	34,666	19,394
Totals	<u>\$ 1,833,015</u>	<u>\$ 4,180,376</u>

H. LONG-TERM OBLIGATIONS

A summary of long-term debt transactions, including the current portion, for the year ended September 30, 2015, is as follows:

	<u>Beginning Balance</u>	<u>Issued</u>	<u>Decrease</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities					
Refunding bonds	\$ 3,915,000	\$ -	\$ (400,000)	\$ 3,515,000	\$ 415,000
Tax Note	-	785,000	(50,000)	735,000	120,000
Plus: Issuance premiums	230,040	-	(16,935)	213,105	16,935
Total bonds payable	4,145,040	785,000	(466,935)	4,463,105	551,935
Net pension liability	571,197	-	(149,283)	421,914	-
Compensated absences	74,933	107,636	(107,636)	74,933	23,270
Governmental activity					
Long-term liabilities	<u>\$ 4,791,170</u>	<u>\$ 892,636</u>	<u>\$ (723,854)</u>	<u>\$ 4,959,952</u>	<u>\$ 575,205</u>

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

H. LONG-TERM OBLIGATIONS (continued)

	Beginning Balance	Issued	Decrease	Ending Balance	Due Within One Year
Business-type Activities					
Water & Sewer					
Refunding bonds	\$ 2,735,000	\$ -	\$ (295,000)	\$ 2,440,000	\$ 305,000
Certificates of obligation	2,725,000	-	(120,000)	2,605,000	120,000
Plus: issuance premiums	203,845	-	(18,696)	185,149	18,696
Total Bonds Payable	5,663,845	-	(433,696)	5,230,149	443,696
Notes payable	168,048	-	(12,004)	156,044	12,004
Minus: Issuance discounts	(49,992)	-	3,571	(46,421)	3,571
Total Notes Payable	118,056	-	(8,433)	109,623	15,575
Net pension liability	126,851	-	(21,765)	105,086	-
Compensated absences	30,238	25,225	(35,209)	20,254	1,238
Business-type activity Long-term liabilities	<u>\$ 5,812,139</u>	<u>\$ 25,225</u>	<u>\$ (477,338)</u>	<u>\$ 5,360,026</u>	<u>\$ 460,509</u>

General obligation bonds

The general obligation bonds are backed by the full faith and credit of the Town and are payable from property taxes.

Refunding bonds and certificates of obligation

The refunding bonds and certificates of obligation are payable from the net revenues of the Utility Fund and from property taxes received by the Town.

Compensated Absences

Compensated absences represent the estimated liability for employees' accrued vacation leave for which employees are entitled to be paid upon termination. The retirement of this liability is typically paid from the General Fund or Proprietary Fund, based on the assignment of an employee at date of termination.

Changes in Governmental Long-term Debt

Description	Interest Rate Payable	Amounts Issue	Amounts Outstanding September 30		Retired	Amounts Outstanding September 30		Due Within One Year
			2014	Issued		2015		
2013 GO Refunding	2.50%	\$ 4,295,000	\$ 3,915,000	\$ -	\$ (400,000)	\$ 3,515,000	\$ 415,000	
2014 Tax Note	1.62%	785,000	-	785,000	(50,000)	735,000	120,000	
Total Bonds Payable		5,080,000	3,915,000	785,000	(450,000)	4,250,000	535,000	
Net pension liability			571,197	-	(149,283)	421,914	-	
Compensated absences			74,933	107,636	(107,636)	74,933	23,270	
Totals		<u>\$ 5,080,000</u>	<u>\$ 4,561,130</u>	<u>\$ 892,636</u>	<u>\$ (706,919)</u>	<u>\$ 4,746,847</u>	<u>\$ 558,270</u>	

Debt service requirements are as follows:

Year Ending September 30:	Total Requirements		
	Principal	Interest	
2016	\$ 535,000	\$ 97,835	\$ 632,835
2017	570,000	87,241	657,241
2018	590,000	76,097	666,097
2019	300,000	66,788	366,788
2020	300,000	59,513	359,513
2021-2025	1,185,000	196,388	1,381,388
2026-2028	770,000	35,100	805,100
Totals	<u>\$ 4,250,000</u>	<u>\$ 618,962</u>	<u>\$ 4,868,962</u>

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

H. LONG-TERM OBLIGATIONS

Changes in Governmental Long-term Debt (continued)

A brief discussion of each bond issuance follows:

\$4,295,000 Series 2013 Refunding General Obligation Bonds issued in April 2013 to refund a portion of the Town's outstanding debt.

\$785,000 2014 Tax Note issued in November 2014 for the purpose of purchasing land and a building for law enforcement facilities.

Changes in Business-type Long-term Debt

Description	Interest Rate Payable	Amounts Original Issue	Amounts Outstanding September 30 2014	Issued	Retired	Amounts Outstanding September 30 2015	Due Within One Year
2010 GO Refunding	3.00%	\$ 1,090,000	\$ 500,000	\$ -	\$ (160,000)	\$ 340,000	\$ 165,000
2011 CO	3.00%	3,035,000	2,725,000	-	(120,000)	2,605,000	120,000
2013 GO Refunding	2.50%	2,370,000	2,235,000	-	(135,000)	2,100,000	140,000
Total Bonds Payable		6,495,000	5,460,000	-	(415,000)	5,045,000	425,000
Infrastructure Repayment		192,062	168,048	-	(12,004)	156,044	12,004
Net pension liability			126,851	-	(21,765)	105,086	-
Compensated Absences			30,238	25,225	(35,209)	20,254	1,238
Totals		<u>\$ 6,687,062</u>	<u>\$ 5,785,137</u>	<u>\$ 25,225</u>	<u>\$ (483,978)</u>	<u>\$ 5,326,384</u>	<u>\$ 438,242</u>

Debt service requirements are as follows:

Year Ending September 30:	Principal	Interest	Total Requirements
2016	\$ 425,000	\$ 163,950	\$ 588,950
2017	440,000	152,375	592,375
2018	275,000	143,075	418,075
2019	280,000	134,800	414,800
2020	290,000	124,875	414,875
2021-2025	1,610,000	464,913	2,074,913
2026-2030	1,510,000	171,769	1,681,769
2031	215,000	4,569	219,569
Totals	<u>\$ 5,045,000</u>	<u>\$ 1,360,326</u>	<u>\$ 6,405,326</u>

A brief discussion of each bond issuance follows:

\$1,090,000 Series 2010 Refunding General Obligation Bonds issued in March 2010 to refund a portion of the Town's outstanding debt.

\$3,035,000 Series 2011 Combination Tax and Revenue Certificates of Obligation bonds issued for constructing, acquiring, purchasing, renovating, enlarging, equipping and improving water system properties and facilities, including the acquisition of land and right-of-ways therefore, and professional services rendered in connection therewith.

\$2,370,000 Series 2013 Refunding General Obligation Bonds issued in April 2013 to refund a portion of the Town's outstanding debt

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

H. LONG-TERM OBLIGATIONS

Changes in Business-type Long-term Debt (continued)

Note Payable

In fiscal year 2007, the Town executed an infrastructure repayment agreement with the Texas Department of Agriculture's Rural Economic Development Division. Under the terms of the agreement, the Town agreed to repay program income to the Texas Department of Agriculture an amount up to \$192,100. The note is noninterest bearing. However, to reflect the time value of money, the liability recorded in the financial statements reflects future payments discounted at an imputed interest rate of 5.00%. Payments will be made in no more than two hundred and forty equal monthly installments beginning the first (1st) day of the third (3rd) month following the completion date or occupancy by the beneficiary, whichever comes first. The amount of funds to be repaid as of September 30, 2015 totals \$156,042. The amount due within one year totals \$12,004.

Future note payments are as follows:

Year Ending September 30:	Minimum Obligation
2016	12,004
2017	12,004
2018	12,004
2019	12,004
2020	12,004
2021-2025	60,019
2026-2028	36,004
Total minimum note payments	\$ 156,042
Less: amount representing interest	(46,421)
Present value of note payments	<u>\$ 109,621</u>

I. OPERATING LEASES

The Town leases copiers from Xerox, Kyocera, and Canon to provide equipment for the printing, copying, faxing, and scanning needs of the Town during daily operation. The total cost for the copier leases was \$7,978 for the year ended September 30, 2015. The Town also leases a postage machine from Pitney Bowes. The total cost for the postage machine lease was \$10,106 for the year ended September 30, 2015. The future minimum payments for these leases are as follows:

Year Ending September 30	Pitney	Xerox	Kyocera	Total
2016	3,800	2,352	1,266	7,418
2017	-	980	358	1,338
Total	<u>\$ 3,800</u>	<u>\$ 3,332</u>	<u>\$ 1,624</u>	<u>\$ 8,756</u>

J. PENSION PLAN

During FY2015, the Town implemented GASB Statement No. 68, "Accounting and Financial Reporting for Pensions". This statement is to improve accounting and financial reporting by state and local governments for pensions. It also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. This statement replaces the requirements of Statement No. 27, "Accounting for Pensions by State and Local Governmental Employers", as well as the requirements of Statement No. 50, "Pension Disclosures". The benefit plan impacted by GASB Statement No. 68 pertain to TMRS.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

J. PENSION PLAN (continued)

For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of TMRS and additions to/ deductions from TMRS's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

1. Plan Description

The Town provides pension benefits for all its eligible employees through a non-traditional, joint contributory, hybrid defined benefit plan administered by the Texas Municipal Retirement System ("TMRS"). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code ("TMRS Act") as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report ("CAFR") that can be obtained at www.tmr.com.

All eligible employees of the Town are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefits provisions are adopted by the Town Council, within the options available in the statute statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the town-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payment options. Member may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

Plan provisions for the Town were as follows:

	2015	2014
Employee Deposit Rate:	6%	6%
Matching Ratio (Town to Employee):	2-1	2-1
Years required for vesting	5 yrs	5 yrs
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20	60/5, 0/20
Updated Service Credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity Increase (to retirees)	70% of CPI Repeating	70% of CPI Repeating

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

J. PENSION PLAN

2. Benefits Provided (continued)

Employees covered by benefit terms:

At the December 31, 2014 valuation and measurement date, the following employees were covered by the benefit terms:

	Plan Year	
	2013	2014
Inactive employees or beneficiaries currently receiving benefits	12	13
Inactive employees entitled to but not yet receiving benefits	18	19
Active employees	28	31
	<u>58</u>	<u>63</u>

3. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the Town matching percentages are either 100%, 150%, or 200%, both as adopted by the Town Council. Under the state law governing TMRS, the contribution rate for each town is determined annually by the actuary, using the Entry Age Normal ("EAN") actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the Town were required to contribute 6.00% of their annual gross earnings during the fiscal year. Contribution rates for the Town were 13.42% and 12.94% in calendar years 2014 and 2015, respectively. The Town's contributions to TMRS for the fiscal year ended September 30, 2015 were \$212,989.

4. Net Pension Liability

The Town's Net Pension Liability ("NPL") was measured as of December 31, 2014, and the Total Pension Liability ("TPL") used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2014 actuarial valuation was determined using the following actuarial assumptions:

Inflation	3.0% per year
Overall payroll growth	3.50% to 12.00%, including inflation
Investment Rate of Return	7.0%, net of pension plan investment expense, including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Table, with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the Town, rates are multiplied by a factor of 96%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Disable Retiree Mortality Table is used, with slight adjustments.

Actuarial assumptions used in the December 31, 2014 valuations were based on the results of actuarial experience studies. The experience study in TMRS was for the period January 1, 2006 through December 31, 2009, first used in the December 10, 2010 valuation. Healthy post-retirement mortality rates and annuity purchase rates were updated based on a Mortality Experience Investigation Study covering 2009 through 2011, and dated December 31, 2013. These assumptions were first used in the December 31, 2013 valuation, along with a change to the EAN actuarial cost method. Assumptions are reviewed annually. No additional changes were made for the 2014 valuation.

The long-term expected rate of return on pension plan investment is 7.0%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

J. PENSION PLAN

4. Net Pension Liability (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Domestic Equity	17.5%	4.80%
International Equity	17.5%	6.05%
Core Fixed Income	30.0%	1.50%
Non-Core Fixed Income	10.0%	3.50%
Real Return	5.0%	1.75%
Real Estate	10.0%	5.25%
Absolute Return	5.0%	4.25%
Private Equity	5.0%	8.50%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Sensitivity of the net position liability to change in the discount rate

The following presents the net pension liability of the Town, calculated using the discount rate of 7.0%, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate:

	Current Single Rate Assumption	
1% Decrease 6.00%	7.00%	1% Increase 8.00%
\$ 1,313,748	\$ 578,275	\$ (6,090)

TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

J. PENSION PLAN

5. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2015, the Town recognized pension expense of \$118,149.

At September 30, 2015, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow of Resources	Deferred Inflow of Resources
Differences between expected and actual economic experience	\$ -	\$ 222,069
Changes in actuarial assumptions	-	-
Difference between projected and actual investment earnings	36,399	-
Contributions subsequent to the measurement date of December 31, 2014	158,487	-
	<u>\$ 194,886</u>	<u>222,069</u>

\$158,487 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the fiscal year ending September 30, 2015. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Net deferred outflows (inflows) of resources:	
December 31	
2015	\$ (57,770)
2016	(57,770)
2017	(57,770)
2018	(12,360)
2019	-
Thereafter	-
	<u>\$ (185,670)</u>

3. Group-term Life Insurance

The Town also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the TMRS known as the Supplemental Death Benefits Fund ("SDBF"). The Town elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The Town may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit", or OPEB.

The Town contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

The Town's contributions to the TMRS SDBF for the years ended 2015, 2014 and 2013 were \$2,796, \$2,011 and \$2,751, respectively, which equaled the required contributions for each year.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

K. HEALTH CARE COVERAGE

During the year ended September 30, 2015, employees of the Town were covered by a health insurance plan with Texas Municipal League Intergovernmental Employee Benefit Pool ("TMLIEBP"). The Town contributed \$492 per month per employee. Of this monthly amount, \$62.50 was credited to a Health Reimbursement Account ("HRA") for each employee. The monthly premium also included \$10,000 life insurance and accidental death and dismemberment ("AD&D") protection for each employee. The Town paid 100% of monthly premiums for full-time employees. The Town did not pay for dependent coverage; however, it is available to employees at their option and was paid through payroll deductions.

L. INSURANCE COVERAGE

In accordance with state statute, the Town was protected against unanticipated catastrophic individual or aggregate loss by stop-loss coverage carried through Texas Municipal League, a commercial insurer licensed or eligible to do business in Texas in accordance with the Texas Insurance Code. Stop-loss coverage was in effect for individual claims exceeding \$125,000 and for aggregate loss. According to the latest actuarial opinion dated October 1, 2014, the unfunded claim benefit obligation included no reported claims that were unpaid and no estimated claims incurred, but not reported.

M. RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts, theft, damage or destruction of assets, errors and omissions, injuries to employees, and natural disasters. The Town had general liability coverage at a cost that is considered to be economically justifiable by joining together with other governmental entities in the State as a member of the Texas Municipal League Intergovernmental Risk Pool ("TML"). TML is a self-funded pool operating as a common risk management and insurance program. The Town pays an annual premium to TML for its above insurance coverage. The agreement for the formation of TML provides that TML will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of acceptable risk levels; however, each category has its own level of reinsurance. The Town continues to carry commercial insurance for other risks of loss. There were no significant reductions in commercial insurance coverage in the past fiscal year and settled claims resulting from these risks have not exceeded coverage in any of the past three fiscal years.

N. COMMITMENTS

The Town entered into an agreement with VCZ Development, LLC ("Developer") on May 26, 2011. The Town Agreed to advance the sum of \$180,000 as a temporary construction and development loan to the Developer, with a maximum term of five years at an interest rate equal to the Mid Term Applicable Federal Rate in effect on the effective date of the Agreement. The loan will be repaid in equal annual installments of principal and accrued interest on the unpaid balance, with the first payment due one year from date of execution of the deed of trust. As of September 30, 2015 project is complete and no amount will be loaned under the agreement.

O. LITIGATION

The Town is a party to various legal proceedings arising in the ordinary course of its operations. Management believe that the Town has adequate legal defenses and/or insurance coverage respecting each of these actions. The Town was in a lawsuit filed against the Town in 2009 alleging that the Town had breached the terms of settlement of a previous case. The court awarded attorney's fees and costs to the plaintiff, which the Town paid.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

P. ADDITIONAL WATER AND SEWER INFORMATION

The following information is included at the request of the Texas Water Development Board for the year under audit. Water Accountability Report:

Gallons Purchased	595,071,000
Gallons Billed	478,107,600

The Town secures its water supply and sewer services from the North Texas Municipal Water District ("District"), a district authorized by the Texas Constitution, Article XVI, Section 59, created by the Texas Legislature, Article 8280-141; and authorized to act by the confirming vote of the majority of the qualified voters in each of the cities comprising the District. The District has police, taxation, and eminent domain power and is authorized to issue revenue and/or tax bonds upon approval by the Attorney General of the State of Texas and functions as a political subdivision of the State of Texas independent of the Town. The District is governed by a 17-member board ("Board"). The Board has full power and discretion to establish its budget and to set the rates for the services it provides by contract with its member cities and customers. The Board is empowered by statute and contract, or otherwise permitted by law, to discontinue a facility or service in order to prevent an abuse or to enforce payment of an unpaid charge, fee or rental due to the District. Because of these factors, the District is not included in the Town's basic financial statements.

The Town purchases its water from the North Texas Municipal Water District ("NTMWD"). Each year, NTMWD calculates the cost of water based upon the previous year's usage. The Town currently pays \$2.11 per thousand gallons for water with the total cost for this current fiscal year being \$1,206,269.

Q. TRANSFERS

Transfers between funds during the fiscal year were as follows:

<u>Funds</u>	<u>Transfers Out</u>	<u>Transfers In</u>	<u>Total</u>
General Fund	\$ (44,445)	\$ 774,715	\$ 730,270
Other Governmental Funds	(873,255)	44,709	(828,546)
Water and Sewer Funds	(530,224)	628,500	98,276
Total Major Funds	<u>\$ (1,447,924)</u>	<u>\$ 1,447,924</u>	<u>\$ -</u>

Transfers are used to 1) transfer debt service payments and 2) fund general administrative operations.

R. RELATED PARTY TRANSACTIONS

The Town's Finance Director is married to the owner of Digital Security Systems, a company which services the security system of the Town.

The Town entered into a promissory note agreement with the Town Manager in the amount of \$50,000 to be used for the purchase of, or down payment on, a residence within Sunnyvale's town limits. This note is secured with a lien by a deed of trust against the Town Manager's residence. Credit will be applied against the promissory note each year and this amount will be a part of the Town Manager's taxable earnings. This note will be paid in full within five years. In the current fiscal year, credit of \$9,397 was applied to the note and reported as taxable wages on the Town Manager's earnings.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

S. PRIOR PERIOD ADJUSTMENTS

Governmental Activities:

1,881,090	To record prior year additions to fixed assets
<u>(509,301)</u>	To record beginning balance of Net Pension Liability-GASB 68
<u>1,371,789</u>	

Business-type Activities:

2,348,047	To record prior year additions to fixed assets
<u>(126,851)</u>	To record beginning balance of Net Pension Liability-GASB 68
<u>2,221,196</u>	

T. SUBSEQUENT EVENTS

The Town has evaluated all events or transactions that occurred after September 30, 2015 up through March 4, 2016, the date the financial statements were available to be issued. During this period, management noted the following subsequent events requiring disclosure:

The Town entered into a lease purchase agreement with BOK Financial to purchase an ambulance and fire engine. This capital lease agreement was executed in December 2015 in the amount of \$591,554 and is budgeted as part of the vehicle replacement program.

U. SUNNYVALE 4A DEVELOPMENT CORPORATION

The 4A Economic Development Corporation ("4A") is financed with a voter approved one half of one percent sales tax to aid, promote and further the economic development within the Town. Under a contract between 4A and the Town, the Town provides financial services for 4A.

The citizens of the Town approved the decrease of 1/4 of one percent be allocated to the General Fund for maintenance and repairs of streets beginning in June 2015.

1. Stewardship, Compliance and Contractual Provisions

a. Finance-related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures", violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations.

<u>Violation</u>	<u>Action Taken</u>
4A expenditures exceeded budget	The over-budget of expenditures is covered by sufficient assigned fund balance for the final payment of the Ring Road project.

b. Deficit Fund Balance of Fund Net Position of Individual Funds

Following are funds having deficit fund balances or fund net position at fiscal year-end, if any along with remarks which address such deficits:

<u>Violation</u>	<u>Action Taken</u>
N/A	N/A

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

U. SUNNYVALE 4A DEVELOPMENT CORPORATION (continued)

2. Deposits and Investments

Cash Deposits

At September 30, 2015, the carrying amount of 4A's deposits (cash, certificates of deposit, and interest-bearing savings accounts included in temporary investments) was \$2,052,170 and the bank balance was \$2,072,731. 4A's cash deposits at September 30, 2015 and during the year ended September 30, 2015 were entirely covered by FDIC and pledged and pledged collateral held by 4A's agent bank in 4A's name.

Cash and investments as of September 30, 2015 consist of and are classified in the accompanying financial statements as follows:

Statement of net position:

4A Development Corporation	
Cash and Cash Equivalents	<u>\$ 2,052,170</u>

Investments

The Public Funds Investment Act ("Act") requires an annual audit of investment practices. Audit procedures in this area conducted as a part of the audit of the general purpose financial statements disclosed that in the areas of investment practices, management reports, and establishment of appropriate policies, the 4A adhered to the requirements of the Act.

3. Receivables

Accounts receivable at the end of the fiscal year is due from the Town in the amount of \$55,267 for collection of sales tax revenues. No allowance for uncollectible is calculated since there is minimal chance that the entire amount will not be collected.

4. Commitments

The 4A Development Corporation entered into an agreement with RKS Sunnyvale II Inc. ("Developer") on April 30, 2012. 4A agreed to reimburse the Developer an amount not to exceed the lesser of the following: (1) \$1,500,000, (2) the total cost spent for the construction of infrastructure improvements, or (3) fifty percent of the total cost spent for the construction of qualified expenditures for infrastructure improvements. The agreement will be effective until all obligations of the Developer and 4A have been performed in full, or until June 30, 2023, whichever is later; provided however, that if the obligations of the Developer have not been completed as of June 30, 2023, the terms of the agreement shall automatically be extended until June 30, 2027. \$326,139 was reimbursed during fiscal year 2015 and as of September 30, 2015, all payments to the Developer are complete.

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

U. SUNNYVALE 4A DEVELOPMENT CORPORATION (continued)

5. Capital Assets

Capital asset activity for the period ended September 30, 2015 was as follows:

	Beginning Balances	Transfers	Additions	Decreases	Ending Balances
4A Component Unit					
Capital assets, being depreciated:					
Machinery & Equipment	\$ 8,578	\$ -	\$ -	\$ -	\$ 8,578
Total capital assets being depreciated	<u>8,578</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,578</u>
Less accumulated depreciation for:					
Machinery & Equipment	(3,288)	-	(1,715)	-	(5,003)
Total accumulated depreciation	<u>(3,288)</u>	<u>-</u>	<u>(1,715)</u>	<u>-</u>	<u>(5,003)</u>
Total capital assets, being depreciated, net	<u>5,290</u>	<u>-</u>	<u>(1,715)</u>	<u>-</u>	<u>3,575</u>
4A component unit capital assets, net	<u>\$ 5,290</u>	<u>\$ -</u>	<u>\$ (1,715)</u>	<u>\$ -</u>	<u>\$ 3,575</u>

Depreciation expense was charged to functions/programs of the component unit as follows:

4A Community Service	<u>\$ 1,715</u>
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6. Long-term Obligations

The Sunnyvale 4A Development Corporation agreed to pay a portion of the Town's 2013 Refunding Bond by remitting to the Town from the receipts of local sales and use taxes received by 4A to pay a portion of the principal and interest on the bonds. 4A remitted \$44,674 to the Town during fiscal year 2015. The outstanding amount owed to the Town as of September 30, 2015 totaled \$531,474. Note payable requirements are as follows:

	Beginning Balance	Issued	Decrease	Ending Balance	Due Within One Year
Governmental Activities					
Note payable - Town	\$ 576,158	\$ -	\$ (44,673)	\$ 531,485	\$ 45,909
Total note payable	576,158	-	(44,673)	531,485	45,909
Net pension liability	-	16,715	-	16,715	-
Compensated absence	719	3,058	(3,058)	719	-
Total	<u>\$ 576,877</u>	<u>\$ 19,773</u>	<u>\$ (47,731)</u>	<u>\$ 548,919</u>	<u>\$ 45,909</u>

Debt service requirements are as follows:

Year ending Sept 30	Payment
2016	45,909
2017	49,927
2018	52,910
2019	34,998
2020	35,164
2021-2025	189,390
2026-2028	123,187
	<u>\$ 531,485</u>

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

U. SUNNYVALE 4A DEVELOPMENT CORPORATION

6. Long-term Obligations (continued)

Compensated absences represent the estimated liability for employees' accrued paid time off for which employees are entitled to be paid upon termination. Also, 4A employees were provided the same pension benefits through TMRS as the Town employees. See Note J for detailed disclosures of the pension plan and net pension liability.

7. Prior Period Adjustments

A prior period adjustment was made for 4A. Below is the detail of the transaction:

Governmental activities:

\$ (20,178) To record beginning balance of Net Pension Liability-GASB 68

8. Subsequent Events

4A has evaluated all events and transactions that occurred after September 30, 2015 up through March 4, 2016, the date the financial statements were available to be issued. During this time, management noted one item that requires disclosure: the acquisition of 13.92 acres in December 2015 to be used for economic development. The cost to purchase this property will be shared 50/50 by 4A and 4B.

V. SUNNYVALE 4B DEVELOPMENT CORPORATION

The 4B Development Corporation ("4B") is financed with a voter approved one half of one percent sales tax to promote and retain business development within the Town through enhancements and expansions of the local economy. Under a contract between 4B and the Town, the Town provides financial services for 4B.

1. Stewardship, Compliance and Contractual Provisions

a. Finance-related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures", violations of finance-related legal and contractual provisions, if any, are reported below, along with actions taken to address such violations.

<u>Violation</u>	<u>Action Taken</u>
N/A	N/A

b. Deficit Fund Balance of Fund Net Position of Individual Funds

Following are funds having deficit fund balances or fund net position at fiscal year-end, if any along with remarks which address such deficits:

<u>Violation</u>	<u>Action Taken</u>
N/A	N/A

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

V. SUNNYVALE 4B DEVELOPMENT CORPORATION

2. Deposits and Investments

Cash Deposits

At September 30, 2015, the carrying amount of the 4B Development Corporation's ("4B") deposits (cash, certificates of deposit and interest-bearing savings accounts included in temporary investments) was \$1,703,945 and the bank balance was \$1,704,507. 4B's cash deposits at September 30, 2015 and during the year ended September 30, 2015 were entirely covered by FDIC and pledged collateral held by 4B's agent bank in 4B's name.

Cash and investments as of September 30, 2015 consist of and are classified in the accompanying financial statements as follows:

Statement of net position:

4B Development Corporation	
Cash and cash equivalents	\$ 1,552,614
Restricted cash and cash equivalents	151,331
	<u>\$ 1,703,945</u>

In November 2014, the citizens of the Town approved one half of one percent additional sales tax to the 4B for economic development. This additional sales tax monies was collected during the fiscal year but no monies were spent.

Investments

The Public Funds Investment Act ("Act") requires an annual audit of investment practices. Audit procedures in this area conducted as a part of the audit of the general purpose financial statements disclosed that in the areas of investment practices, management reports, and establishment of appropriate policies, the 4B adhered to the requirements of the Act.

3. Receivables

Accounts receivable at the end of the fiscal year is due from the Town in the amount of \$110,408 for collection of sales tax revenues. No allowance for uncollectible is calculated since there is minimal chance that the entire amount will not be collected.

4. Compensated Absences

Compensated absences represent the estimated liability for employees' accrued paid time off for which employees are entitled to be paid upon termination. The detail of 4B's liability for compensated absences as of September 30, 2015 is as follows:

	Amounts Outstanding September 30 2014			Amounts Outstanding September 30 2015		Due Within One Year
	Issued	Retired				
Compensated absences	<u>\$ 3,803</u>	<u>\$ 7,181</u>	<u>\$ (7,181)</u>	<u>\$ 3,803</u>	<u>\$ -</u>	

**TOWN OF SUNNYVALE, TEXAS
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

V. SUNNYVALE 4B DEVELOPMENT CORPORATION (continued)

5. Net Pension Liability

4B employees were provided the same pension benefits through the TMRS as the Town employees. See Note J for detailed disclosures of the pension plan and net pension liability.

	Amounts Outstanding September 30 2014	Increase/ (Decrease)	Amounts Outstanding September 30 2015
Net pension liability	<u>\$ -</u>	<u>\$ 34,560</u>	<u>\$ 34,560</u>

6. Prior Period Adjustments

A prior period adjustment was made for 4B. Below is the detail of the transaction:

Governmental activities:

\$ (41,718) To record beginning balance of Net Pension Liability-GASB 68

7. Subsequent Events

4B has evaluated all events and transactions that occurred after September 30, 2015 up through March 4, 2016, the date the financial statements were available to be issued. During this time, management noted one item that requires disclosure: the acquisition of 13.92 acres in December 2015 to be used for economic development. The cost to purchase this property will be shared 50/50 by 4A and 4B.



REQUIRED SUPPLEMENTARY INFORMATION



**TOWN OF SUNNYVALE, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**SCHEDULE OF PENSION TRUST - TMRS FUNDING PROGRESS
LAST TWO FISCAL YEARS (UNAUDITED)**

Fiscal Year	Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Liability (AAL) -Unit Credit	(Over-funded)	Funded Percent	Covered Payroll	UAAL as Percent of Covered Payroll
				Actuarial Liability UAAL			
2014	12/31/2013	\$ 3,359,346	\$ 4,390,105	\$ 1,030,759	76.52%	\$ 1,340,708	76.88%
2015	12/31/2014	3,632,035	4,360,846	728,811	83.29%	1,406,983	51.80%

**SCHEDULE OF CONTRIBUTIONS
LAST TWO FISCAL YEARS (UNAUDITED)**

	12/31/2013	12/31/2014
Actuarially determined contribution	\$ 173,488	188,817
Contributions in relation to the actuarially determined contribution	\$ 173,488	188,817
Contributions deficiency (excess)	\$ -	\$ -
Covered employee payroll	\$ 1,340,708	1,406,983
Contributions as a percentage of covered employee payroll	13.42%	12.94%

NOTES TO SCHEDULE OF CONTRIBUTIONS

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	29 years
Asset Valuation Method	10-year smoothed market; 15% soft corridor
Inflation	3.00%
Salary Increases	3.50% to 12.00% including inflation
Investment Rate of Return	7.00%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2010 valuation pursuant to an experience study of the period 2005-2009
Mortality	RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB

Other Information:

Notes There were no benefit changes during the year.

Note: Years will continue to be added until there are 10 years for comparison

**TOWN OF SUNNYVALE, TEXAS
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**SCHEDULE OF CHANGES IN NET PENSION LIABILITY
AND RELATED RATIOS-TMRS**

	<u>12/31/2014</u>
Total pension liability	
Service cost	\$ 201,393
Interest (on the Total Pension Liability)	305,697
Changes of benefit terms	-
Difference between expected and actual experience	(288,939)
Change of assumptions	-
Benefit payments, including refunds of employee contributions	<u>(247,410)</u>
Net Change in Total Pension Liability	(29,259)
Total Pension Liability - Beginning	4,390,105
Total Pension Liability - Ending	<u>\$4,360,846</u>
Plan Fiduciary Net Position	
Contribution - employer	\$ 186,424
Contribution - employee	84,419
Net investment income	203,553
Benefit payments, including refunds of employee contributions	(247,410)
Administrative expense	(2,125)
Other	<u>(175)</u>
Net Change in Plan Fiduciary Net Position	224,686
Plan Fiduciary Net Position - Beginning	3,557,885
Plan Fiduciary Net Position - Ending	<u>\$3,782,571</u>
Net Pension Liability - Ending	\$ 578,275
Plan Fiduciary Net Position as a percentage of Total Pension Liability	86.74%
Covered employee payroll	\$ 1,406,983
Net Pension Liability as a percentage of covered employee payroll	41.10%

Note: Years will be added until there are 10 years of comparison

SUPPLEMENTARY INFORMATION

**TOWN OF SUNNYVALE, TEXAS
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2015**

	<u>Roadway Impact</u>	<u>Homestead Amenities</u>	<u>Special Revenue</u>
ASSETS			
Cash and Investments:			
Unrestricted	\$ -	\$ -	\$ -
Restricted	836,710	66,669	-
Receivables (net of allowances for uncollectible)	-	1,587	152,291
Total Assets	<u>836,710</u>	<u>68,256</u>	<u>152,291</u>
LIABILITIES			
Accounts Payable	-	-	-
Total Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES			
Restricted:			
Community services	-	-	-
Municipal court	-	-	152,291
Impact Fees	836,710	68,256	-
Assigned:			
Capital improvements	-	-	-
Unassigned	-	-	-
Total Fund Balances	<u>836,710</u>	<u>68,256</u>	<u>152,291</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 836,710</u>	<u>\$ 68,256</u>	<u>\$ 152,291</u>

PEG Capital	Tax Increment	Capital Projects	Total Other Governmental Funds
\$ -	\$ 2,000	\$ -	\$ 2,000
38,740	-	872,234	1,814,353
1,785	-	23,702	179,365
<u>40,525</u>	<u>2,000</u>	<u>895,936</u>	<u>1,995,718</u>
-	5,200	-	5,200
-	5,200	-	5,200
40,525	-	-	40,525
-	-	-	152,291
-	-	-	904,966
-	-	895,936	895,936
-	(3,200)	-	(3,200)
<u>40,525</u>	<u>(3,200)</u>	<u>895,936</u>	<u>1,990,518</u>
<u>\$ 40,525</u>	<u>\$ 2,000</u>	<u>\$ 895,936</u>	<u>\$ 1,995,718</u>

**TOWN OF SUNNYVALE, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
 CHANGES IN FUND BALANCE - NON-MAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	<u>Roadway Impact</u>	<u>Homestead Amenities</u>	<u>Special Revenue</u>	<u>PEG Capital</u>
REVENUE				
Miscellaneous	\$ -	\$ -	\$ -	\$ 11,694
Fines and forfeitures	-	-	21,773	-
Impact fees	99,696	1,587	-	-
Investment income	226	32	-	-
Total Revenues	<u>99,922</u>	<u>1,619</u>	<u>21,773</u>	<u>11,694</u>
EXPENDITURES				
Current:				
Public services and operations	8,187	-	19,828	-
Total Expenditures	<u>8,187</u>	<u>-</u>	<u>19,828</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	91,735	1,619	1,945	11,694
Other Revenues and Financing Sources (uses)				
Transfers In(Out)	-	(38,375)	-	-
Total Other Financing Sources (uses)	<u>-</u>	<u>(38,375)</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	91,735	(36,756)	1,945	11,694
Fund Balances/Equity, beginning of year	744,975	105,012	150,346	28,831
Fund Balances/Equity, end of year	<u>\$ 836,710</u>	<u>\$ 68,256</u>	<u>\$ 152,291</u>	<u>\$ 40,525</u>

<u>Tax Increment</u>	<u>Capital Projects</u>	<u>Total Other Governmental Funds</u>
\$ -	\$ 23,701	\$ 35,395
-	-	21,773
-	-	101,283
-	550	808
<u>-</u>	<u>24,251</u>	<u>159,259</u>
-	-	28,015
<u>-</u>	<u>-</u>	<u>28,015</u>
-	24,251	131,244
-	-	(38,375)
<u>-</u>	<u>-</u>	<u>(38,375)</u>
-	24,251	92,869
(3,200)	871,685	1,897,649
<u>\$ (3,200)</u>	<u>\$ 895,936</u>	<u>\$ 1,990,518</u>

TOWN OF SUNNYVALE, TEXAS
COMBINING BALANCE SHEET - COMPONENT UNITS
SEPTEMBER 30, 2015

	Sunnyvale 4A Development Corporation	Sunnyvale 4B Development Corporation	Total Component Units
ASSETS			
Cash and cash equivalents	\$ 2,052,170	\$ 1,552,614	\$ 3,604,784
Receivables (net of allowances for uncollectible)	55,267	110,408	165,675
Restricted - cash and cash equivalents	-	151,331	151,331
Total Assets	<u>2,107,437</u>	<u>1,814,353</u>	<u>3,921,790</u>
LIABILITIES			
Accounts payable	216	203	419
Total Liabilities	<u>216</u>	<u>203</u>	<u>419</u>
FUND BALANCE			
Restricted for:			
Economic development	-	151,331	151,331
Assigned for			
Infrastructure improvements	1,088,700	-	1,088,700
Unassigned	1,018,521	1,662,819	2,681,340
Total Fund Balance	<u>2,107,221</u>	<u>1,814,150</u>	<u>3,921,371</u>
Total Liabilities and Fund Balance	<u>\$ 2,107,437</u>	<u>\$ 1,814,353</u>	<u>\$ 3,921,790</u>

**TOWN OF SUNNYVALE, TEXAS
RECONCILIATION OF THE COMBINING BALANCE SHEET - COMPONENT UNITS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2015**

Total fund balance - component units	\$ 3,921,371
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	8,578
Accumulated depreciation is not included in the governmental fund financial statements	(5,003)
Notes payable are not due and payable in the current period and; therefore, are not reported in the funds.	(531,485)
Net pension liability is not due and payable in the current period and, therefore, is not reported in the fund financial statements.	(51,275)
Deferred inflow/outflow represent an acquisition of net position that applied to future periods. The amount is unavailable and deferred at the fund level but recognized in the governmental activities.	(2,211)
Compensated absences recorded as governmental liabilities in prior years were transferred to component unit in the current year. Compensated absences are not due and payable in the current period and; therefore, are not reported in the funds	(4,522)
Net position of component units - statement of net position	<u><u>\$ 3,335,453</u></u>

TOWN OF SUNNYVALE, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - COMPONENT UNITS
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Sunnyvale 4A Development Corporation	Sunnyvale 4B Development Corporation	Total Component Units
REVENUE			
Sales tax collected	\$ 461,423	\$ 612,755	\$ 1,074,178
Total Revenues	<u>461,423</u>	<u>612,755</u>	<u>1,074,178</u>
EXPENDITURES			
Current operating:			
Personnel services	72,138	133,807	205,945
Supplies and materials	2,118	7,180	9,298
Contractual services	408,617	50,894	459,511
Intergovernmental	12,000	139,562	151,562
Debt Service:			
Principal retirement	44,674	-	44,674
Total Expenditures	<u>539,547</u>	<u>331,443</u>	<u>870,990</u>
Excess (deficiency) of revenues over (under) expenditures	(78,124)	281,312	203,188
Other Revenues and Financing Sources (uses)			
Investment income	723	258	981
Total Other Financing Sources (uses)	<u>723</u>	<u>258</u>	<u>981</u>
Net Change in Fund Balances	(77,401)	281,570	204,169
Fund Balances/Equity, October 1	2,184,622	1,532,580	3,717,202
Fund Balances/Equity, September 30	<u>\$ 2,107,221</u>	<u>\$ 1,814,150</u>	<u>\$ 3,921,371</u>

**TOWN OF SUNNYVALE, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF COMPONENT UNITS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

Net change in fund balances - component units	\$ 204,169
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation is not recognized as an expense in the governmental funds since it does not require the use of current financial resources.	(1,715)
Current year long-term debt payments are expenditures in the fund financial statements but are shown as a reduction in long-term debt in the government-wide financial statements.	44,674
Expenses in the statement of revenues, expenditures and changes in fund balances that are not recognized as expenses in the statement of activities.	8,409
Change in net position of component units - statement of activities	<u><u>\$ 255,537</u></u>

**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET TO ACTUAL - 4A DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget - Positive (Negative)
REVENUE				
Sales tax collected	\$ 570,000	\$ 446,759	\$ 461,423	\$ 14,664
Total Revenues	<u>570,000</u>	<u>446,759</u>	<u>461,423</u>	<u>14,664</u>
EXPENDITURES				
Current operating:				
Personnel services	87,943	87,943	72,138	15,805
Supplies and materials	9,250	9,250	2,118	7,132
Contractual services	7,500	7,500	408,617	(401,117)
Intergovernmental	12,000	12,000	12,000	-
Debt Service:				
Principal retirement	44,674	44,674	44,674	-
Total Expenditures	<u>161,367</u>	<u>161,367</u>	<u>539,547</u>	<u>(378,180)</u>
Excess (deficiency) of revenues over(under) expenditures	408,633	285,392	(78,124)	(363,516)
Other Revenues and Financing Sources (uses)				
Interest Income	750	750	723	(27)
Total Other Financing Sources (uses)	<u>750</u>	<u>750</u>	<u>723</u>	<u>(27)</u>
Net Change in Fund Balances	409,383	286,142	(77,401)	(363,543)
Fund Balances/Equity, beginning of year	<u>2,184,622</u>	<u>2,184,622</u>	<u>2,184,622</u>	
Fund Balances/Equity, end of year	<u>\$ 2,594,005</u>	<u>\$ 2,470,764</u>	<u>\$2,107,221</u>	

**TOWN OF SUNNYVALE, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE - BUDGET TO ACTUAL - 4B DEVELOPMENT CORPORATION
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUE				
Sales tax collected	\$ 570,000	\$ 570,000	\$ 612,755	\$ 42,755
Total Revenues	<u>570,000</u>	<u>570,000</u>	<u>612,755</u>	<u>42,755</u>
EXPENDITURES				
Current operating:				
Personnel services	140,112	140,112	133,807	6,305
Supplies and materials	10,300	15,000	7,180	7,820
Contractual services	60,000	205,000	50,894	154,106
Maintenance and repairs	150,000	50,000	-	50,000
Intergovernmental	80,000	80,000	139,562	(59,562)
Capital outlay	1,010,000	527,545	-	527,545
Total Expenditures	<u>1,450,412</u>	<u>1,017,657</u>	<u>331,443</u>	<u>686,214</u>
Excess (deficiency) of revenues over(under) expenditures	(880,412)	(447,657)	281,312	728,969
Other Revenues and Financing Sources (uses)				
Interest Income	600	600	258	(342)
Total Other Financing Sources (uses)	<u>600</u>	<u>600</u>	<u>258</u>	<u>(342)</u>
Net Change in Fund Balances	(879,812)	(447,057)	281,570	728,627
Fund Balances/Equity, beginning of year	1,532,580	1,532,580	1,532,580	
Fund Balances/Equity, end of year	<u>\$ 652,768</u>	<u>\$ 1,085,523</u>	<u>\$ 1,814,150</u>	



STATISTICAL SECTION (UNAUDITED)



STATISTICAL SECTION (unaudited)

This part of the Town of Sunnyvale's Comprehensive Annual Financial Report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures, and required supplementary information says about the Town's overall financial health.

<u>Contents</u>	<u>Table #s</u>
<p>Financial Trends These tables contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.</p>	1,2,3,4,5
<p>Revenue Capacity These tables contain information to help the reader assess the Town's two most significant local revenue sources, property and sales taxes.</p>	6,7,8,9
<p>Debt Capacity These tables present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.</p>	10,11,12,13,14
<p>Economic and Demographic Information These tables offer economic and demographic indicators to help the reader understand the environment within which the Town's financial activities take place.</p>	15,16
<p>Operating Information These tables contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.</p>	17,18,19

Source: Unless otherwise noted, the information in these tables is derived from the Annual Financial Reports for the relevant year.



TOWN OF SUNNYVALE, TX
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
 (accrual basis of accounting)
 (unaudited)

Table 1

	FISCAL YEAR				
	2006	2007	2008	2009	2010
Governmental activities					
Net investment in capital assets	\$ 6,027,546	\$ 5,505,808	\$ 1,385,649	\$ 3,372,667	\$ 3,748,238
Restricted	2,783,223	3,492,062	3,590,976	3,732,321	3,562,718
Unrestricted	842,963	915,181	3,969,294	1,941,907	2,283,507
Total governmental activities net position	<u>9,653,732</u>	<u>9,913,051</u>	<u>8,945,919</u>	<u>9,046,895</u>	<u>9,594,463</u>
Business-type activities					
Net investment in capital assets	6,914,898	7,358,097	4,106,496	7,903,466	8,101,933
Restricted	12,915	50,700	1,230,666	1,271,531	1,271,531
Unrestricted	112,070	(453,395)	2,419,529	(68,355)	168,312
Total business-type activities net position	<u>7,039,883</u>	<u>6,955,402</u>	<u>7,756,691</u>	<u>9,106,642</u>	<u>9,541,776</u>
Primary government					
Net investment in capital assets	12,942,444	12,863,905	5,492,145	11,276,133	11,850,171
Restricted	2,796,138	3,542,762	4,821,642	5,003,852	4,834,249
Unrestricted	955,033	461,786	6,388,823	1,873,552	2,451,819
Total primary government net position	<u>\$ 16,693,615</u>	<u>\$ 16,868,453</u>	<u>\$ 16,702,610</u>	<u>\$ 18,153,537</u>	<u>\$ 19,136,239</u>

	FISCAL YEAR				
	2011	2012	2013	2014	2015
Governmental activities					
Net investment in capital assets	\$ 4,496,865	\$ 4,805,132	\$ 4,956,375	\$ 5,533,170	\$ 9,192,257
Restricted	4,255,040	1,546,831	1,851,519	1,237,407	1,480,724
Unrestricted	2,550,808	2,645,673	2,332,178	5,072,122	5,063,645
Total governmental activities net position	<u>11,302,713</u>	<u>8,997,636</u>	<u>9,140,072</u>	<u>11,842,699</u>	<u>15,736,626</u>
Business-type activities					
Net investment in capital assets	7,741,287	12,482,792	8,412,549	8,638,647	14,404,813
Restricted	1,065,607	1,072,987	1,098,608	1,793,193	1,744,554
Unrestricted	1,035,517	(3,287,776)	1,359,897	1,090,014	520,468
Total business-type activities net position	<u>9,842,411</u>	<u>10,268,003</u>	<u>10,871,054</u>	<u>11,521,854</u>	<u>16,669,835</u>
Primary government					
Net investment in capital assets	12,238,152	17,287,924	13,368,924	14,171,817	23,597,070
Restricted	5,320,647	2,619,818	2,950,127	3,030,600	3,225,278
Unrestricted	3,586,325	(642,103)	3,692,075	6,162,136	5,584,113
Total primary government net position	<u>\$ 21,145,124</u>	<u>\$ 19,265,639</u>	<u>\$ 20,011,126</u>	<u>\$ 23,364,553</u>	<u>\$ 32,406,461</u>

TOWN OF SUNNYVALE, TX
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)
(unaudited)

	FISCAL YEAR				
	2006	2007	2008	2009	2010
EXPENSES					
Governmental activities:					
General government	\$ 1,820,857	\$ 1,781,429	\$ 1,683,622	\$ 1,305,921	\$ 1,436,272
Public Safety	1,484,187	1,590,382	1,514,610	1,883,403	1,920,850
Public Services and Operations	986,947	1,447,173	1,498,939	1,460,763	1,348,711
Public Works	-	-	-	-	-
Parks and Recreation	33,595	39,703	86,901	594,466	935,833
Library	-	-	-	-	-
Interest on long-term debt	83,077	79,365	75,446	230,136	225,028
Total governmental activities expenses	<u>4,408,663</u>	<u>4,938,052</u>	<u>4,859,518</u>	<u>5,474,689</u>	<u>5,866,694</u>
Business-type activities:					
Utilities	2,110,144	1,977,875	2,307,454	2,467,260	2,562,480
Total business-type activities expenses	<u>2,110,144</u>	<u>1,977,875</u>	<u>2,307,454</u>	<u>2,467,260</u>	<u>2,562,480</u>
Total primary government expenses	<u>6,518,807</u>	<u>6,915,927</u>	<u>7,166,972</u>	<u>7,941,949</u>	<u>8,429,174</u>
PROGRAM REVENUES					
Governmental activities:					
Charge for services:					
General government	9,963	7,472	12,454	141,938	126,133
Public Safety	354,062	290,462	334,643	475,524	522,244
Public Services and Operations	1,426	1,666	2,751	53,844	28,310
Public Works	252,638	327,531	213,491	-	-
Parks and Cultural	-	-	-	-	-
Operating grants and contributions	-	174,935	-	294,444	194,441
Capital grants and contributions	-	-	-	-	416,512
Total governmental activities program revenues	<u>618,089</u>	<u>802,066</u>	<u>563,339</u>	<u>965,750</u>	<u>1,287,640</u>
Business-type activities:					
Charge for services:					
Utilities	1,944,904	1,806,709	2,701,658	2,659,023	3,010,925
Capital grants and contributions	-	-	-	220,554	-
Total business-type activities program revenues	<u>1,944,904</u>	<u>1,806,709</u>	<u>2,701,658</u>	<u>2,879,577</u>	<u>3,010,925</u>
Total primary government program revenues	<u>2,562,993</u>	<u>2,608,775</u>	<u>3,264,997</u>	<u>3,845,327</u>	<u>4,298,565</u>
NET (EXPENSE)/REVENUE					
Governmental activities	(3,790,574)	(4,135,986)	(4,296,179)	(4,508,939)	(4,579,054)
Business-type activities	(165,240)	(171,166)	394,204	412,317	448,445
Total primary government program net expenses	<u>\$ (3,955,814)</u>	<u>\$ (4,307,152)</u>	<u>\$ (3,901,975)</u>	<u>\$ (4,096,622)</u>	<u>\$ (4,130,609)</u>

Table 2

FISCAL YEAR				
2011	2012	2013	2014	2015
\$ 1,594,165	\$ 1,626,724	\$ 1,458,993	\$ 1,043,470	\$ 1,052,425
1,967,396	1,954,257	1,900,606	1,906,497	2,367,607
1,399,123	1,048,309	1,979,301	821,386	816,091
-	-	-	394,480	595,851
460,552	510,051	305,228	428,745	509,635
-	-	-	142,695	142,545
213,247	203,199	228,506	88,808	103,540
<u>5,634,483</u>	<u>5,342,540</u>	<u>5,872,634</u>	<u>4,826,081</u>	<u>5,587,694</u>
<u>2,873,770</u>	<u>2,979,588</u>	<u>2,946,655</u>	<u>3,374,140</u>	<u>3,663,328</u>
<u>2,873,770</u>	<u>2,979,588</u>	<u>2,946,655</u>	<u>3,374,140</u>	<u>3,663,328</u>
<u>8,508,253</u>	<u>8,322,128</u>	<u>8,819,289</u>	<u>8,200,221</u>	<u>9,251,022</u>
132,788	247,301	109,181	418,776	105,332
556,500	580,392	448,154	778,203	109,281
39,689	61,626	25,581	-	296,036
-	-	-	-	101,283
-	-	-	3,135	4,197
208,401	14,678	202,144	507,878	118,384
264,336	45,733	230,901	-	1,524,366
<u>1,201,714</u>	<u>949,730</u>	<u>1,015,961</u>	<u>1,707,992</u>	<u>2,258,879</u>
3,402,567	3,310,713	3,330,492	3,825,951	4,249,639
-	-	15,000	-	2,239,086
<u>3,402,567</u>	<u>3,310,713</u>	<u>3,345,492</u>	<u>3,825,951</u>	<u>6,488,725</u>
<u>4,604,281</u>	<u>4,260,443</u>	<u>4,361,453</u>	<u>5,533,943</u>	<u>8,747,604</u>
(4,432,769)	(4,392,810)	(4,856,673)	(3,118,089)	(3,328,815)
528,797	331,125	398,837	451,811	2,825,397
<u>\$ (3,903,972)</u>	<u>\$ (4,061,685)</u>	<u>\$ (4,457,836)</u>	<u>\$ (2,666,278)</u>	<u>\$ (503,418)</u>

(continued)

TOWN OF SUNNYVALE, TX
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	FISCAL YEAR				
	2006	2007	2008	2009	2010
GENERAL REVENUES AND OTHER					
CHANGES IN NET POSITION					
Governmental activities:					
Taxes:					
Property tax	\$ 1,805,054	\$ 2,051,295	\$ 2,204,117	\$ 2,470,096	\$ 2,885,750
Sales tax	1,664,981	1,646,523	2,035,788	1,749,084	1,330,813
Franchise tax	748,818	729,630	870,728	987,491	814,312
Alcoholic Beverage Tax	5,999	2,772	5,692	6,085	1,437
Investment Income	86,860	69,842	144,507	64,556	19,882
Miscellaneous	79,451	192,374	262,046	39,239	49,428
Transfers	(264,396)	(74,801)	-	(706,636)	25,000
Total governmental activities	<u>4,126,767</u>	<u>4,617,635</u>	<u>5,522,878</u>	<u>4,609,915</u>	<u>5,126,622</u>
Business-type activities:					
Investment Income	20,686	11,884	47,229	23,314	11,689
Transfers	264,396	74,801	-	706,636	(25,000)
Total business-type activities	<u>285,082</u>	<u>86,685</u>	<u>47,229</u>	<u>729,950</u>	<u>(13,311)</u>
Total primary government	<u>4,411,849</u>	<u>4,704,320</u>	<u>5,570,107</u>	<u>5,339,865</u>	<u>5,113,311</u>
CHANGE IN NET POSITION					
Governmental activities	336,193	481,649	1,226,699	100,976	547,568
Business-type activities	119,842	(84,481)	441,433	1,142,267	435,134
Total primary government	<u>\$ 456,035</u>	<u>\$ 397,168</u>	<u>\$ 1,668,132</u>	<u>\$ 1,243,243</u>	<u>\$ 982,702</u>

Table 2
(continued)

FISCAL YEAR				
2011	2012	2013	2014	2015
\$ 2,906,223	\$ 3,017,460	\$ 3,061,437	\$ 3,309,754	\$ 3,314,131
1,665,837	2,007,188	1,172,287	1,130,663	1,376,840
914,799	903,025	940,189	986,539	1,205,928
-	-	-	-	-
17,623	11,262	3,167	1,343	1,085
349,539	12,583	20,229	12,870	51,245
286,923	(214,788)	(198,200)	(196,611)	(98,276)
<u>6,140,944</u>	<u>5,736,730</u>	<u>4,999,109</u>	<u>5,244,558</u>	<u>5,850,953</u>
18,123	4,923	6,014	2,381	3,112
(286,923)	214,788	198,200	196,611	98,276
<u>(268,800)</u>	<u>219,711</u>	<u>204,214</u>	<u>198,992</u>	<u>101,388</u>
<u>5,872,144</u>	<u>5,956,441</u>	<u>5,203,323</u>	<u>5,443,550</u>	<u>5,952,341</u>
1,708,175	1,343,920	142,436	2,126,469	2,522,138
259,997	550,836	603,051	650,803	2,926,785
<u>\$ 1,968,172</u>	<u>\$ 1,894,756</u>	<u>\$ 745,487</u>	<u>\$ 2,777,272</u>	<u>\$ 5,448,923</u>

TOWN OF SUNNYVALE, TX
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
 (accrual basis of accounting)
 (unaudited)

Table 3

<u>Fiscal Year</u>	<u>Property Tax</u>	<u>Sales Tax</u>	<u>Franchise Tax</u>	<u>Alcoholic Beverage Tax</u>	<u>Total</u>
2006	\$ 1,805,054	\$ 894,629	\$ 748,818	\$ 5,999	\$ 3,454,500
2007	2,051,295	823,262	729,630	2,772	3,606,959
2008	2,204,117	1,017,894	870,728	5,692	4,098,431
2009	2,470,096	874,542	987,491	6,085	4,338,214
2010	2,885,750	665,407	814,312	1,437	4,366,906
2011	2,906,223	832,915	914,799	-	4,653,937
2012	3,017,460	1,003,594	903,025	-	4,924,079
2013	3,061,437	1,172,287	940,189	-	5,173,913
2014	3,309,754	1,130,663	986,539	-	5,426,956
2015	3,314,131	1,376,840	1,205,928	-	5,896,899

TOWN OF SUNNYVALE, TX
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(unaudited)

Table 4

	FISCAL YEAR				
	2006	2007	2008	2009	2010
General Fund					
Restricted	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Unassigned	1,039,933	802,641	717,774	1,273,986	1,592,652
Total General Fund	<u>1,039,933</u>	<u>802,641</u>	<u>717,774</u>	<u>1,273,986</u>	<u>1,617,652</u>

All other governmental funds					
Restricted for:					
Debt service	67,157	92,378	1,424,804	69,013	78,509
Assigned for:					
Capital improvements	3,064,563	3,552,147	4,089,041	5,314,049	5,106,889
Total all other governmental funds	<u>\$ 3,131,720</u>	<u>\$ 3,644,525</u>	<u>\$ 5,513,845</u>	<u>\$ 5,383,062</u>	<u>\$ 5,185,398</u>

	FISCAL YEAR				
	2011	2012	2013	2014	2015
General Fund					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ 40,603
Restricted	25,000	25,000	25,000	-	151,331
Assigned	298,759	171,824	163,548	389,608	735,335
Unassigned	1,748,156	2,521,642	3,064,242	4,095,036	4,247,916
Total General Fund	<u>2,071,915</u>	<u>2,718,466</u>	<u>3,252,790</u>	<u>4,484,644</u>	<u>5,175,185</u>

All other governmental funds					
Restricted for:					
General Use	-	8,456	-	-	-
Court use	34,192	41,689	109,568	150,346	112,448
Capital improvements	1,474,783	1,524,500	1,540,879	-	-
Debt Service	72,645	90,463	158,605	208,243	231,611
Community development	-	2,508,190	17,467	28,831	80,368
Impact fees	-	-	-	849,987	904,966
Assigned for:					
Police	4,061	67,494	-	-	-
Capital improvements	4,011,877	1,787,461	-	871,685	895,936
Community services	-	36,560	36,560	-	-
Unassigned	-	-	(4,027)	(3,200)	(3,200)
Total all other governmental funds	<u>\$ 5,597,558</u>	<u>\$ 6,064,813</u>	<u>\$ 1,859,052</u>	<u>\$ 2,105,892</u>	<u>\$ 2,222,129</u>

TOWN OF SUNNYVALE, TX
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)
(unaudited)

	FISCAL YEAR				
	2006	2007	2008	2009	2010
REVENUES					
Taxes:					
Property taxes	\$ 1,824,028	\$ 2,029,569	\$ 2,209,435	\$ 2,422,829	\$ 2,864,377
Sales tax	1,664,980	1,646,524	2,035,788	1,749,084	1,330,813
Franchise Fees	754,818	732,401	876,420	987,491	814,312
Alcoholic Beverage Tax	-	-	-	6,085	1,437
Licenses and Permits	292,269	368,831	271,166	129,484	116,133
Fines and Forfeitures	318,122	250,774	292,173	426,629	462,136
Charge for Current Services	-	-	-	115,193	98,419
Impact Fees	-	-	-	-	-
Grants	-	174,935	-	-	-
Donations	-	-	-	2,200	33,900
Investment Income	86,860	69,842	144,507	64,556	19,882
Intergovernmental	-	-	-	292,244	519,693
Miscellaneous	87,469	199,900	262,046	59,335	49,428
Total Revenues	<u>5,028,546</u>	<u>5,472,776</u>	<u>6,091,535</u>	<u>6,255,130</u>	<u>6,310,530</u>
EXPENDITURES					
General government	1,717,029	1,749,703	1,426,021	1,075,036	1,577,806
Public Safety	1,424,039	1,517,959	1,514,610	1,862,683	1,871,816
Public Works	-	-	-	-	-
Parks and Recreational	-	-	-	-	-
Public Services and Operations**	894,529	1,402,931	1,498,939	1,949,887	2,241,941
Library	-	-	-	-	-
Capital Outlay	147,025	121,569	3,647,066	-	-
Debt Service					
Principal Retirement	130,000	140,000	145,000	200,000	275,764
Interest and other charges	83,077	79,365	75,446	224,823	222,201
Bond issuance costs	-	-	-	-	-
Total Expenditures	<u>4,395,699</u>	<u>5,011,527</u>	<u>8,307,082</u>	<u>5,312,429</u>	<u>6,189,528</u>
Excess (deficiency) of revenues over (under) expenditures	632,847	461,249	(2,215,547)	942,701	121,002
OTHER FINANCING SOURCES (USES):					
Transfers	(80,041)	-	(550,585)	(52,893)	173,320
Gain on sale of assets	-	-	-	-	-
Issuance of Tax Note	-	-	-	-	-
Issuance of Certificates of Obligation	-	-	4,000,000	-	-
Total other financing sources (uses)	<u>(80,041)</u>	<u>-</u>	<u>3,449,415</u>	<u>(52,893)</u>	<u>173,320</u>
NET CHANGE IN FUND BALANCES	<u>\$ 552,806</u>	<u>\$ 461,249</u>	<u>\$ 1,233,868</u>	<u>\$ 889,808</u>	<u>\$ 294,322</u>
Debt service as a percentage of noncapital expenditures	<u>5.02%</u>	<u>4.49%</u>	<u>4.73%</u>	<u>8.00%</u>	<u>8.05%</u>

* Refunding bond in fiscal year 2013.

** Public Services and Operations includes Community Development, Library, and Parks and Streets for years 2005-2013.

Table 5

FISCAL YEAR				
2011	2012	2013	2014	2015
\$ 2,814,655	\$ 3,078,063	\$ 3,153,354	\$ 3,269,744	\$ 3,400,741
1,665,838	2,007,188	1,172,287	1,130,663	1,376,840
914,799	903,025	940,189	986,539	1,205,928
-	-	-	-	-
132,788	247,301	109,181	334,239	163,582
508,964	531,767	397,035	616,098	299,291
87,225	110,251	76,700	32,713	44,415
-	-	-	217,064	101,283
-	-	-	10,383	-
6,600	10,890	181,130	-	687
17,623	11,262	3,167	1,343	1,085
466,474	67,234	36,774	492,973	195,389
353,518	12,583	20,229	12,870	51,245
<u>6,968,484</u>	<u>6,979,564</u>	<u>6,090,046</u>	<u>7,104,629</u>	<u>6,840,486</u>
1,749,208	1,554,890	1,365,401	949,165	930,884
1,991,589	1,918,488	1,922,274	1,821,954	2,259,340
-	-	-	311,230	444,662
-	-	-	358,761	438,869
1,876,671	1,681,729	2,161,178	821,385	836,325
-	-	-	142,695	146,395
-	-	-	541,695	1,095,256
265,000	295,000	4,805,000 *	380,000	450,000
210,757	200,863	173,120	102,439	103,540
-	-	73,452	-	23,041
<u>6,093,225</u>	<u>5,650,970</u>	<u>10,500,425</u>	<u>5,429,324</u>	<u>6,728,312</u>
875,259	1,328,594	(4,410,379)	1,675,305	112,174
121,188	149,520	25,000	(196,611)	(98,276)
-	-	-	-	7,880
-	-	-	-	785,000
-	-	4,549,032 *	-	-
<u>121,188</u>	<u>149,520</u>	<u>4,574,032</u>	<u>(196,611)</u>	<u>694,604</u>
<u>\$ 996,447</u>	<u>\$ 1,478,114</u>	<u>\$ 163,653</u>	<u>\$ 1,478,694</u>	<u>\$ 806,778</u>
<u>7.81%</u>	<u>8.77%</u>	<u>7.21%</u>	<u>9.87%</u>	<u>9.83%</u>

TOWN OF SUNNYVALE, TX
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(unaudited)

Table 6

Fiscal Year Ended Sept. 30	Estimated Actual Value		Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Total Taxable Assessed Value Inc / (Dec)
	Real Property	Personal Property				
2006	\$ 485,725,200	\$ 86,734,180	\$ 120,741,111	\$ 451,718,269	0.37997	6.21%
2007	555,902,160	141,665,600	157,933,876	539,633,884	0.37997	16.29%
2008	608,574,940	146,837,690	183,614,707	571,797,923	0.37997	5.63%
2009	694,308,390	172,737,840	204,099,250	662,946,980	0.37796	13.75%
2010	745,473,070	207,664,100	235,483,988	717,653,182	0.40796	7.62%
2011	792,081,080	196,648,770	260,331,798	728,398,052	0.40796	1.48%
2012	802,789,310	208,338,430	242,170,205	768,957,535	0.40796	5.27%
2013	809,693,090	199,622,700	260,261,093	749,054,697	0.40796	-2.66%
2014	856,130,210	232,716,580	283,769,366	805,077,424	0.40796	6.96%
2015	888,189,540	218,121,640	274,631,565	831,679,615	0.40796	3.20%
					Avg	6.38%

Source: Town Administration Office.

Note: Property is reassessed annually. Property is assessed actual value; therefore, the assessed values are equal to actual value.
Tax rates are per \$100 of assessed value.

Residential: includes single family, vacant lots, acreage, farm and ranch

Commercial: includes real property, industrial and utilities

**TOWN OF SUNNYVALE, TX
PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(PER \$100 OF ASSESSED VALUE)
(unaudited)**

Table 7

Fiscal Year Ended Sept. 30	Town Direct Rates			Overlapping Rates *		Total Direct and Overlapping Rates
	Operating/ General Rate	General Obligation Debt Service	Total Direct	Sunnyvale Independent School District	Dallas County	
2006	0.3346	0.0454	0.3800	1.6659	0.2139	2.2598
2007	0.3346	0.0454	0.3800	1.5191	0.2139	2.1130
2008	0.3417	0.0383	0.3800	1.3801	0.2281	1.9882
2009	0.3448	0.0332	0.3780	1.3700	0.2281	1.9761
2010	0.3536	0.0544	0.4080	1.3600	0.2281	1.9961
2011	0.3530	0.0550	0.4080	1.3510	0.2431	2.0021
2012	0.3230	0.0850	0.4080	1.4100	0.2431	2.0611
2013	0.3074	0.1006	0.4080	1.4100	0.2431	2.0611
2014	0.3177	0.0902	0.4080	1.4100	0.2431	2.0611
2015	0.3368	0.0712	0.4080	1.4100	0.2431	2.0611

Source: Town Administration Office and Dallas Central Appraisal District

*Overlapping rates are those of local and county governments that apply to property owners within the Town of Sunnyvale, Texas.

TOWN OF SUNNYVALE, TX
 PRINCIPAL PROPERTY TAXPAYERS
 CURRENT YEAR AND TEN YEARS AGO
 (unaudited)

Table 8

Taxpayer	2015 ¹			2006 ²		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
AMERICAN MARAZZI TILE INC	\$ 28,976,717	1	3.48%			
SABRA TEXAS PROPERTIES LP	25,449,484	2	3.06%			
HOMATEX LP	15,720,060	3	1.89%			
MILLARD REFRIGERATED SERVICES	12,718,595	4	1.53%			
DAL TILE CORPORATION	12,134,113	5	1.46%			
301 CLAY RD LLC	11,692,210	6	1.41%			
ARHC SMSVLT01 LLC	9,935,000	7	1.19%			
ONCOR ELECTRIC DELIVERY CO	7,855,180	8	0.94%			
JOHN SOULES FOODS	6,309,520	9	0.76%			
PILGRIMS PRIDE CORP	6,109,368	10	0.73%			
AMERICAN MARAZZI TILE INC				\$ 29,165,489	1	6.46%
HOMATEX LP				18,678,440	2	4.13%
DAL TILE CORPORATION				10,696,016	3	2.37%
MARAZZI USA INC.				7,025,400	4	1.56%
CALEAST HD LIMITED LP				6,804,920	5	1.51%
ASSOCIATED TRUSS CO.				5,275,160	6	1.17%
HOME DEPOT USA INC.				5,194,520	7	1.15%
TEXAS UTILITIES ELEC. CO				4,309,060	8	0.95%
AT&T				4,202,810	9	0.93%
SUNNYVALE CENTER LTD				3,809,580	10	0.84%
Total	<u>\$ 136,900,247</u>		<u>16.46%</u>	<u>\$ 95,161,395</u>		<u>21.07%</u>
Total valuation of Town net of exempt property	<u>\$ 831,679,615</u>			<u>\$ 451,718,269</u>		

Source: ¹ Dallas County Tax Office

² Municipal Advisory Council of Texas

TOWN OF SUNNYVALE, TX
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
(unaudited)

Table 9

Fiscal Year Ended Sept. 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2006	\$ 1,799,570	\$ 1,795,791	99.79%	\$ 2,390	\$ 1,798,181	99.92%
2007	2,050,447	2,012,104	98.13%	37,195	2,049,299	99.94%
2008	2,202,325	2,189,331	99.41%	11,744	2,201,075	99.94%
2009	2,495,391	2,409,050	96.54%	78,995	2,488,045	99.71%
2010	2,965,195	2,785,208	93.93%	170,371	2,955,579	99.68%
2011	2,972,083	2,764,037	93.00%	196,041	2,960,078	99.60%
2012	3,139,017	2,919,286	93.00%	200,000	3,119,286	99.4%
2013	3,089,815	2,977,346	96.36%	65,834	3,043,179	98.5%
2014	3,288,047	3,241,651	98.59%	10,858	3,252,509	98.9%
2015	3,392,837	3,335,116	98.30%	44,328	3,379,444	99.6%

Source: First Southwest Company, Dallas County Tax Office Year End Report 9/30/15,
Texas Municipal Reports

TOWN OF SUNNYVALE, TX
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
(unaudited)

Table 10

Fiscal Year	Governmental Activities		Business-Type Activities			Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
	General Obligations	Tax Note	Certificates of Obligation	General Obligations	Other Obligations			
2006	\$ 2,125,000.00	\$ -	\$ 1,520,000.00	\$ -	\$ -	\$ 3,645,000.00	*	922
2007	1,985,000	-	1,420,000	-	-	3,405,000	*	841
2008	5,800,000	-	4,355,000	-	192,100	10,347,100	*	2,406
2009	5,600,000	-	4,140,000	-	363,857	10,103,857	5.67%	2,196
2010	5,365,000	-	3,005,707	950,000	296,892	9,617,599	*	1,869
2011	5,100,000	-	2,937,036	3,845,000	219,163	12,101,199	*	2,259
2012	4,805,000	-	2,815,364	3,620,000	185,051	11,425,415	5.40%	2,080
2013	4,541,976	-	2,840,000	3,247,541	126,493	10,756,010	4.58%	1,903
2014	4,145,040	-	2,899,987	2,763,858	118,058	9,926,943	4.42%	1,757
2015	3,728,105	735,000	2,641,573	2,588,576	109,623	9,802,877	3.92%	1,700

Note 1: Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

(1) See Table 15 for personal income and population data.

TOWN OF SUNNYVALE, TX
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS
(unaudited)

Table 11

Fiscal Year	General Obligations	Less: Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property ¹	Per Capita ²
2006	\$ 2,125,000	\$ 67,157	\$ 2,057,843	0.46%	520
2007	1,985,000	92,378	1,892,622	0.35%	467
2008	5,800,000	1,424,804	4,375,196	0.77%	1,017
2009	5,600,000	69,013	5,530,987	0.83%	1,202
2010	5,365,000	78,509	5,286,491	0.74%	1,027
2011	5,100,000	72,645	5,027,355	0.69%	939
2012	4,805,000	90,463	4,714,537	0.61%	858
2013	4,541,976	158,605	4,383,371	0.59%	776
2014	4,145,040	199,293	3,945,747	0.49%	698
2015	3,728,105	231,611	3,496,494	0.42%	606

Note: Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

Source:

- ¹ See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property on Table 6 for property value data.
- ² Population data can be found in the Schedule of Demographic and Economic Statistics on Table 15.

TOWN OF SUNNYVALE, TX
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
SEPTEMBER 30, 2015
(unaudited)

Table 12

Governmental Subdivision	Gross Bonded Debt	Percentage of Debt Applicable to Area 1	Town Share of Overlapping Debt
Dallas County	\$ 84,725,000	0.48%	\$ 406,680
Dallas County CCD	321,510,000	0.48%	1,543,248
Dallas County Hospital District	728,005,000	0.48%	3,494,424
Dallas County Schools	60,215,000	0.48%	289,032
Sunnyvale I S D	<u>61,932,581</u>	100.00%	<u>61,932,581</u>
	<u>\$1,256,387,581</u>		67,665,965
Town of Sunnyvale, Texas direct debt			<u>9,802,877</u>
			<u>\$ 77,468,842</u>
Ratio of overlapping bonded debt to taxable assessed valuation (valued at 100% of market value)			<u>9.31%</u>
Per capita overlapping bonded debt			<u>\$13,435</u>

Source: "Texas Municipal Report" as of September 30, 2015, prepared by the Municipal Advisory Council.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the Town. This schedule estimates the portion of the outstanding debt of those overlapping government that is borne by the residents and businesses of the Town of Sunnyvale. This process recognizes that, when considering the Town of Sunnyvale's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using the taxable assessed property values. Applicable percentages were estimated by determining the portion of the overlapping government's taxable assessed value that is within the Town of Sunnyvale's boundaries and dividing it by the overlapping government's total taxable assessed value.

TOWN OF SUNNYVALE, TX
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS
(unaudited)

Table 13

	FISCAL YEAR				
	2006	2007	2008	2009	2010
Debt Limit	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Current Tax Rate	0.37997	0.37997	0.37796	0.40796	0.40796
Available Tax Rate	<u>\$ 2.12003</u>	<u>\$ 2.12003</u>	<u>\$ 2.12204</u>	<u>\$ 2.09204</u>	<u>\$ 2.09204</u>
Total net debt applicable to the limit as a percentage of debt limit	17.92%	17.92%	17.81%	19.50%	19.50%

	FISCAL YEAR				
	2011	2012	2013	2014	2015
Debt Limit	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Current Tax Rate	0.40796	0.40796	0.40796	0.40796	0.40796
Available Tax Rate	<u>\$ 2.09204</u>	<u>\$ 2.09204</u>	<u>\$ 2.09204</u>	<u>\$ 2.09204</u>	<u>\$ 2.09204</u>
Total net debt applicable to the limit as a percentage of debt limit	19.50%	19.50%	19.50%	19.50%	19.50%

**TOWN OF SUNNYVALE, TX
 PLEDGED-REVENUE COVERAGE
 LAST TEN FISCAL YEARS
 (unaudited)**

Table 14

Fiscal Year	Tax and Revenue Refunding Bonds					
	Total Revenues ^a	Less: Operating Expenses ^b	Net Available Revenue	Debt Service		Times Coverage
				Principal	Interest	
2006	\$ 1,944,904	\$ 1,782,444	\$ 162,460	\$ 100,000	\$ 76,393	0.92
2007	1,806,709	1,673,908	132,801	105,000	71,420	0.75
2008	2,701,658	2,075,113	626,545	180,100	183,352	1.72
2009	2,659,023	2,148,772	510,251	225,000	176,404	1.27
2010	3,010,925	2,194,993	815,932	250,000	142,634	2.08
2011	3,402,567	2,477,007	925,560	340,000	280,625	1.49
2012	3,310,713	2,554,226	756,487	448,419	238,541	1.10
2013	3,330,492	2,517,502	812,990	417,004	184,951	1.35
2014	3,825,951	2,922,114	903,837	415,000	174,875	1.53
2015	4,079,273	3,118,955	960,318	425,000	163,950	1.63

Note: Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

a Revenue does not include transfers or non-operating revenues.

b Includes operating expenses minus depreciation, bond issuance costs, and other non-operating expenses.

**TOWN OF SUNNYVALE, TX
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS
(unaudited)**

Table 15

<u>Fiscal Year</u>	<u>Estimated Population ¹</u>	<u>Personal Income</u>	<u>Per Capita Personal Income ²</u>	<u>Median Age ⁵</u>	<u>School Enrollment ³</u>	<u>Unemployment Rate ⁴</u>
2006	3,955	\$ -	\$ (a)	(a)	(a)	4.8%
2007	4,050	-	(a)	(a)	(a)	4.3%
2008	4,300	-	(a)	(a)	807	5.0%
2009	4,600	178,043,000	38,705	(a)	1,010	7.7%
2010	5,147	-	(a)	42.6	1,154	8.2%
2011	5,356 **	-	(a)	(a)	1,224	7.8%
2012	5,494 **	211,694,808	38,532	(a)	1,291	6.8%
2013	5,651 **	224,791,129	39,779	(a)	1,361	6.2%
2014	5,651 **	224,791,129 **	(a)	(a)	1,512	5.5%
2015	5,766	250,077,186	43,371 (b)	41.9 (c)	1,565	4.0%

Sources:

¹ North Texas Council of Governments, US Census, Town Officials

² US Department of Commerce - Bureau of Economic Analysis

³ Sunnyvale Independent School District

⁴ US Department of Labor - Bureau of Labor Statistics - DFW Region

⁵ Median age only available in census years.

** Estimated

(a) Information not available

(b) TX HomeTownLocator (as of July 1, 2015)

(c) US Census Bureau - American Fact Finder (2010-2014 5 year estimate)



**TOWN OF SUNNYVALE, TX
PRINCIPAL EMPLOYERS
CURRENT YEAR AND TEN YEARS AGO
(unaudited)**

Table 16

Business Sector	2015	2006
	Number of Employees	Number of Employees
Agriculture, Forestry, Fishing, Hunting & Mining	9	8
Construction	149	134
Manufacturing	317	141
Wholesale Trade	68	15
Retail Trade	232	152
Transportation & Warehousing, and Utilities	116	130
Information	41	49
Finance, Insurance, Real Estate, Rental & Leasing	233	300
Professional, Scientific, Management, & Administrative & Waste Management Services	363	290
Educational Services, and Health Care & Social Assistance	827	646
Arts, Entertainment, Recreation, and Accommodation & Food Services	109	80
Other Services, except Public Administration	107	122
Public Administration	74	40

Note: The Town of Sunnyvale is a relatively small municipality with a geographic area of approximately 16 square miles. The town's most recent estimated population is 5,766. The only available information on employers is the Economic Census from the U.S. Census Bureau. This Census does not include information on individual businesses; rather, it contains only aggregate information by business sector. The information presented is from the most recent applicable Economic Census: 2015 data was obtained from the 2010-2014 Economic Census (5 year estimates) and 2006 data was obtained from the 2005-2009 Economic Census (5 year estimates).

TOWN OF SUNNYVALE, TX
FULL-TIME EQUIVALENT TOWN GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
(unaudited)

Function / Program	Fiscal Year				
	2006	2007	2008	2009	2010
General government					
Administrative Services					
Town Manager	1	1	1	1	1
Town Secretary	1	1	1	1	1
Secretary/Admin Assistant	1	1	1	1	1
Economic Development					
Financial Services					
Finance	0	1	1	2	2
Municipal Court	2	2	2	2	2
Municipal Court Judge	1	1	1	1	1
Library	3	3	3	4	4
Public Safety					
Police **	0	0	0	0	0
Development Services	2	2	3	4	4
Fire	1	1	2	2	2
Parks & Streets	4	5	6	6	5
Water and Sewer Systems	6	6	6	6	6
Total	<u>22</u>	<u>24</u>	<u>27</u>	<u>30</u>	<u>29</u>

Source: Town Administration Office.

** All positions contracted with Dallas County

Table 17

Fiscal Year				
2011	2012	2013	2014	2015
1	1	1	1	1
1	1	1	1	1
1	1	1	1	1
	1	1	1	1
2	2	2	2	3
2	2	2	2	2
1	1	1	1	1
4	3	3	3	3
0	0	0	0	0
4	4	4	4	5
2	1	1	4	5
7	7	7	7	7
6	6	6	6	6
<u>31</u>	<u>30</u>	<u>30</u>	<u>33</u>	<u>36</u>

**TOWN OF SUNNYVALE, TX
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS
(unaudited)**

Function/Program	FISCAL YEAR			
	2006	2007	2008	2009
Judicial				
Municipal Court Fines	\$ 318,122	\$ 250,774	\$ 292,173	\$ 399,536
Fire				
Fire Calls	(a)	(a)	26	31
Fire Loss	(a)	(a)	\$3,407,500	\$39,600
Inspection				
Permits Issued (Units)	(a)	(a)	(a)	(a)
Permit Value	(a)	(a)	(a)	(a)
Streets				
Miles of Streets Maintained	52.12	53.07	53.07	54.69
Health				
Animals Impounded	(a)	(a)	(a)	(a)
Cultural and Recreational				
Parks				
Parks Maintained	5	5	5	5
Sanitation Service				
Refuse Customers	1,634	1,727	1,895	1,886
Water				
Number of Water Customers	1,634	1,727	1,895	1,886
Estimated Gallons Billed (in thousands)	421,583	304,737	433,635	529,231
Sewer				
Number of Wastewater Customers	1,140	1,158	1,309	1,358

Sources: Various government departments.

(a) Information not available

(b) Information reflects Jan-Sept 2012 activity only

Table 18

Fiscal Year					
2010	2011	2012	2013	2014	2015
\$ 432,809	\$ 478,838	\$ 497,790	\$ 375,898	\$ 442,434	\$ 370,378
30 \$414,560	34 \$30,000	31 \$296,390	33 \$2,500	30 \$20,000	38 \$82,290
(a) (a)	(a) (a)	44 \$265,335 (b)	120 \$292,092	102 \$521,027	44 \$14,041,157
54.69	54.69	54.69	54.69	55.7	57.63
116	121	103	151	133	133
5	5	5	5	5	5
2,026	2,059	2,117	2,155	2,178	1,947
2,026 505,051	2,059 562,521	2,117 457,540	2,155 577,817	2,178 422,669	2,256 478,108
1,388	1,441	1,528	1,530	1,575	1,587

**TOWN OF SUNNYVALE, TX
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS
(unaudited)**

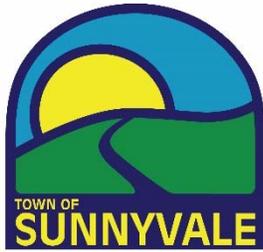
Function	Fiscal Year				
	2006	2007	2008	2009	2010
Police					
Number of Stations	1	1	1	1	1
Fire					
Number of Stations	1	1	1	1	1
Fire Hydrants	513	538	548	568	616
Streets					
Miles of Streets	52.12	53.07	53.07	54.69	54.69
Cultural and Recreational					
Parks Maintained	5	5	5	5	5
Water					
Water Storage Capacity (gallons)	900,000	900,000	900,000	800,000	800,000

Sources: Various government departments.

Table 19

Fiscal Year				
2011	2012	2013	2014	2015
1	1	1	1	1
1 657	1 662	1 685	1 710	1 796
54.69	54.69	54.69	55.7	57.63
5	5	5	5	5
800,000	800,000	800,000	800,000	800,000





Town of Sunnyvale

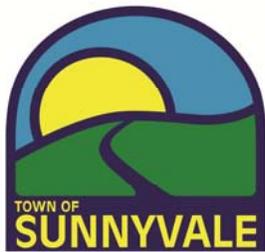
Prepared By: Justin Brown, P.E.

Summary:

HEAR A STAFF PRESENTATION AND HOLD A DISCUSSION ON THE COLLINS ROAD PAVING AND DRAINAGE DESIGN PLANS

Background & Analysis:

The Town's consulting engineer for the Collins Road reconstruction project, from St. HWY 80 to Tripp Road, has recently submitted the 30% design plans for the Town's review and comment. Jeff Love, P.E. with Nathan D. Maier Consulting Engineers will present the 30% design plans to the Town Council and discuss the overall design and challenges associated with the roadway.



Town of Sunnyvale

Prepared By: Sean P. Fox

Summary

DISCUSS AND CONSIDER SECOND READING OF AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCES; PROHIBITING A PROPERTY OWNER OR OCCUPANT FROM ALLOWING PROPERTY, RESIDENCES, AND STRUCTURES TO BE USED FOR GATHERINGS WHERE MINORS CONSUME ALCOHOL OR CONTROLLED SUBSTANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Background

Town Staff was asked to work with concerned SISD parents and residents and to propose an ordinance to address social hosting and underage drinking within the Town. Taking language and best practices from neighboring communities, the draft ordinance was presented to Council on March 14, 2016. Council directed changes to the minimum and maximum fine allowed, adding language related to trespassing in the presumption and defenses section, and that the draft ordinance be placed on the Town's website and Facebook page prior to it coming back this evening to increase awareness.

Staff Recommendation

Town Staff recommends approval.

Attachments

Proposed Ordinance

ORDINANCE NO. 16-07

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS, AMENDING THE CODE OF ORDINANCE TO CREATE ARTICLE 8.11 IN CHAPTER 8 OF THE CODE OF ORDINANCES; PROHIBITING A PROPERTY OWNER OR OCCUPANT FROM ALLOWING PROPERTY, RESIDENCES, AND STRUCTURES TO BE USED FOR GATHERINGS WHERE MINORS CONSUME ALCOHOL OR CONTROLLED SUBSTANCES; PROVIDING FOR A PENALTY NOT TO BE LESS THAN \$1,000.00 NOR EXCEED \$2,000.00; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Sunnyvale (“Town”) is a Texas home rule municipal corporation; and

WHEREAS, the Town has an interest in protecting the minors residing in Sunnyvale; and

WHEREAS, the Town has an interest in protecting the public from the dangers of alcohol consumption by minors and the use of controlled substances;

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

Section 1. That the above recitals are found to be true and correct, constitute findings and determinations by the Town Council acting in its legislative capacity and are incorporated herein for all purposes.

Section 2. Article 8.11 of the Code of ordinances shall be created to read as follows:

ARTICLE 8.11 - MAINTAINING A PREMISES FOR CONSUMPTION OF ALCOHOL OR DRUGS BY MINORS

8.1101 - Definitions. For the purposes of this article, the following terms, words, phrases and the derivations thereof shall have the meanings given herein.

Alcoholic beverage shall have the meaning ascribed to it by Section 1.04(1), Texas Alcoholic Beverage Code.

Controlled substance shall have the meaning ascribed to it by Section 481.002(5) of the Texas Controlled Substances Act, Ch. 481, Texas Health & Safety Code. *Minor* shall mean a person younger than 21 years of age.

Residence or premises shall mean: (1) A place where a person abides, lodges, or resides, including but not limited to a house, apartment, condominium, hotel or motel

room, or other dwelling unit; or, (2) A hall, meeting room, building, or other place of assembly whether occupied on a temporary or permanent basis or as a dwelling or place for social functions; or (3) real property, a pavilion, barn or other accessory building. The terms residence or premises includes the curtilage of a dwelling unit and, as used in this article, shall have the foregoing meaning whether owned, leased, rented or used with or without compensation.

Social gathering shall mean a gathering for social or recreational entertainment at a residence or premises at which nonfamily or unrelated persons are present.

8.1102 - Offense.

It shall be unlawful for any person owning or having possession or control of a residence or premises to allow a social gathering to take place at such residence or premises if an alcoholic beverage or a controlled substance was unlawfully possessed, used or consumed by minors if such person knew or reasonably should have known that such would take place.

8.1103 - Presumption and defenses.

A. In the prosecution of an offense under this article, it shall be presumed that a person knew or reasonably should have known that a social gathering would take place and that alcoholic beverages or controlled substances would be possessed, used or consumed by minors if that person owned, possessed or was in control of the residence or premises during the preceding year and more than two social gatherings have taken place at that residence or premises in the preceding year, during each of which minors were present and possessed, used or consumed an alcohol beverage or a controlled substance and the minors were not trespassing at the time of the social gathering.

B. It is a defense to prosecution of an offense under this article if the possession, use or consumption of alcoholic beverages by a minor was in the visible presence of the minor's adult parent, guardian or spouse, or other adult to whom the minor has been committed by a court, or while in the course and scope of the minor's employment by a licensee or permittee of the Texas Alcoholic Beverage Commission. C. It is a defense to prosecution of an offense under this article if the person did not know and, through the exercise of reasonable diligence, could not have known that a social gathering would occur.

8.1104- Penalty.

An offense under this article shall be deemed to be a misdemeanor and, upon conviction, is punishable by a fine not less than \$1,000.00 and not to exceed \$2,000.00 for each offense.

Introduced and read at the Town Council meeting on March 14, 2016.

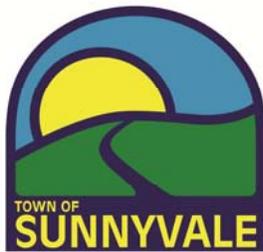
PASSED AND APPROVED BY THE TOWN COUNCIL ON THIS 8th DAY OF April, 2016.

APPROVED:

By: _____
Jim Phaup, Mayor

ATTEST:

Leslie Black, Town Secretary



Town of Sunnyvale

April 11, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: JOHN ARNOLD - SKORBURG DEVELOPMENT
AT OR ABOUT: NE QUADRANT OF THE INTERSECTION OF TRIPP RD AND
 JOBSON RD (83.06 ACRES)
REQUEST: TO CHANGE THE TOWN'S COMPREHENSIVE PLAN AND
 LAND USE DIAMGRAM FROM ESTATE RESIDENTIAL (ER) TO
 LOW DENSITY RESIDENTIAL (LDR) AND THE ZONING MAP
 FROM SINGLE FAMILY 3 (SF-3) & SINGLE FAMILY 2 (SF-2) TO
 SINGLE FAMILY 3 – PLANNED RESIDENTIAL OVERLAY (SF-3-
 PRO)

Background:

This item was initially heard by the Planning and Zoning Commission on March 21, 2016. At the meeting, the Planning and Zoning Commission recommended denial of the proposed zone change. The applicant has appealed the Commission's decision to Town Council. Our zoning ordinance stipulates an applicant can appeal the decision of the Planning and Zoning Commission to Council if they find the decision was erroneous. The applicant has submitted the required appeal letter which states the reasons why they believe the decision was erroneous.

The applicant is seeking zone change approval for a proposed planned residential overlay. The property is located within the northeast quadrant of the intersection of Tripp Road and Jobson Road. The property is 83.06 acres in size and is zoned Single Family Residential 2 (SF-2) on the southern portion of the property abutting Tripp Road and Single Family Residential 3 (SF-3) on the northern portion of the property. The property abuts the Sunnyvale Estates development to the west, The Falls development to the east, large single family residential lots to the south, and property owned by Texas Power & Light/Oncor Electric Delivery Company on the north. A portion of the property is located within floodplain; and consists of two existing ponds. Most of the floodplain area would remain undeveloped with the current proposal. There are a number of existing structures located within the southwest corner of the property that would be removed prior to development.

The applicant does not plan to develop to the base zoning district requirements. The applicant has proposed 58 single family residential lots, which range in size from .5 acres to 1.4 acres. The development would have a mix of 1/2 acre and 1 acre lots within the northern portion of the development and 1 acre lots along the southern portion of the development. If allowed, the development would require a zone change to a Planned Residential Overlay (PRO) due to the lot size variations proposed. The proposed 1/2 acre lots within the development do not follow the development standards for the underlying SF-3 zoning district. The SF-3 zoning district requires a 1 acre lot size minimum. With a PRO, the developer can request a variation from the base zoning district development standards with regard to lot size, dimension and design. The types of uses allowed and performance standards applicable to planned residential developments may vary from the base district with which the planned residential overlay combines.

In order to proceed with the development proposal, the applicant has requested a zone change and comprehensive plan land use amendment.

Comprehensive Plan Info

The Comprehensive Plan is the document that provides direction for the development of individual properties, according to the Town's vision. Individual development request should fit into the overall development plan that has been prescribed. The Land Use Diagram shows three different land use designations for the site, Estate Residential (along the south side of the property abutting Tripp Rd), Floodplain (within the middle of the property), and Low Density Residential (north side of the property abutting Jobson Road).

Estates Residential is "characterized by single-family detached homes on large lots. The maximum base density for this land use category is .8 du/a, with a minimum lot size of one acre. In order to retain the rural character of the Town, particularly the views along the major roadways, Estate Residential development should be designed with wide lots providing some separation between homes on adjacent properties. For this reason, the development at base densities should maintain a minimum lot width of 170 feet and a lot depth greater than the lot width. An incentive density of .9 du/a may be permitted if the development project is at least 20 acres, fifteen (15) percent of the subdivision is preserved as open space and project design is superior. All Estate Residential lots must have direct public roadway access and be connected to a public water system."

Low Density Residential is "characterized as a residential subdivision with a maximum base density of 1.0 dwelling units per acre. Typical housing types in this land use category include single family detached homes on large and medium sized lots. Projects from 20 to 175 acres may achieve incentive densities as well, although the specific requirements for a smaller project vary. A minimum lot width of 170 feet is required unless the subdivision is developed at the incentive or bonus density."

Floodplain includes all public park land within the Town. In addition, it includes the general areas of land located within the 100-year floodplain as identified by the Federal Emergency Management Agency (FEMA). It may include land that has been reserved as open space by either a public agency or private landowner. Development of private lands in this category is limited due to public safety concerns. The Town recognizes that modification of floodplain areas, in accordance with federal regulations, may remove some land from floodplain designations.

As noted, development proposals are meant to fit into the proposed development plan noted for the area. The proposed plan does not. The development could be appropriate for the subject area but one must consider the established development intent noted in the Comprehensive Plan. At a recent joint workshop for the Town Council and Planning & Zoning Commission held on January 8, 2016, it was established that the future land use intentions for this property would remain as is. Noting this, staff cannot support the current application even if the development could be considered appropriate for the area.

Zoning Ordinance Info – Base Density Development

The purpose of the SF-2 District "is intended as an area for low density residential use in a semi-rural to rural environment. The principal purpose of this district is large-lot single family residential development; small lot or residential subdivision development is discouraged. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate low densities. Limited public services may be extended to this district based upon proximity to existing

services”. The purpose of the SF-3 District “is intended for low density residential use on large and medium size lots, and the provision of flexible development opportunities through planned residential development. This district is appropriate where low-density urban development is desired and where public services exist or could reasonably be extended to the development”.

Planned Residential Overlay Info

As noted, in order to proceed with this proposed development, a zone change to a planned residential overlay would be required accompanied by a land use map amendment. The zoning ordinance has established a Planned Residential Overlay District that allows for modifications to the underlying base zoning district providing that certain provisions are met. At this time, the project area requirement for the establishment of a SF3 Planned Residential Overlay District is 1,000 acres.

Section 10.10 (Alternative Proposal and Variation from Requirements) of the zoning ordinance states project size variations (developments smaller than 1000 acres) may be considered for a planned residential overlay with the following limitations:

- A. No variations will be granted from the maximum residential densities for planned residential developments set forth in the base zoning district regulations.
- B. The alternative proposal and variations requested shall achieve the same basic objectives as the particular standards which are to be varied.
- C. *Where the proposal seeks to vary **project size** limitations, the alternative design shall be evaluated in accordance with standards applicable to larger projects.*

Staff believes the intent of the Section 10.10 language was to allow for the consideration of development proposals that do not meet the minimum 1000 acre requirement.

Details of the proposed SF3 – Planned Residential Overlay development are as follows.

Total Site Area	83.06 acres
SF-2 Lot Area (1 acre lots)	13.75 acres (16%)
SF-3 Lot Area (1/2 acre – 1 acre lot mix)	48.77 acres (58%)
Open Space Area (ponds)	approx. 18.21 acres (21%)
Total Lots	58 Lots

The table below shows the proposed development standards that would be up for consideration. The development standards note that “the required 40-foot front yard could be reduced up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40’ front yard building setback would create an undue hardship on the property.”

<u>Detached Single Family Lot Types</u>	<u>A</u>	<u>B</u>
Minimum lot area (square feet)	20,000 SF	43,560 SF
Maximum Building Height	36’	
Air Conditioned Square Footage (minimum)	2,400 SF	
Minimum roof pitch	8:12 except for 4:12 on porch roofs	
Minimum lot width at front building line	100’ (Note 1)	
Minimum lot depth	170’ (Note 1)	
Minimum corner lot width	100’	

Minimum Building Setbacks:	
Front yard <i>(front porch may encroach to within 10' of front property line)</i>	40' (Note 3)
Rear yard	15'
Interior side yard	7'
Corner (side) yard	15'
Garage orientation:	Traditional "swing" or "J" drive garages shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the "swing" or "J" configuration.
Maximum lot coverage	65%
Minimum distance of driveway from property line (applicable to front entry garage only)	40'

Notes:

- 1) Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced in lot width at the front property line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced as needed to fit the knuckles and cul-de-sacs in accordance with the attached concept plan.
- 2) The streets within the subdivision shall be of open swale design for storm drainage.
- 3) The required 40-foot front yard building setback may be reduced by up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40' front yard building setback would create an undue hardship on the property.

Density Categories

If established as a PRO, the following would need to be considered. For an SF-3 PRO, there are three density categories, which include incentive density and two (2) bonus density categories. For each category, there are items that need to be provided, in order to qualify for a specific category. Those requirements have been provided below:

**Planned Residential Development Standards
SF-3 ZONING DISTRICT**

Density Category	Maximum Permitted Density	Minimum Project Size	Minimum Open Space (Percent of Gross Usable Acreage)	Required Lot Size	Minimum % of Lots that must be Larger than or Equal to Required Lot size	Buffer
Incentive	1.3 D.U./acre	1,000 acres	15 %	16,000 sq ft 18,000 sq ft 24,000 sq ft 30,000 sq ft	100% 80% 60% 35%	Screen
Bonus Option ¹	1.6 D.U./acre	1,000 acres	15 %	15,000 sq ft 18,000 sq ft 20,000 sq ft 24,000 sq ft	100% 70% 30% 10%	Berm

Bonus Option ¹	1.6 D.U./acre	1,000 acres	25%	13,000 sq ft	100%	Berm
				15,000 sq ft	80%	
				18,000 sq ft	30%	
				20,000 sq ft	10%	

1. Either option may qualify for bonus density.

Based upon the information that has been provided, it would appear that the proposal would align with the incentive density category.

Maximum Permitted Density

For the incentive category, the maximum permitted density for the development is 1.3 dwelling units per acre. Density is calculated by the number of dwelling units provided per gross useable acre of land. Gross useable acres is defined as “the number of acres of land in a development site computed by subtracting from the total number of acres that is occupied by (1) floodway, (2) 75% of any land encumbered by a reservation of record, restricting all or a portion of property from development or encumbered by a power line easement, and (3) any other form of unusable open space”. As shown later in the staff memo, the gross useable acres are determined to be approximately 64 acres. The applicant has proposed a maximum density of 0.9 with a total of 58 lots on 64 acres of gross useable land.

Minimum Percentage of Lots

For each density category there is a different minimum percentage of lots that must be equal to or greater than the required lot size shown on the table above. Based upon the plan provided, the applicant would appear to meet the lot mix required for the incentive density category.

Maximum Number of Dwelling Units

The maximum number of dwelling units that are permitted within the PRO cannot exceed the number of maximum residential units that would be authorized in the base district. This is accomplished by multiplying the maximum residential density in the base district by the number of gross useable acres of the project, which has been previously noted.

While the property does not have floodway, it does contain some un-useable area due to the floodplain or pond areas, which can be seen as being restricted from development. In acquiring this calculation, Town staff has subtracted out the floodplain/park area (18.21 acres) resulting in a gross useable acreage of 64 acres. The density requirement in the base zoning district being one unit per acre for SF-3 and .8 for SF-2, results in an overall maximum number of dwelling units at approx 65. The applicant has provided for a maximum of 58 single-family lots. However, work completed on the park area may decrease the limits of the floodplain area, thus resulting in a potential increase in the gross useable acres for the site.

Open Space Requirements

An application for a PRO district must include an open space plan. A PRO should not be approved if the development does not provide the minimum percentage of land area for the project devoted to open space. In meeting the requirements for open space, the developer may dedicate land to the public or convey open space to be held in common by a Homeowner’s Association. The Town may require the dedication of open space; and additional open space and amenities may be provided and considered by the Town for determining whether or not a PRO should be created. Chapter 20.3 Open Space Standards (B)(6) of the Zoning Ordinance does state that “trails shown on the Town’s adopted Open Space Master Plan shall be constructed by developers of all residential and nonresidential property whether the property is developed at base density or is a part of a Planned Residential Overlay District, Planned Commercial District or Design Review District. All such trails shall be located in a 15-foot access easement dedicated to, but not necessarily maintained by, the Town of Sunnyvale”. The applicant has provided for a trail in accordance with the Town Open Space Master Plan.

Future Development Details

Landscaped Buffer Areas and Right-of-Way

At a minimum, landscaped buffers shall be covered with living grass or ground cover and shall be provided with an automatic irrigation system. If the buffers are intended to be maintained by a homeowner's association, the buffer will need to be placed within a landscape easement dedicated to the Town of Sunnyvale and Homeowner's Association.

Both Tripp and Jobson are considered country lanes. Country lanes are two-lane rural collector streets with a minimum 60' ROW required with additional landscape buffer zones provided. The landscape buffer must provide 3" caliper trees, spaced at 30' on center for small/medium trees and 50' on center for large trees. Country lanes must be designed without curbs or gutters and drainage shall be accommodated in drainage swales.

The applicant has provided a sixty (60) foot right-of-way within the development. The pavement distance is proposed at twenty-four (24) feet from edge of pavement to edge of pavement. This would appear to meet the standards provided for a county lane local residential street. All public improvements would need to be constructed to meet Town engineering design standards.

The proposed landscape plan shows a twenty-five (25') foot landscape buffer along the northwest portion of the development (Jobson Road entry). Planned Residential Overlay developments are required to have a twenty-five (25') perimeter landscape buffer. The applicant has proposed a 10' perimeter landscape buffer to the east near The Falls subdivision and a 25' buffer along the western portion of the development. This change in the standard perimeter requirement would need to be approved as a variation from the PRO perimeter buffer requirement.

Tree Preservation / Replacement Plan

There are trees located on the site; and particularly along the Jobson Rd ROW. Town staff would request that as many of these existing trees are preserved as possible to enhance the country lane designation that has been given to both Jobson and Tripp Roads. At this point, the applicant has not prepared a tree preservation and replacement plan. Such a plan would be required as part of the preliminary plat approval. The plan would need to meet the requirements of the zoning ordinance.

Street Lighting

Decorative lighting is required at all residential subdivision entries. Additional lighting is to be placed throughout the development. The location of street lighting fixtures would need to be determined. Light poles are to be fourteen (14) feet in height. Traffic information and street names shall be placed on the poles. The applicant will need to work with Oncor Electric to install the standard Sunnyvale light pole. A sketch or photo of the lighting equipment would need to be submitted to the Town for review and approval.

Fire Hydrants

Fire Hydrants would need to be located in accordance with the regulations as provided for within the Zoning Ordinance and Subdivision Ordinance. The distance of a fire hydrant from the edge of pavement for a public street shall not exceed five (5) feet unless otherwise permitted by the Town Engineer. Fire hydrants must be located at all intersecting streets and at intermediate locations between intersections at a maximum spacing of five hundred (500) feet. This will be further reviewed at the preliminary plat level.

Standard Architectural Details (unless revised within a PRO ordinance)

Given that fencing will be adjacent to open space, open fencing with openings that do not cover more than fifty (50) percent of the fence area shall be used for residential lots that abut open space.

Zoning ordinance require that garages may not face the front of the lot. No front building elevation or plan for a single-family detached dwelling shall be repeated with a block face or within 1,000 feet along a street(s). All residential units shall consist of ninety (90) percent brick or stone, with exception given to doors and windows. All fireplace chimneys are to be 100 percent masonry. No more than fifty (50) percent of any elevation may be glass. The zoning district designations that are in place for the development would both require a minimum dwelling size of 2,200 square feet.

The applicant has proposed “J swing” and front entry designed elevations which would allow for a one-car garage to face the front of the lot if a third garage is a part of the proposed home floor plan. The proposed minimum dwelling size would be 2,400 square feet for each home.

Sidewalks/Trails and Open Space

The Town of Sunnyvale Parks, Recreation, and Open Space Plan shows a future trail extending south along a portion of Jobson Road and looping through the floodplain portion of the property. The area shown on the concept plan, that is floodplain and pond area would be considered open space. The open space plan shows the trail segments connecting to an existing trail located behind the cul-de-sac within The Falls development in accordance with the park plan. Floodplains and natural areas to be preserved shall be integrated with the design of open space, native screening, and landscape areas.

Whenever private open space is proposed for a development, including landscaped areas, a homeowner’s association must be provided for ownership and maintenance of open space which is not to be dedicated for public use.

Public Notice

Public notice was provided to the Town’s Official Newspaper for publication on March 2, 2016. Letters were also sent to property owners’ within 400’ on March 10, 2016. The total number of letters sent was sixty-one (61). As of the release of the staff memo, one (1) email response and comment letter had been received for the new application.

Planning & Zoning Commission Recommendation – 3.21.2016

Chairman Demko called for a motion. Commissioner Pease made a motion to deny the request as submitted. Commissioner Sandler seconded. Chairman Demko called for a vote, the request was denied unanimously.

Staff Recommendation

Comments may not represent an all-inclusive list. More detailed plans and drawings would be provided at the Preliminary Plat level to ensure that every regulation required by Town ordinance has been adequately addressed. Town staff provides the following comments/recommendations for consideration:

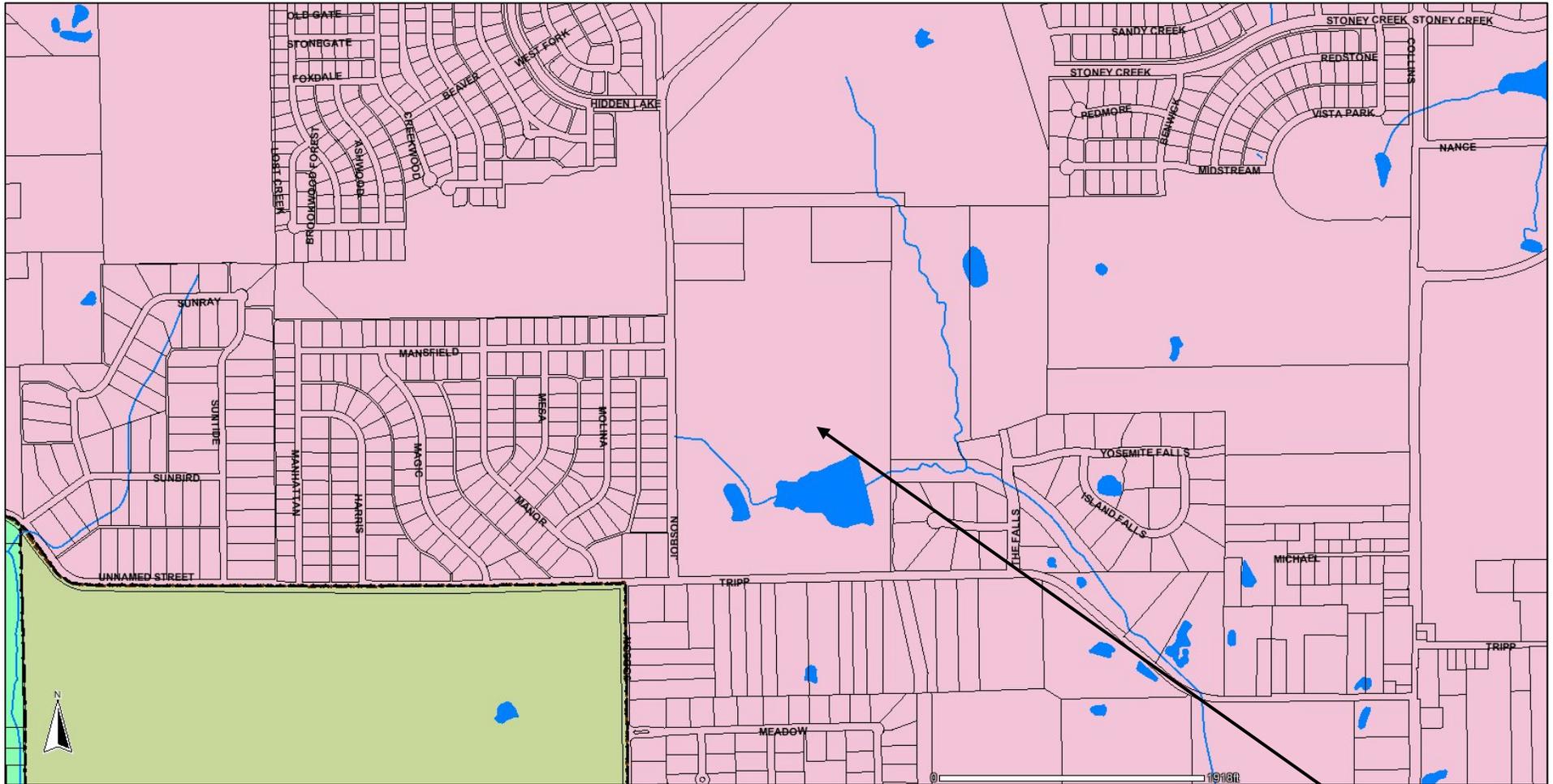
1. Staff recommends denial. The proposed zone change conflicts with the current comprehensive plan for the area. A comprehensive plan amendment as well as a zone change will be required to establish the proposed SF3 - Planned Residential Overlay district.
2. Development proposals are meant to fit into the proposed comprehensive plan for the area. The proposed plan does not. The development could be appropriate for the

subject area but one must consider the established development intent noted in the Comprehensive Plan. At a recent joint meeting amongst the Town Council and Planning & Zoning Commission held on January 8, 2016, it was established that the future land use intentions for this property would remain estate residential (SF2) and low density residential (SF3). Noting this, staff cannot support the current application even if the development could be considered appropriate for the area.

3. The concept plan for this item was initially heard at the February 15, 2016 meeting. Concerns were brought by the P&Z Commission with regard to drainage, the use of country lanes, lack of sidewalks and lack of parking. The applicant requested the item be tabled so that they could address the Commission's concerns. The applicant has re-submitted but staff has not been informed on how these issues were addressed. The plans appear to be the same as previously submitted.
4. If approved, the developer will need to address any future comments and/or concerns that may be presented by the Public Works Director and Town Engineer. ***The department recommends the development of subdivisions with curb and gutter streets as opposed to country lanes due to maintenance and drainage issues.***
5. The applicant would need to verify that no floodplain reclamation is necessary for those lots/pads located within the floodplain area. The FEMA floodplain will have to be removed from the proposed residential lots with a Letter of Map Revision.
6. Given that the lots along Tripp Road and Jobson Road will have direct access to the public right-of-way, some thought and consideration should be given to the alignment of driveways through these areas if allowed. If direct access is not allowed, staff suggests the development of a private drive to access lots within this area.
7. The applicant will need to work with existing residents and the post office for the relocation of mailboxes that currently exist along the north side of Jobson Road. The development of these lots will result in the potential re-location of the existing mailboxes.
8. Additional comments have been provided throughout the staff memo, which must be taken into consideration as well prior to preliminary plat submittal.

Attachments

- Location Map
- Applicant appeal letter
- Concept Plan for Glazer Estates
- Landscape Plan for Glazer Estates
- Proposed Ordinance - Planned Residential Overlay development standards
- Staff review comment letter – 3.7.16
- Applicant response to review comments – 3.14.16
- Resident letter and email



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

General Location of Subject Parcel



March 31, 2016

Town of Sunnyvale
Attn: Leslie Malone, Town Secretary

Skorburg Company
8214 Westchester, Suite 710
Dallas, TX 75225

Re: Glazer Estates Planned Residential Overlay Development – Appeal

Dear Ms. Malone,

Skorburg Company is requesting an appeal of the Planning and Zoning Commission's recommendation of denial at the March 21st, 2016 meeting. We are requesting that our proposal, Glazer Estates, be taken to the next scheduled Town Council meeting on April 11th, 2016.

In an email dated March 30th, 2016 from Rashad Jackson, Director of Development Services, it was stated that the reasons for denial included (but are not inclusive):

- Width of Right-of-Way
- Direct lot access to Tripp Road and Jobson Road
- Parking
- Drainage
- Future land use map

Based on the Town of Sunnyvale's Ordinances, Chapter 21, Section 21.7, Paragraph B(2) states that, "the appeal shall contain a written statement of the reason why the final decision is erroneous." Based on this Ordinance, the reasons for appeal are:

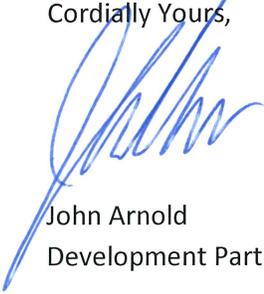
- **Width of Right of Way:** The pavement section (60' Right-of-Way with 24' paving) in the proposed plan, or "Local Country Lane", is included in 1 acre developments throughout the town. Most recent, Stoney Creek Ph. 3A was developed with these same dimensions. We have similar bar ditch sections in our most successful communities; Rockwall, Wylie, Parker, Lucas and Fairview (see attached, Exhibit A). The typical section is attached from the Town's Standard Construction Details (see attached, Exhibit B).
- **Direct lot access to Tripp Road and Jobson Road:** Lots fronting onto Tripp Rd. and Jobson Rd. are comparable with the surrounding housing. These can be seen directly across the street on Tripp Rd, as well as directly across the street on Jobson Rd. This same concept has already been

accepted by Town Council in the previously approved concept plan for this property (see attached, Exhibit C).

- **Parking:** The lots will have 40' front setbacks, which will create at least a 40' long driveway. The driveways will be 12' wide which is ample space to park two cars side-by-side. Approximately 6-8 cars can fit in each driveway, including the garage.
- **Drainage:** This concern was addressed by our engineer/hydrologist, Michael Moore with Bannister Engineering, at the meeting. He stated that all potential drainage issues with Homestead Ph. 3, as well as any issues with the Glazer tract, will be addressed in the drainage study. He stated there should not be drainage problems moving forward with the development of this site. In fact, the development of the Glazer tract will most likely improve the current drainage situation for the downstream properties.
- **Future land use map:** If this tract were to be developed and kept the standards set forth in the current zoning designation of the site and future land use plan, the site would allow for a maximum of 62 dwelling units and a maximum density of 0.8 – 1 unit(s) per acre (as stated by staff in the Planning and Zoning Commission meeting). Our proposed development has a maximum of 58 units and a maximum of 0.698 units per gross acre.

We look forward to continuing to work with the Town of Sunnyvale to create a beautiful, long-lasting community, that will be a great asset for the Town.

Cordially Yours,

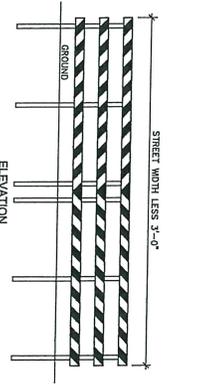
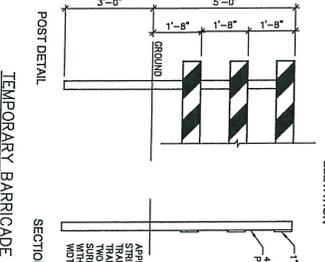
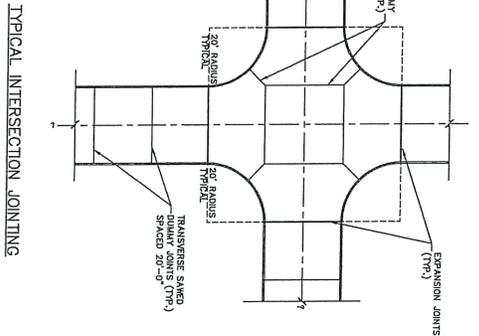
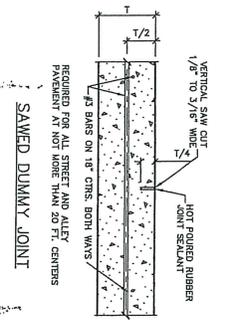
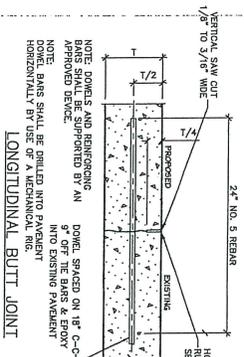
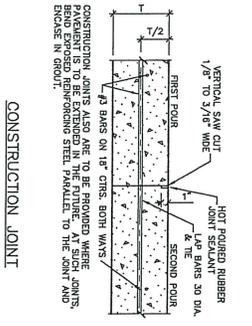
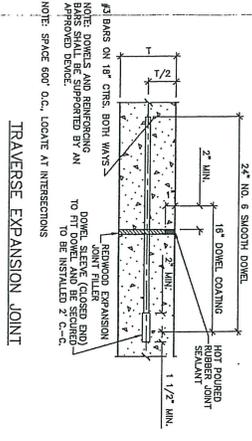
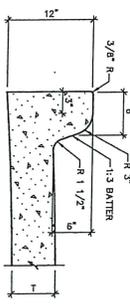
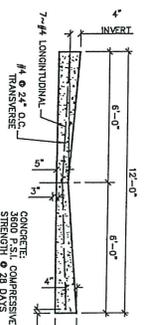
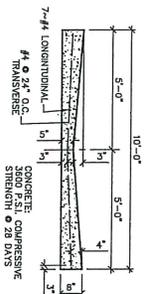
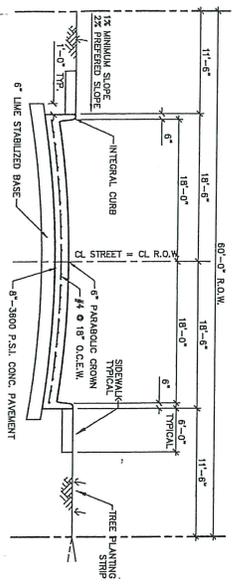
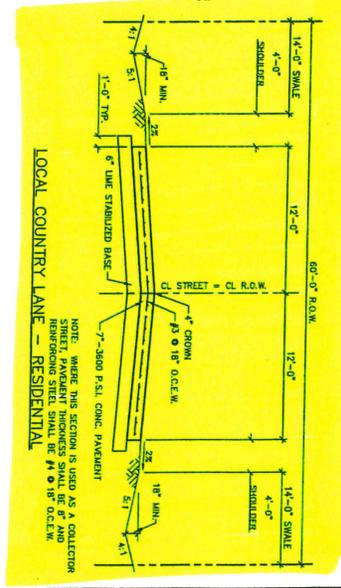
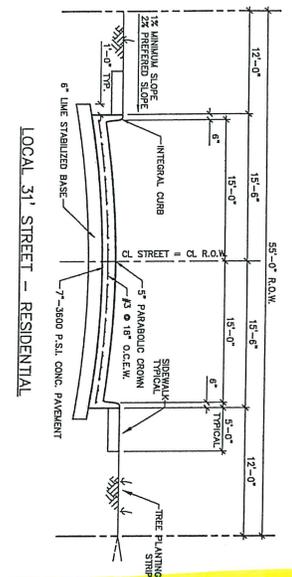
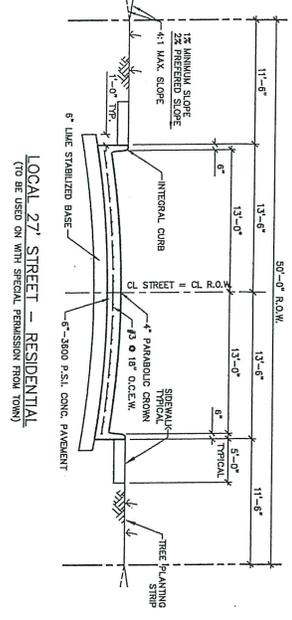


John Arnold
Development Partner

EXHIBIT A



EXHIBIT B



SD-P1

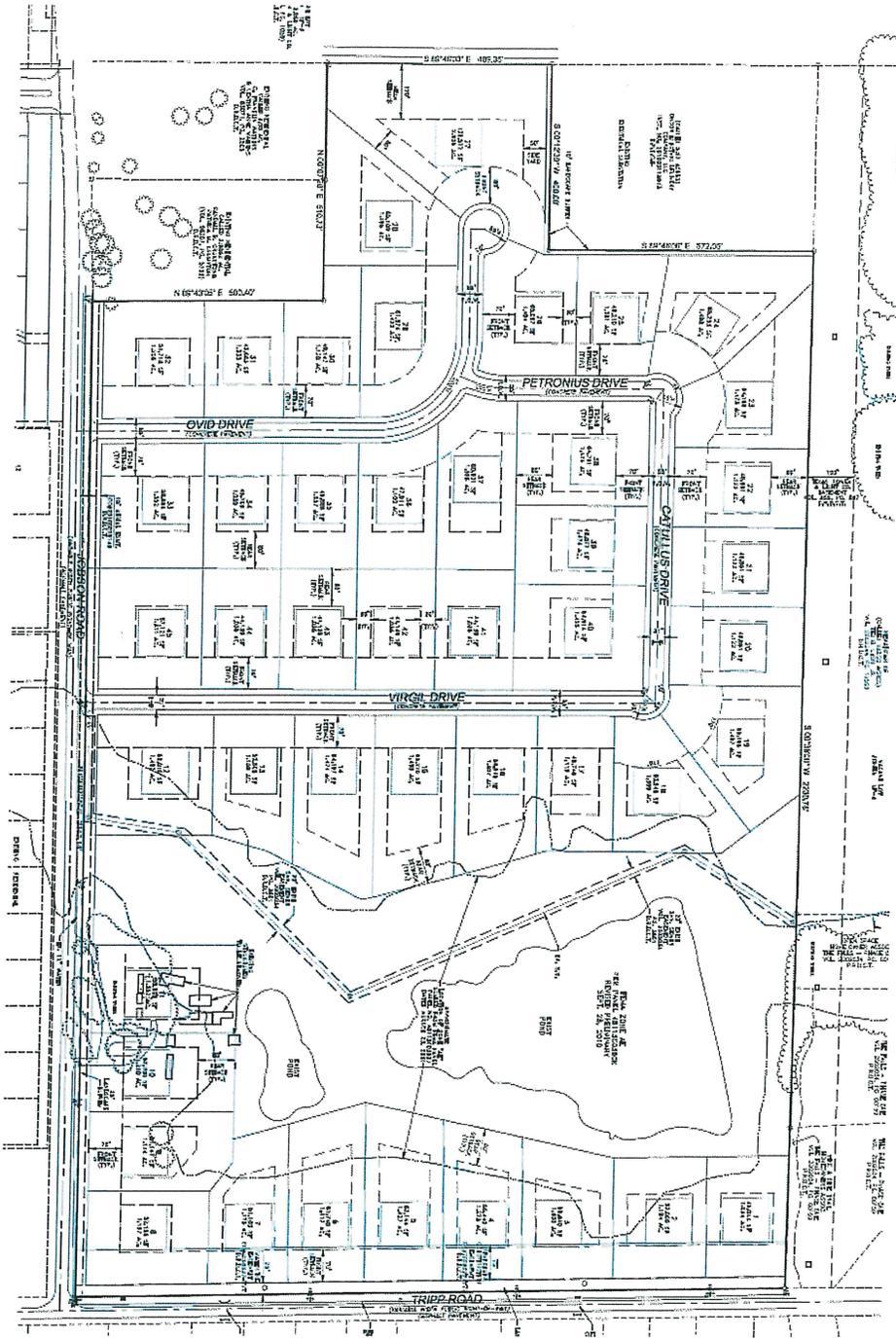
Scale: NTS
Date: OCT 2013
Revised: N/A

No.	Date	Revision

PAVING DETAILS
STANDARD CONSTRUCTION DETAILS
TOWN OF SUNNYVALE, TEXAS

TOWN OF SUNNYVALE
127 COLLINS ROAD
SUNNYVALE, TEXAS 75182
PH. 972.202.4115

EXHIBIT C

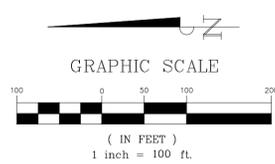
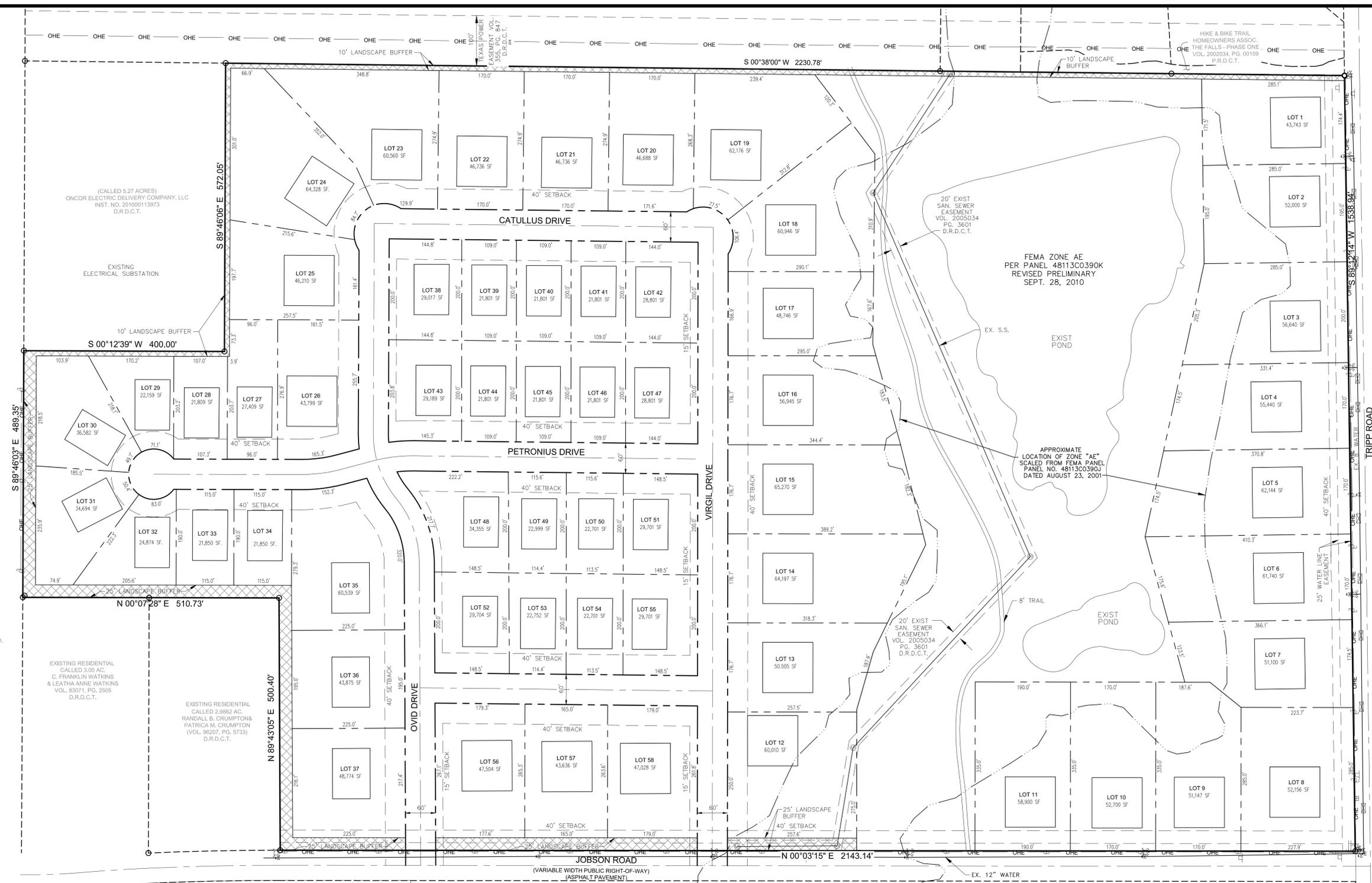


Original submission

45 Lots total

All ~1 Acre

Zoning compliant



(CALLED 5.27 ACRES)
ONCOR ELECTRIC DELIVERY COMPANY, LLC
INST. NO. 201000113973
D.R.D.C.T.

EXISTING ELECTRICAL SUBSTATION

FEMA ZONE AE
PER PANEL 48113C0390K
REVISED PRELIMINARY
SEPT. 28, 2010

APPROXIMATE
LOCATION OF ZONE "AE"
SCALED FROM FEMA PANEL
NO. 48113C0390J
DATED AUGUST 23, 2001

VACANT LOT
ZONED SF-3
CALLED 3.989 AC.
TEXAS POWER & LIGHT CO.
(VOL. 313, PG. 1059)
D.R.D.C.T.

EXISTING RESIDENTIAL
CALLED 3.00 AC.
C. FRANKLIN WATKINS
& LEATHA ANNE WATKINS
VOL. 83074, PG. 2205
D.R.D.C.T.

EXISTING RESIDENTIAL
CALLED 2.9852 AC.
RANDALL B. CRUMPTON &
PATRICIA M. CRUMPTON
(VOL. 96207, PG. 5733)
D.R.D.C.T.

SITE DATA SUMMARY	
ZONING/	SF-2
LAND USE:	SF-3 FLOODPLAIN
TOTAL SITE AREA:	83.06 ACRES (including buffers) 3,618,073 SF
SF-2 LOT AREA:	13.75 ACRES 598,979 SF
SF-2 DENSITY:	0.80 UNITS/AC (11 LOTS)
SF-3 LOT AREA:	48.77 ACRES 2,124,513 SF
SF-3 DENSITY:	0.96 UNITS/AC (47 LOTS)
PARK AREA:	18.21 ACRES 793,301 SF
TOTAL # OF LOTS:	58 LOTS
MINIMUM SIZE:	20,000 SF
TYPICAL SETBACKS:	FRONT: 40 FEET, 35 FEET (MIN) REAR: 15 FEET SIDE: 7 FEET, 15 FEET STREET

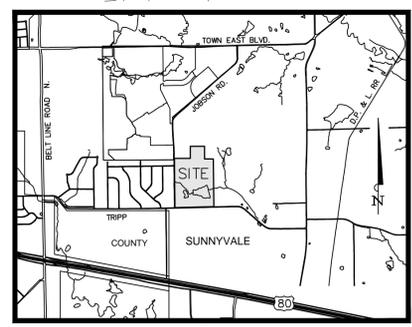


PLAN PREPARED BY:
BANNISTER ENGINEERING, LLC (F-10599)
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PHONE (817) 842-2094
FAX (817) 842-2095
CONTACT: CODY BROOKS, P.E.

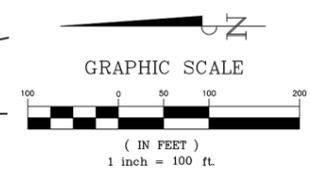
DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE,
SUITE 710
DALLAS, TEXAS 75225
(214) 522-4945
CONTACT: RICH DARRAGH

PRO CONCEPT PLAN FOR GLAZER ESTATES

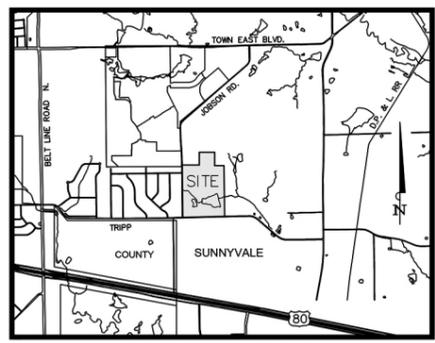
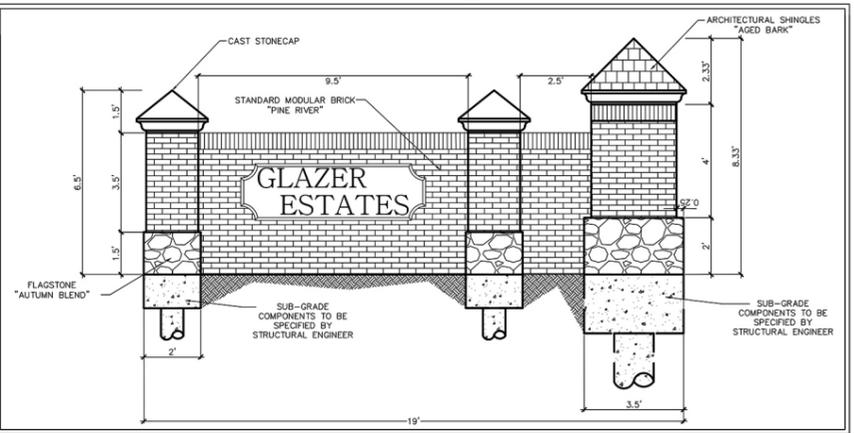
83.06 ACRES
CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS
ABSTRACT NO. 338



VICINITY MAP
NOT TO SCALE
SUNNYVALE,
TEXAS



CONCEPT ENTRY FEATURE



LEGEND

	DENOTES COMMON AREA
①	COLLECTOR STREET: 1 TREE / 40 LF OF FRONTAGE AND BERM
②	1 LARGE TREE/ 50' O.C. PER ORDINANCE

CONCEPT LANDSCAPE PLAN FOR GLAZER ESTATES

PLAN PREPARED BY:
BANNISTER ENGINEERING, LLC (F-10599)
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 PHONE (817) 842-2094
 FAX (817) 842-2095
 CONTACT: DREW DUBCOQ

DEVELOPER:
SKORBURG COMPANY
 8214 WESTCHESTER DRIVE,
 SUITE 710
 DALLAS, TEXAS 75225
 (214) 522-4945
 CONTACT: RICH DARRAGH

83.06 ACRES
CITY OF SUNNYVALE, DALLAS COUNTY, TEXAS
ABSTRACT NO. 338

PROPOSED DEVELOPMENT STANDARDS

Planned Residential Overlay “Glazer” Sunnyvale, Texas

PLANNED RESIDENTIAL OVERLAY DISTRICT- SINGLE FAMILY RESIDENTIAL – PRO sub district to combine with SF-3 base zoning.

General Description: This Planned Residential Overlay District (PRO) is intended to accommodate a low density single family residential use. Development standards for this district are outlined within this text.

Statement of Purpose: The purpose of this PRO is to establish a Concept Plan and specific conditions for the development of the property known as “Glazer Estates”. The intent of this PRO is to achieve a quality residential community while providing a variety of dwelling unit sizes and additional open space amenities. The approximate acreage of open space is 18.21 Acres.

Amendment of Base Zoning Districts:

1. The base zoning district for the 64.85 acres is changed from SF-2 and SF-3 to SF-3 base zoning district.
2. A PRO sub district hereby is created to combine with the SF-3 base zoning district.

Land Use: Land uses within the “Glazer” development shall be limited to detached single family dwellings, open spaces, and other amenities specified herein.

Dwelling Unit Size: Fifty-eight (58) single family dwelling units within this tract shall have a minimum air conditioned living space size of 2400 square feet.

Number of Dwelling Units and Density: The number of dwelling units within “Glazer Estates” shall not exceed fifty-eight (58) and the Gross Usable Acres, as defined in the Town’s Zoning Ordinance, shall be deemed to be 64.85 acres. The gross residential density shall not exceed 1.3 Units per Acre (Incentive density in chart 7.2 is 1.3 density Units per Acre, with 15% open space). Development shall be in accord with the concept plan as attached. However, in the event of conflict between the concept plan and the written conditions, the written conditions shall control. The concept plan shall also serve as the land use plan.

Development Regulations:

Minimum Standards for Lot Size:

<u>Detached Single Family Lot Types</u>	<u>A</u>	<u>B</u>
Minimum Lot Area	20,000 SF	43,560 SF
Maximum Building Height	36’	
Air Conditioned Square Footage (Minimum)	2,400 SF	

Minimum roof pitch	8:12 except for 4:12 on porch roofs
Minimum lot width at front building line	100' (Note 1)
Minimum lot depth	170' (Note 1)
Minimum corner lot width	100'
Front yard setback	40' (Note 3)
Rear yard setback	15'
Interior side yard setback	7'
Corner side yard setback	15'
Garage orientation	Traditional "swing" or "J" drive garages shall be required. However, garage doors shall be permitted to face the street to the extent that the same or greater number of garage doors for the dwelling are in the "swing" or "J" configuration.
Maximum lot coverage	65%
Minimum distance of driveway from property line (applicable to front entry garage only)	40'

Notes:

- 1) Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced in lot width at the front property line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced as needed to fit the knuckles and cul-de-sacs in accordance with the attached concept plan.
- 2) The streets within the subdivision shall be of open swale design for storm drainage.
- 3) The required 40-foot front yard setback may be reduced by up to five (5) feet for lots situated along curvilinear streets, cul-de-sacs or eyebrows, or where a 40' front yard building setback would create an undue hardship for the property.

Lot Trees: Prior to issuance of a certificate of occupancy, the developer or builder shall plant a sufficient number of trees on the lot to assure that the following numbers of trees of a minimum size of three inch (3") caliper and ten (10) feet in height exist on the site. For lot sizes 20,000 – 34,999 square feet, a total of two (2) trees shall be planted per lot. For lot sizes 35,000 – 43,560 square feet, a total of two (2) trees shall be planted per lot. For lot sizes 1 acre or larger, a total of three (3) trees shall be planted per lot.

Buffering, Landscaping and Screening:

- A. Option 1 for screening shall be used along Tripp Rd and Jobson Rd.
 - a. A twenty-five foot (25') wide landscape buffer area with berms shall effectively screen and shield the tract from Tripp Rd and Jobson Rd.
 - b. Due to Tripp and Jobson being Country Lanes, trees of no less than 3 inch (3") caliper will be planted and spaced at a maximum of thirty feet (30') on center for small to medium trees, fifty feet (50') on center for large trees.
- B. Option 1 shall be used along the northeastern and eastern portion of the tract.

- a. A ten foot (10') landscaped buffer area with berms shall effectively screen and shield from the transmission lines on the eastern boundary of the tract and the power plant on the northeastern boundary of the tract.
- b. Plant 1 large tree fifty feet (50') on center.
- C. Option 1 shall be used along the northwestern and northern boundary of the tract.
 - a. A twenty-five foot (25') landscape buffer area with berms shall effectively screen and shield the tract from the transmission lines along the northern boundary as well as the houses along the northwestern boundary.
 - b. Plant 1 large tree fifty feet (50') on center.

Landscape Plan: See attached landscape plan (Exhibit B attached hereto).

- A. A tree survey/landscape plan shall be submitted with any plat in accordance with the landscape plan.

Maintenance of Open Space, Amenities, Landscape Buffer and Trails: The trail in the open space area will be constructed of concrete at a width of 8 feet. The open space and trail shall be provided as indicated on the concept plan and maintained by the "Glazer Estates" Homeowner's Association.

Anti-Monotony Features: Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity on the same side of the street and two (2) intervening homes on the opposite side of the street. The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity. Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes. Minimum of 8:12 front elevation roof pitch, except 4:12 roof pitches on porches. Dimensional shingles shall be used.

Homeowner' Association: A Homeowners Association duly incorporated in the State of Texas shall be incorporated and each lot/homeowner shall be a mandatory member. This association shall be established so as to ensure the proper maintenance of all common areas, either public or private, as desired, to be maintained by the association. The bylaws of this association shall establish a system of payment of dues, a system of enforcement of its rules and regulations; a clear and distinct definition of the responsibility of each member, and such other provisions as are reasonably deemed appropriate to secure a sound and stable association. The Bylaws shall be submitted to the Director of Planning for review and approval prior to construction.

Town of Sunnyvale

127 N. COLLINS ROAD
 SUNNYVALE, TEXAS 75182
 TELEPHONE (972) 203-4188
 FAX (972) 226-1950
www.townofsunnyvale.org



March 7, 2016

John Arnold
 Skorburg Company
 8214 Westchester Dr. Ste. 710
 Dallas, Texas 75225

Subject: Glazer Concept Plan Submittal – Comment Letter

Dear Mr. Arnold,

Town staff has reviewed the plans you submitted for a proposed zone change for the Glazer Estates Planned Residential Overlay development. Based upon Town staff review of the documents provided, the following comments and concerns must be addressed by March 14th by 11am. Additional comments may arise upon further review.

Planning Comments – rashad.jackson@townofsunnyvale.org

1. For the adoption of this particular Planned Residential Overlay development, the process will require an amendment to the current zoning district and the future land use plan (comprehensive plan) for the area. The current and proposed update to the land use plan calls for the subject area to remain zoned SF2 (Low Density Residential) & SF3 (Estate Residential). As it stands, staff cannot support this application unless Planning & Zoning and Town Council see fit to change the zoning and future land use plan for the subject area.
2. In the proposed PRO ordinance language,
 - Under Lot Trees, please remove “for lots 10,000-34,999” and replace with proposed minimum lot size “for lots **20,000**-34,999.”
 - Under Buffering, Landscaping and Screening, please remove the “(10.3.G1)”.
 - Under Buffering, Landscaping and Screening, please review/revise language. It conflicts with what is shown on landscape plan. (Option 2 not noted in ordinance).
 - Under Buffering, Landscaping and Screening, what is the slope / height of the proposed berms?
 - Will there be a buffer along Tripp Road and south west corner of the property? Buffers are not shown on landscape plan in these areas.
 - Under Landscape Plan, please note the landscape plan as Exhibit B.
 - Under Landscape Plan, please note “a tree survey/landscape plan shall be submitted with any plat in accordance with the landscape plan.”
 - Under Anti Monotony Features, is the intent to allow for an 80% stucco home? Will there be a maximum percentage applied to stucco?
 - Please note if development will be completed in one phase or multiple phases.

3. A trail has been provided by the applicant in accordance with the Town of Sunnyvale Open Space Master Plan. Please provide language in the proposed ordinance in regards to the required trail width, materials and maintenance.
4. Would the applicant be open to allowing only wrought iron or white vinyl fencing for all lots that abut the pond / trail open space area? Similar development standards are in place for The Falls development. The proposed standard would provide continuity between the developments.
5. For future development, the applicant should communicate with the developer for The Homestead, Phase 3 in order to avoid any possible issues with down flow drainage.

Public Works Dept Comments

6. The department recommends the development of subdivisions with curb and gutter streets as opposed to country lanes due to maintenance and drainage issues.

Engineering Comments – justin.brown@freese.com :

7. The FEMA floodplain will have to be removed from the proposed residential lots with a Letter of Map Revision.
8. The seven lots along Tripp Road and four lots along Jobson Road will have driveways onto Tripp Road and Jobson Road that are not allowed. Tripp Road and Jobson Road are classified as collector streets on the Town's thoroughfare plan and residential driveways are not permitted onto Class 2 roads per the Public Works Design standards without an exception granted by the Town Council. If an exception is not granted, Town staff suggests the use of a private drive for access to the proposed lots.

If you have questions or concerns, please contact me at (972) 203-4188 or via e-mail at rashad.jackson@townofsunnyvale.org. Our town engineer may be reached at townengineer@townofsunnyvale.org. Please resubmit the following:

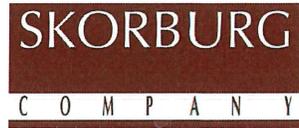
- Four (4) hardcopies of all plans
- Two (2) rolled set of any required civils
- A cd of all plans.

Sincerely,



Rashad Jackson, AICP
 Director of Development Services
 Town of Sunnyvale

Cc: Justin Brown, Town Engineer
 Tim Rawlings, Building Inspector
 Johnny Meeks, Public Works Director
 Sean Fox, Town Manager
 Rich Darragh, Skorburg Development
 Development File



March 13, 2016

Town of Sunnyvale
Attn: Rashad Jackson

Skorbουργ Company
8214 Westchester, Suite 710
Dallas, TX 75225

Subject: Glazer PRO Submittal – Comment Letter

Dear Mr. Jackson

We have reviewed the staff comments on our submitted plans for a proposed Planned Residential development located at the northeast corner of Tripp and Jobson Road. The comments are addressed within this letter.

Planning Comments

Comment #2: In the proposed PRO ordinance language,

- 1) Under Lot Trees, please remove “for lots 10,000 – 34,999” and replace with proposed minimum lot size “for lots 20,000 – 34,999.”
 - a) ADDRESSED: Please see the updated PRO Ordinance.
- 2) Under Buffering, Landscaping and Screening, please remove the “(10.3.G1)”.
 - a) ADDRESSED: Please see the updated PRO Ordinance.
- 3) Under Buffering, Landscaping and Screening, please review/revise language. It conflicts with what is shown on landscape plan. (Option 2 not noted in ordinance).
 - a) ADDRESSED: Please see the updated PRO Ordinance.
- 4) Under Buffering, Landscaping and Screening, what is the slope / height if the proposed berms?
 - a) ADDRESSED: The proposed slope of the berm is at a minimum of 3 to 1 and it will be at a minimum of 6 feet high.
- 5) Will there be a buffer along Tripp Road and south west corner of the property? Buffers are not shown on landscape plan in these areas.
 - a) ADDRESSED: There will be a buffer along Tripp and the south west corner of the property. It will be an undulating berm.
- 6) Under Landscape Plan, please not the landscape plan as Exhibit B.

- a) ADDRESSED: Please see the updated PRO Ordinance.
- 7) Under Landscape Plan, please note “a tree survey /landscape plan shall be submitted with any plat in accordance with the landscape plan.”
- a) ADDRESSED: Please see the updated PRO Ordinance.
- 8) Under Anti Monotony Features, is the intent to allow for an 80% stucco home? Will there be a maximum percentage applied to stucco?
- a) ADDRESSED: It is not the intent to allow for an 80% stucco home. Although stucco is categorized as masonry, from our experience with our building company and our relationships with other builders, if used at all, stucco is only used as an accent. Most of the builders and consumers, due to the high cost of stucco, will use stone and brick instead of stucco.
- 9) Please note if the development will be completed in one phase or multiple phases.
- a) ADDRESSED: This development will be completed in 1 phase.

Comment #3: A trail has been provided by the applicant in accordance with the Town of Sunnyvale Open Space Master Plan. Please provide language in the proposed ordinance in regards to the required trail width, materials and maintenance.

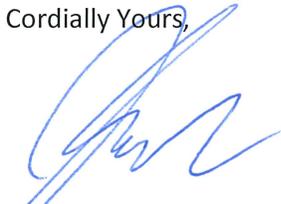
- a) ADDRESSED: Please see the updated PRO Ordinance.

Comment #4: Would the applicant be open to allowing only wrought iron or white vinyl fencing for all lots that abut the pond / trail open space area? Similar development standards are in place for The Falls development. The proposed standard would provide continuity between the developments.

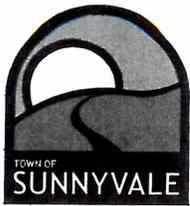
- a) ADDRESSED: We will allow tubular steel fencing along the pond / trail open space area.

We look forward to working with the Town on this project.

Cordially Yours,



John Arnold
Development Partner



Notice of Request to Amend
Comprehensive Plan and Zoning Map
Town of Sunnyvale

The Town of Sunnyvale has received a request from John Arnold for an Amendment to Zoning Ordinance No. 324, duly passed by the Town Council; and as amended from time to time, so as to change the Town's Comprehensive Plan and Land Use Diagram from Estate Residential (ER) to Low Density Residential (LDR) and the Zoning Map from Single Family 2 & Single Family 3 to Single Family 3 - Planned Residential Overlay (SF3-PRO) for property located at or about the northeast corner of Tripp Road and Jobson Road (83.06 acres). The request is proposed for the development of Glazer Estates, a residential development. This item was initially heard at the February 15, 2016 Planning & Zoning Commission meeting. The item was tabled by the commission to be heard at this upcoming meeting. A concept plan is proposed for review. The plan is attached.

I don't see any impact study proposed?

The Planning and Zoning Commission will hear this application on Monday, March 21, 2016 and the Town Council will consider the application on either Monday, March 28, 2016 or Monday, April 11, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The zone change application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at 972-203-4103 or rashad.jackson@townofsunnyvale.org

If you wish to submit a written response, please fill out and return this notice as soon as possible.

** check your spam folder I will re-send to you!*

- I am in favor of the Proposed Comprehensive Plan and Zoning Map Amendments
- I am opposed to the Proposed Comprehensive Plan and Zoning Map Amendments

Explanation:

Opposed to lots 1, 2, 3, 4, 5 because they are in a FEMA flood plain, river drainage depends on this area remaining unencumbered or changed.

I sent pictures to Town Sec. probably in SPAM folder, showing water up to trees.

Signature:

Printed Name:

Address:

Date:

*Christine Gunter (czzhughes@yahoo.com)
Christine Gunter
318 E TRIPP 3/12/16*

** Please check spam folder. Yahoo often goes there. I sent big file of pictures. Will bring flash drive to meeting as well.*

Rashad Jackson

From: Leslie Malone
Sent: Tuesday, March 08, 2016 4:34 PM
To: Rashad Jackson
Subject: Fwd: pictures of flooding/drainage issues pertaining to development of Glazer Estate property. For Planning and Zoning to see and consider.

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

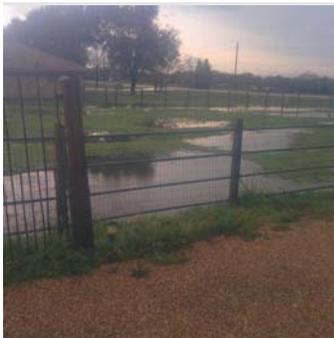
From: Christine Gunter <czzhughes@yahoo.com>
Date: March 8, 2016 at 4:24:00 PM CST
To: "townsecretary@townofsunnyvale.org" <townsecretary@townofsunnyvale.org>
Subject: pictures of flooding/drainage issues pertaining to development of Glazer Estate property. For Planning and Zoning to see and consider.
Reply-To: Christine Gunter <czzhughes@yahoo.com>

These files may be too big, I'm going to put them on a flash drive. And maybe bring them to the meeting. These show the property next to me, those are the ones with the fence, where all our water drains into that field and then into the culvert then across the street into the field where they want to put a bunch of houses, between the street and the pond. There are pictures of my ditch and culvert, the culvert and the place where it comes out on the north side of Tripp. Pictures of the pond out of it's banks on the southeast end of the pond.

Just for consideration. I asked that OUR property (318 E Tripp) be added to an impact study, regarding the effects of building homes here and how it will affect OUR drainage and where they plan to put all this water?

Please pass these on to the persons on Planning and Zoning. I couldn't find any emails for anyone in particular so I sent this to you to get to the right person.

Thank you,
 Christine Gunter



IMG_20160308_132523.jpg

Christine Gunter shared from Dropbox

[View on www.dropbox.com](http://www.dropbox.com)

Preview by Yahoo



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Christine Gunter shared from Dropbox

View on www.dropbox.com

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Christine Gunter shared from Dropbox

[View on www.dropbox.com](http://www.dropbox.com)

Preview by Yahoo



Town of Sunnyvale

April 11, 2016

**Prepared By: Rashad Jackson, AICP
Director of Development Services**

Summary:

APPLICANT: COLIN HELFFRICH, P.E.
AT OR ABOUT: 334 JOBSON ROAD – 61.39 ACRES SOUTH WEST OF THE INTERSECTION OF STONEY CREEK BLVD AND WANDERING BROOK LANE
REQUEST: TENTATIVE DEVELOPMENT PLAN – STONEY CREEK PHASE 2F

Background & Analysis:

The applicant is requesting a tentative development plan approval for Stoney Creek Phase 2F. The proposed plan for Phase 2F will consist of 82 lots and 4 open space lots on 61.398 acres. The plan shows a total of 82 single family residential lots approximately 20,000 square feet in size. Open space lots will serve as a landscape buffer along the east, north and south sides of the development. The overall design of Phase 2F is consistent with the approved concept plan for the phase except for the following changes. The developer would like to gain approval for the plan and proposed changes prior to moving forward with a future request for platting.

Key requested variations from original concept plan and ordinance requirements are noted below. The applicant has also provided a memo detailing all proposed changes:

- *Variation to the Stoney Creek Boulevard roadway alignment as seen in Ordinance No. 463 Exhibit C Concept Plan. The reason for this variation is to avoid the Water of United States (WOUS) that was determined to be located on this property. The WOUS is located within the called Lot 1X Block A.*
- *The minimum lot width for any sized lot shall be 100 feet minimum. Width measurement shall be as set forth in the Town of Sunnyvale's Zoning Ordinance Chapter 2: Definitions.*
- *Deviation from the typical planting of a Red Tipped Photinia as called out in Ordinance No. 463 Exhibit D Open Space & Trail Plan. Due to the growing environment the Town has requested we provide Chinese Photinia in lieu thereof.*
- *Ordinance No. 463 calls out for a water feature to be within the Stoney Creek Boulevard median. After discussions with the Town, it is in our opinion the water feature called out in Ord. No. 463 was the WOUS area. Due to the Corp restrictions we are avoiding the WOUS with a slight variation to the Stoney Creek Blvd alignment. In doing this the water feature now is located along side Stoney Creek Blvd in lieu of within the median.*

Town staff has evaluated the proposed development against the Zoning Ordinance, Subdivision Ordinance, and Engineering Design Standards as well as the more specific requirements for a PRO contained within Ordinance No. 463.

Density and Lot Count Requirements

The property is zoned SF-3 PRO, Single Family Residential 3 Planned Residential Overlay. Ordinance No. 463 provides further regulations for how Tract 2 of Stoney Creek is to develop. The total number of dwelling units provided within Tract 2 shall not exceed 472. To date, Tract 2 has a total of 318 lots. The overall maximum density per gross usable acre shall not exceed 1.43 dwelling units per acre. The proposed plan notes the following:

TRACT 2 ZONING REQUIREMENTS					
ZONING REQUIREMENTS			CURRENT DEVELOPMENT		
MAXIMUM NUMBER OF UNITS:	472		CURRENT TOTAL NUMBER OF UNITS:	472	
MAXIMUM ACRES:	-		TOTAL ACRES:	330.388	
MAXIMUM DENSITY:	1.43	UNITS/ACRE	DENSITY:	1.43	UNITS/ACRE
ZONING LOT SIZE REQUIREMENTS			CURRENT RESIDENTIAL LOT SIZE		
15,000-17,999	182	UNITS	15,000-17,999	148	UNITS
18,000-23,999	213	UNITS	18,000-23,999	274	UNITS
>24,000	77	UNITS	>24,000	50	UNITS
PHASE 2A			PHASE 2E		
15,000-17,999	43	UNITS	15,000-17,999	46	UNITS
18,000-23,999	32	UNITS	18,000-23,999	24	UNITS
>24,000	9	UNITS	>24,000	2	UNITS
PHASE 2B			PHASE 2F		
15,000-17,999	2	UNITS	15,000-17,999	0	UNITS
18,000-23,999	63	UNITS	18,000-23,999	63	UNITS
>24,000	9	UNITS	>24,000	19	UNITS
PHASE 2C			PHASE 2G		
15,000-17,999	45	UNITS	15,000-17,999	0	UNITS
18,000-23,999	33	UNITS	18,000-23,999	43	UNITS
>24,000	1	UNITS	>24,000	4	UNITS
PHASE 2D					
15,000-17,999	12	UNITS			
18,000-23,999	16	UNITS			
>24,000	6	UNITS			

Setbacks and Lot Size

As per the zoning requirements and the PRO standards, lots within Tract 2 of the Stoney Creek development are required to be a mix of sizes, which include:

Number of Units	Lot Size
182	Greater than or = to 15,000 – 17,999 square feet
213	Greater than or = to 18,000 – 23,999 square feet
77	Greater than or equal to 24,000 square feet

As shown above, the tentative development plan for Phase 2F proposes the following lot sizes.

Number of Units	Lot Size
0	15,000 – 17,999 square feet
63	18,000 – 23,999 square feet
19	Greater than or equal to 24,000 square feet

Lot width, lot depth, and setbacks are determined based upon the size of the lot provided. Under base zoning district requirements, setbacks and lot width requirements for lots within these size ranges are as follows:

Lot Size	Width	Front Setback	Side Setback	Rear Setback
14,000 to 19,999	100	50	20	30
20,000 to 34,999	120	60	20	40

The proposed plan calls for the following typical lot setbacks. The proposed setbacks are consistent with previous phases of Stoney Creek and the Stoney Creek PRO regulations.

Lot Size	Width	Front Setback	Side Setback	Rear Setback
14,000 to 19,999	100	50	20 (30 if corner lot)	30
20,000 to 34,999	100	60	20 (30 if corner lot)	30

Landscaped Buffer Areas and Open Space

If the tentative development plan is approved, a landscape plan/tree survey will be required with the submittal of the preliminary plat for the phase. The current plan shows a perimeter buffer along the east, north and south side of the phase. The plan would appear to be consistent with the approved open space/landscape plan for Stoney Creek. Final details of the proposed landscaping will be reviewed at the preliminary plat submittal stage.

Perimeter buffering is required for Tract 2 of the Stoney Creek development. The minimum buffer area is twenty-five (25) feet in width. The proposed development meets the twenty-five foot minimum requirement. Tract 2 also requires that 45.64 acres of open space be provided. Once complete, approximately 50 acres of open space will have been provided for within Tract 2 based on the open space plan.

Access and Infrastructure

Direct access will be provided to Phase 2F from Jobson Road and Stoney Creek Blvd. A two lane extension of Stoney Creek Blvd will be constructed as part of this phase. The extension will connect Stoney Creek Blvd to Jobson Road. The original concept plan called for a large median at the Jobson Road connection of Stoney Creek Blvd. The Stoney Creek ordinance notes that a water feature shall be developed within “*the median of the proposed Stoney Creek Blvd extensions, as depicted on the Concept Plan.*” Although this is noted in the ordinance, staff was unable to find any language or landscape drawings portraying the intentions for the water feature or the specific location of the water feature.

As noted above, the original alignment for the proposed Stoney Creek Blvd connection to Jobson Road was designed to allow for a large median. Upon review, the applicant found that the proposed alignment would go through a restricted area designated by the Army Corp. of Engineers as the Waters of the U.S. In order to avoid the restricted area, the applicant will remove the large median and realign the roadway extension. A subdivision entry monument similar to those constructed at Stoney Creek Blvd and Collins Road is proposed at the Stoney Creek Blvd and Jobson Road connection.

With the proposed removal of all alleys, each home will be accessed from the front. Garage orientation and access must adhere to Section 20.7 of the zoning ordinance.

Section 20.7

- *Garage orientation shall be side or rear facing; if an alley exists the property shall be accessed from the alley.*

- *A garage may face the front of the lot if setback a minimum of 25 feet from the front building line and is screened by the presence of a porte cochere.*
- *Detached garages may face the front of the lot if setback from the rear line of the dwelling by a minimum 25 feet and no alley exists.*

Trail Development

Ordinance No. 463 stipulates, “an Americans with Disabilities Act compliant above-grade crossing shall be constructed over Collins Road within a portion of Nance Road (if abandoned by the Town Council) or in such other suitable location as selected by the Town Council in order to connect the pedestrian and bicycle trails and to provide safe access to the Nature Center, continuation of the trail to Tract 4, and the public school. The design of the above-grade crossing shall be in accordance with Exhibit G-1.” The proposed trail crossing will tie Tract 2 to Tract 4. The crossing would be developed to tie into the existing trail at the Tract 2 amenity center.

The developer plans to work with Town staff to determine how to move forward with this requirement. A decision on how to proceed will need to be made prior to the construction of the last phase of Tract 2. (Phase 2E & Phase 2F)

Public Notice

Public notice was provided to the Town’s Official Newspaper for publication on March 2nd, 2016. Letters were also sent to property owners’ within 400’ on March 10th, 2016. The total number of letters sent was thirty-three (33). As of the release of the staff memo, one (1) response in favor had been received.

Fiscal Impact

At the final plat stage, ordinance No. 463 requires that the developer contribute \$1,100 per lot for traffic mitigation fees. This would equate to \$90,200. These fees are to be set aside for two (2) designated roadway projects: Collins Rd (from Town East to Tripp Rd) and Tripp Rd/Collins Rd intersection improvements. To date, \$418,800 (not including +\$90,200 for phase 2F) have been contributed to the fund.

Planning & Zoning Commission Recommendation – 3/21/16

Chairman Demko called for a motion. Commissioner Moss made a motion to approve the request as submitted. Commissioner Okafor seconded. Chairman Demko called for a vote, the motion passed unanimously.

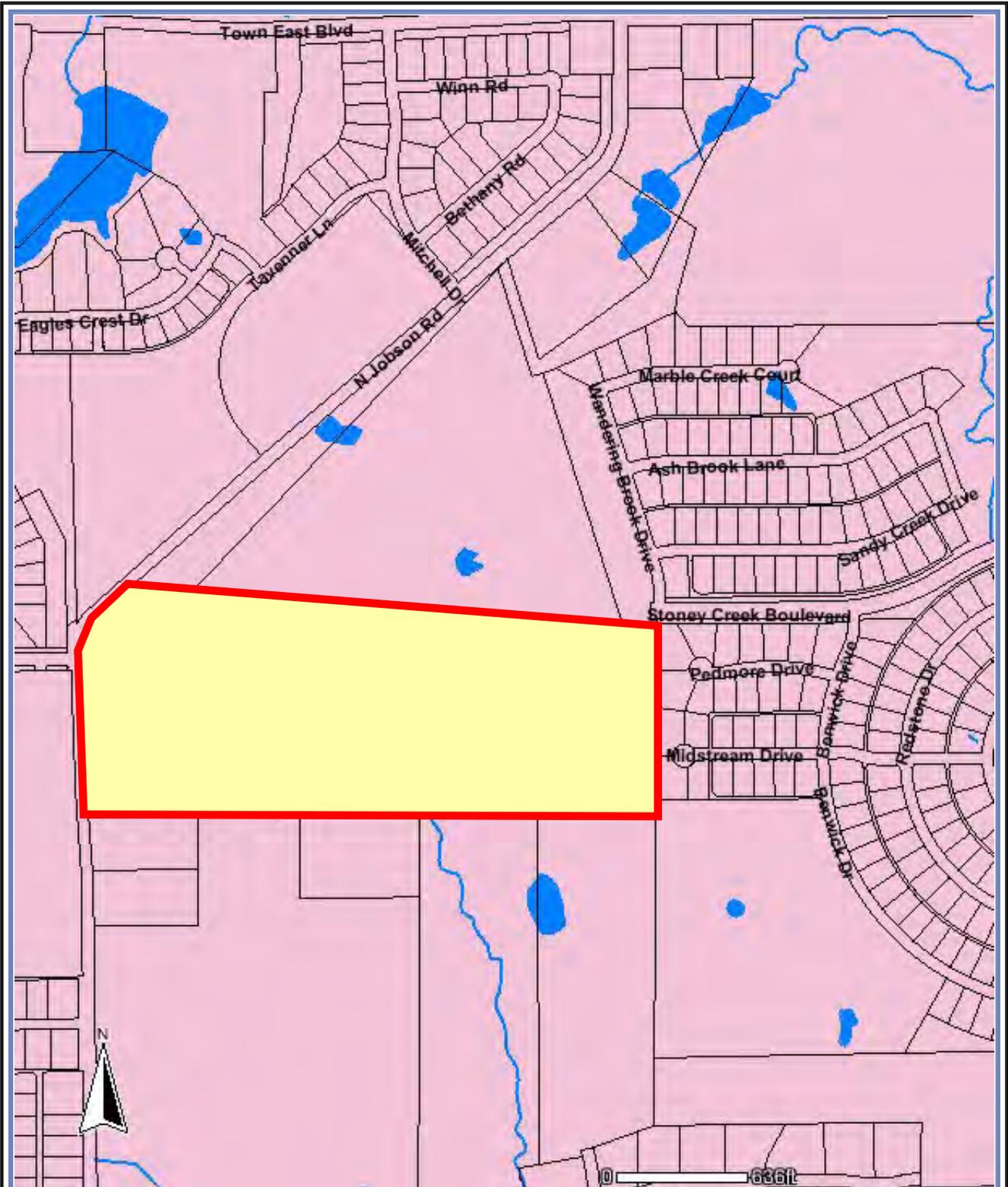
Staff Recommendation

Town staff has the following comments/recommendations for consideration:

1. Staff recommends approval. All department comments must be satisfactorily addressed prior to any development.
2. HOA documents will be required for the proposed development at the final plat approval.
3. The applicant will be subject to the payment of traffic mitigation fees in accordance with Ordinance No. 463 at \$1,100 per lot to be paid at final plat approval.

Attachments

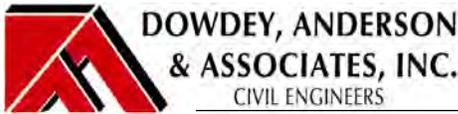
- Location Map
- Variation Memo
- Tentative Development Plan: Stoney Creek Phase 2F
- Tentative Development Plan: Stoney Creek Phase 2F – Open Space
- Approved Concept Plan Stoney Creek – Forestar Developers
- Ordinance No. 463 – Exhibit G-1 – above grade crossing
- 400’ notice response letter



Dallas Central
Appraisal District
www.dallascad.org

DISCLAIMER

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

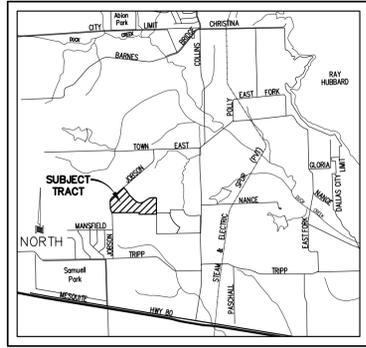
MEMO FOR RECORD
STONEY CREEK PHASE 2F (DAA JOB NO. 12014-2F)
March 14, 2016

TO: Town of Sunnyvale
CC: Forestar Development
FROM: Dowdey, Anderson & Associates, Inc.
RE: Stoney Creek Phase 2F
Sunnyvale, Texas

Below is a list of proposed variations and deviations from the Town of Sunnyvale's Ordinance No. 463 and the Town of Sunnyvale's Zoning/Subdivision Ordinance.

- Variation to the Stoney Creek Boulevard roadway alignment as seen in Ordinance No. 463 Exhibit C Concept Plan. The reason for this variation is to avoid the Water of United States (WOUS) that was determined to be located on this property. The WOUS is located within the called Lot 1X Block A.
- The minimum lot width for any sized lot shall be 100 feet minimum. Width measurement shall be as set forth in the Town of Sunnyvale's Zoning Ordinance Chapter 2: Definitions.
- Deviation from the typical planting of a Red Tipped Photinia as called out in Ordinance No. 463 Exhibit D Open Space & Trail Plan. Due to the growing environment the Town has requested we provide Chinese Photinia in lieu thereof.
- Ordinance No. 463 calls out for a water feature to be within the Stoney Creek Boulevard median. After discussions with the Town, it is in our opinion the water feature called out in Ord. No. 463 was the WOUS area. Due to the Corp restrictions we are avoiding the WOUS with a slight variation to the Stoney Creek Blvd alignment. In doing this the water feature now is located along side Stoney Creek Blvd in lieu of within the median.
- No variations are requested of the Open Space and Landscape Buffers. To keep the consistency of previously approved plats, the Open Space and Landscape Buffer terms and calculations will be as shown on the Tract 2 Open Space Exhibit. It shall be noted this exhibit was previously approved at the time of Stoney Creek Phase 2G Preliminary Plat approval.

VICINITY MAP



LOCATION MAP NOT TO SCALE

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	4°39'06"	443.50'	18.01'	36.01'	N33°33'02"W 36.00'
C7	15°08'00"	573.50'	76.18'	151.48'	S38°47'29"E 151.04'
C8	27°00'00"	55.00'	55.00'	259.18'	N45°23'09"W 77.78'
C9	71°06'57"	25.00'	17.87'	31.03'	S54°49'00"E 29.08'
C10	168°48'04"	55.00'	560.99'	162.04'	N44°37'32"E 109.48'
C11	274°49'00"	55.00'	50.56'	263.81'	N67°00'47"W 74.44'

LOT LINE TABLE

LINE	BEARING	LENGTH
T3	S86°04'30"E	14.14'
T4	S3°55'30"W	14.14'
T5	S48°55'30"W	15.00'
T6	S83°47'57"E	13.57'
T7	N46°21'29"W	69.22'
T8	S1°17'01"W	13.48'
T9	S88°42'59"E	14.78'
T10	N48°55'30"E	15.11'
T11	N46°02'49"W	14.30'
T12	N42°39'54"E	13.65'
T13	N89°36'51"E	25.01'
T14	S44°36'51"W	14.14'
T15	S45°23'09"E	14.14'
T16	S44°36'51"W	14.14'

LOT LINE TABLE

LINE	BEARING	LENGTH
T17	S45°23'09"E	14.14'
T18	N51°07'03"E	14.76'
T19	S8°40'37"W	15.07'
T20	N89°36'37"E	11.24'
T21	S0°22'28"E	15.00'
T22	S45°22'56"E	14.14'
T23	S44°37'04"W	14.14'
T24	N0°22'28"W	15.00'
T25	N89°36'37"E	177.21'
T26	S44°37'32"W	14.14'
T27	N45°22'28"W	14.14'
T28	S44°37'32"W	14.14'
T29	N54°49'00"W	16.27'

TRACT 2 ZONING REQUIREMENTS

ZONING REQUIREMENTS	CURRENT DEVELOPMENT
MAXIMUM NUMBER OF UNITS: 472	CURRENT TOTAL NUMBER OF UNITS: 472
MAXIMUM ACRES: 1.43	TOTAL ACRES: 330.388
MAXIMUM DENSITY: 1.43 UNITS/ACRE	DENSITY: 1.43 UNITS/ACRE

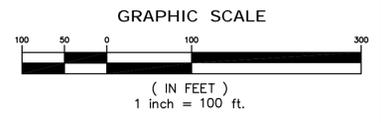
ZONING LOT SIZE REQUIREMENTS	CURRENT RESIDENTIAL LOT SIZE
15,000-17,999	182 UNITS
18,000-23,999	148 UNITS
24,000	274 UNITS
	50 UNITS

PHASE 2A	PHASE 2E
15,000-17,999: 43 UNITS	15,000-17,999: 45 UNITS
18,000-23,999: 32 UNITS	18,000-23,999: 24 UNITS
24,000: 9 UNITS	24,000: 2 UNITS

PHASE 2B	PHASE 2F
15,000-17,999: 2 UNITS	15,000-17,999: 0 UNITS
18,000-23,999: 83 UNITS	18,000-23,999: 83 UNITS
24,000: 9 UNITS	24,000: 19 UNITS

PHASE 2C	PHASE 2G
15,000-17,999: 45 UNITS	15,000-17,999: 0 UNITS
18,000-23,999: 33 UNITS	18,000-23,999: 43 UNITS
24,000: 1 UNITS	24,000: 4 UNITS

PHASE 2D	
15,000-17,999: 12 UNITS	
18,000-23,999: 16 UNITS	
24,000: 6 UNITS	



NOTES:

- THE MINIMUM LOT WIDTH FOR ANY SIZED LOT SHALL BE 100 FEET. LOT WIDTH MEASUREMENT SHALL BE AS SET FORTH IN THE TOWN OF SUNNYVALE'S ZONING ORDINANCE CHAPTER 2-DEFINITIONS.
- MINIMUM SETBACK REQUIREMENTS SHALL BE AS SET FORTH IN THE TOWN OF SUNNYVALE'S ZONING ORDINANCE CHART 3.2: AREA STANDARDS FOR RESIDENTIAL LOTS.
- LANDSCAPE BUFFERS SHALL BE DEVELOPED IN ACCORDANCE WITH THE TOWN OF SUNNYVALE'S ZONING ORDINANCE NO. 463: EXHIBIT D.

LEGEND

BTP = BY THIS PLAT
 BSE = BY SEPARATE INSTRUMENT
 SWE = SIDEWALK EASEMENT
 DE = DRAINAGE EASEMENT
 SSE = SANITARY SEWER EASEMENT
 UE = UTILITY EASEMENT
 TUE = TRANSFORMER & UTILITY EASEMENT
 HOA = HOME OWNERS ASSOCIATION
 BL = BUILDING LINE
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS

RC = RED CAP
 IRF = IRON ROD FOUND
 <CM> = CONTROLLING MONUMENT
 DENOTES STREET NAME CHANGE

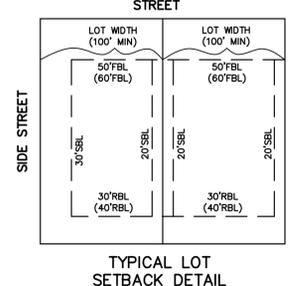
○ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 ● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	49°18'39"	350.00'	160.65'	301.22'	N24°16'11"E 292.01'
C2	49°18'39"	300.00'	137.70'	258.19'	N24°16'11"E 250.30'
C3	27°56'09"	300.00'	74.62'	146.27'	S05°17'27"E 144.83'
C4	71°06'57"	47.50'	33.95'	58.96'	S54°49'00"E 55.24'
C5	24°02'49"	300.00'	63.90'	125.91'	N12°23'53"W 124.99'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N00°23'09"W	27.50'
T2	N65°34'43"E	27.50'

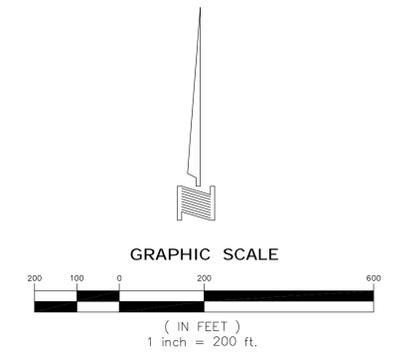
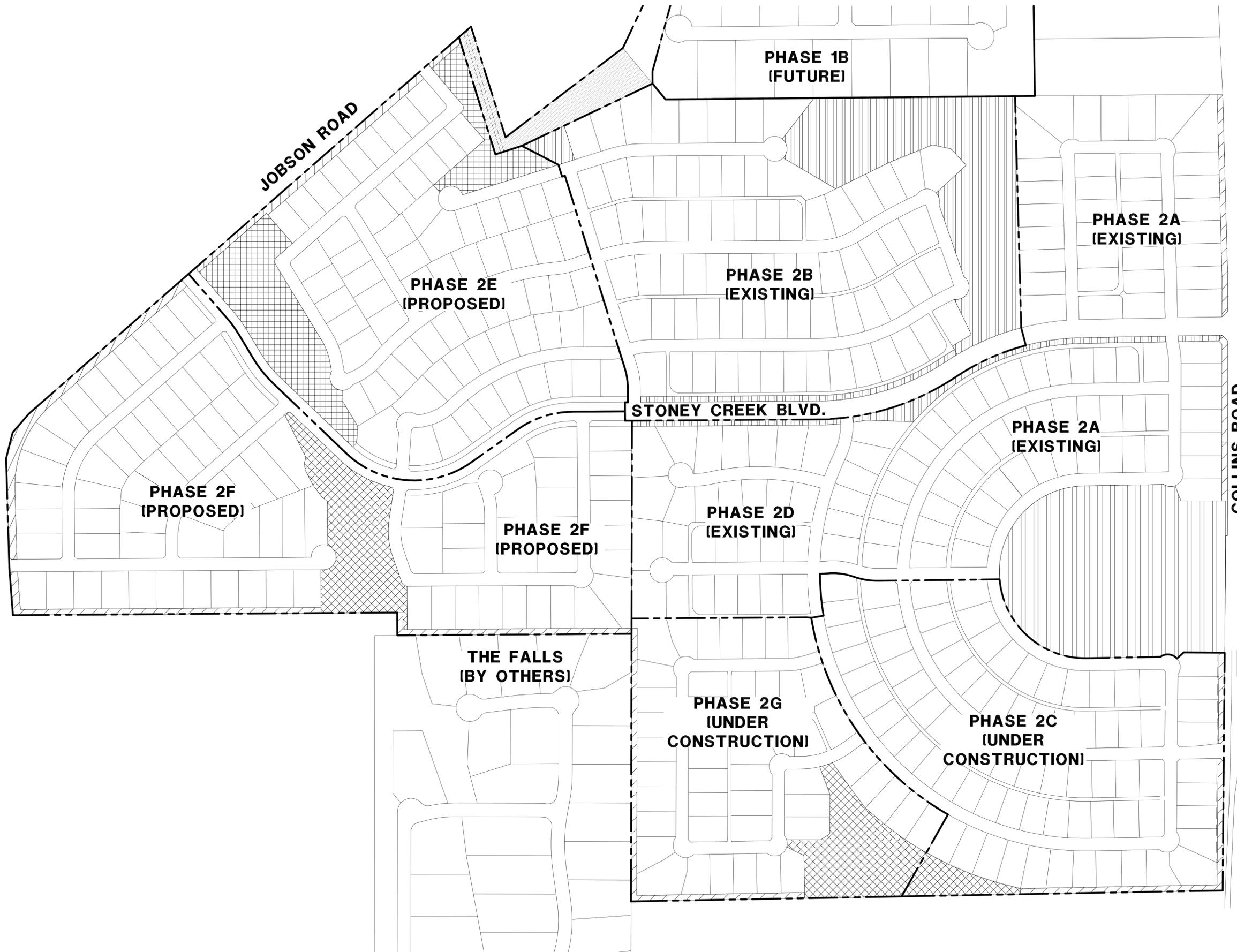


TYPICAL LOT SETBACK DETAIL

OWNER
STONEY CREEK PROPERTIES, L.L.C.
 14755 PRESTON ROAD ~ SUITE 130
 DALLAS, TEXAS 75254
 CONTACT: DARREL AMEN ~ 972-702-8699

**TENTATIVE DEVELOPMENT PLAN
 STONEY CREEK PHASE 2F**
 LOTS 1-13, BLOCK E; LOTS 1-20, BLOCK F;
 LOTS 1-36, BLOCK G; LOTS 1-13, BLOCK H
 ZONED PRO "SF-3"
 82 SINGLE-FAMILY RESIDENCE &
 4 OPEN SPACE LOTS
 61.398 ACRES

NATHAN ATTERBURY SURVEY, ABSTRACT NO. 38
 AND WILLIAM REED SURVEY, ABSTRACT NO. 1194
 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
 DECEMBER 2015
 SCALE: 1" = 100'
 ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800



TRACT 2

	OPEN SPACE REQUIREMENT	=	45.64 ACRES
	OPEN SPACE PROVIDED	=	50.99 ACRES
	LANDSCAPE BUFFER REQUIREMENT	=	6.35 ACRES
	LANDSCAPE BUFFER PROVIDED	=	7.09 ACRES

- 1. PREVIOUSLY PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN OPEN SPACE CALCULATIONS ONLY.
- 1. AREAS TO BE PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN OPEN SPACE CALCULATIONS ONLY.
- 1. AREAS PREVIOUSLY PLATTED AND TO BE PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN LANDSCAPE BUFFER CALCULATIONS ONLY.
- 1. AREA PREVIOUSLY PLATTED AS A NON-BUILDABLE LOT SATISFYING STONEY CREEKS OBLIGATIONS FOR OPEN SPACE AND LANDSCAPE BUFFERS ALONG THE COMMON PROPERTY LINES. THIS AREA IS BEING SOLD TO THE CROWNOVER FAMILY.
2. AREA COUNTED IN OPEN SPACE CALCULATIONS AS ORIGINALLY CALLED OUT BY P.D. 463 EXHIBIT D.

TRACT 2 OPEN SPACE
STONEY CREEK

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

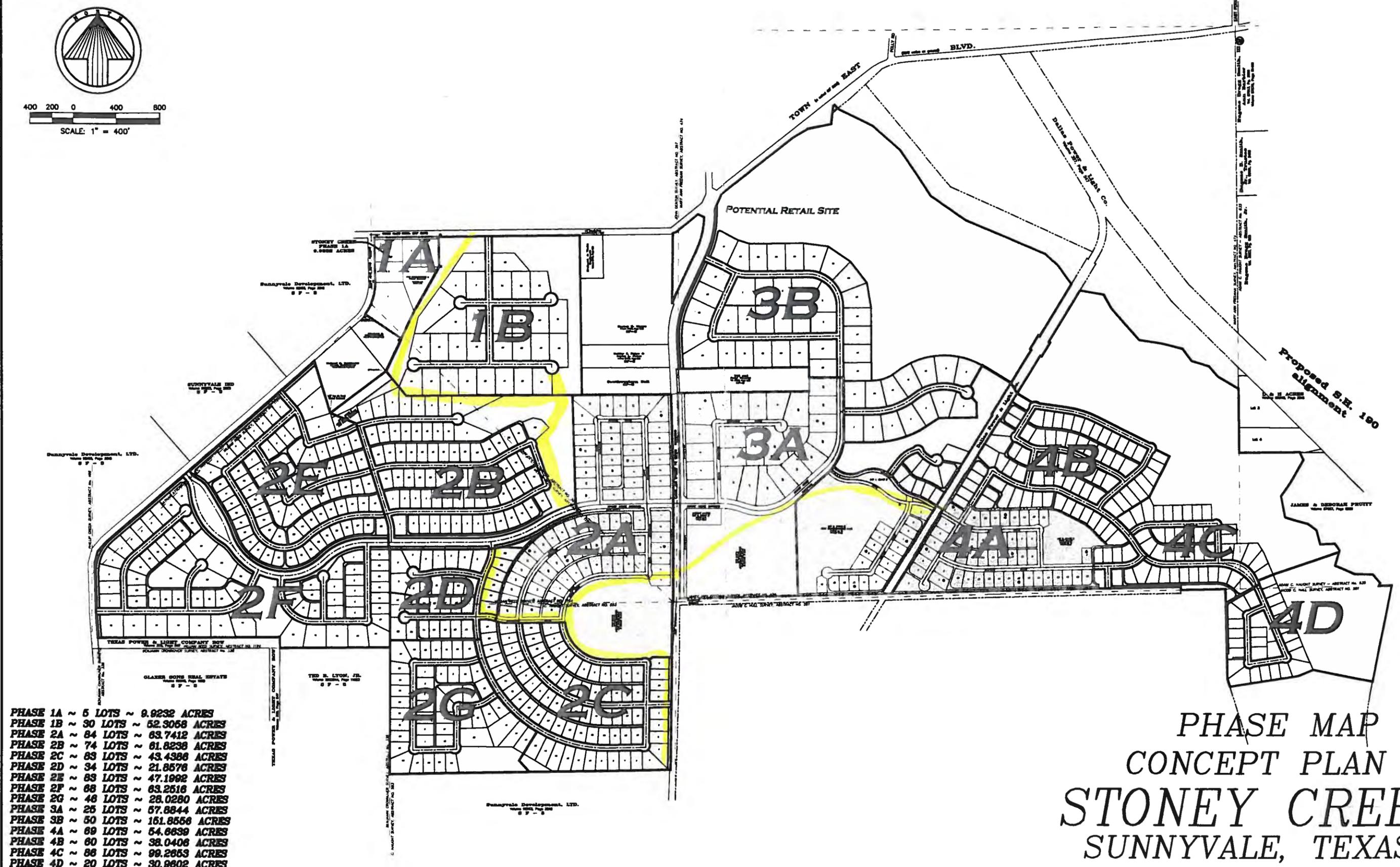
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	-	-	03/14/16	1"=200'	12014	1

NO.	DATE	BY	REVISION



400 200 0 400 800
SCALE: 1" = 400'



PHASE 1A	~ 6 LOTS	~ 0.9232 ACRES
PHASE 1B	~ 30 LOTS	~ 52.3058 ACRES
PHASE 2A	~ 84 LOTS	~ 63.7412 ACRES
PHASE 2B	~ 74 LOTS	~ 61.8238 ACRES
PHASE 2C	~ 83 LOTS	~ 43.4388 ACRES
PHASE 2D	~ 34 LOTS	~ 21.8578 ACRES
PHASE 2E	~ 83 LOTS	~ 47.1892 ACRES
PHASE 2F	~ 68 LOTS	~ 63.2516 ACRES
PHASE 2G	~ 48 LOTS	~ 28.0280 ACRES
PHASE 3A	~ 25 LOTS	~ 57.8844 ACRES
PHASE 3B	~ 50 LOTS	~ 151.8558 ACRES
PHASE 4A	~ 69 LOTS	~ 54.8839 ACRES
PHASE 4B	~ 60 LOTS	~ 38.0408 ACRES
PHASE 4C	~ 88 LOTS	~ 99.2653 ACRES
PHASE 4D	~ 20 LOTS	~ 30.9802 ACRES

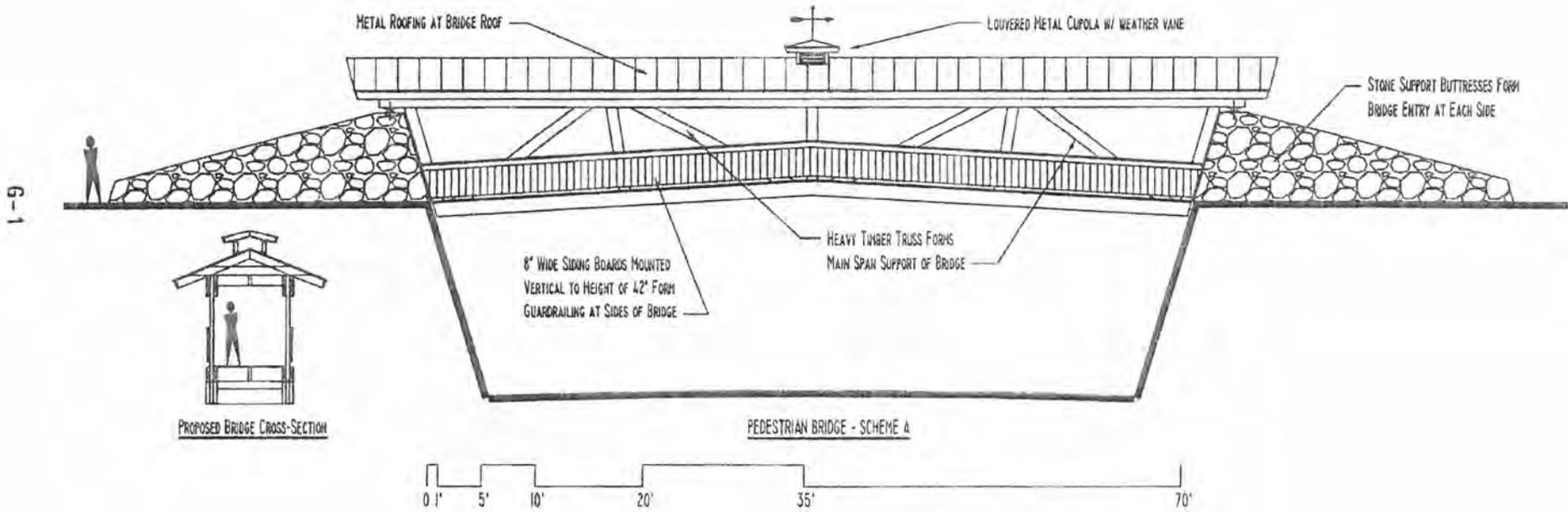
PHASE MAP
CONCEPT PLAN
STONEY CREEK
SUNNYVALE, TEXAS

~ OWNER ~
FORESTAR REAL ESTATE GROUP
14785 Preston Road ~ Suite 850 ~ Dallas, Texas 75254

TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
5330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 228-2887

ORDINANCE NO. 463

EXHIBIT G-1





**Notice of Application for
Tentative Development Plan
Town of Sunnyvale
Planning & Zoning Commission**

The Town of Sunnyvale has received a request from Colin Helffrich, P.E. for a tentative development plan approval of Stoney Creek Phase 2F. The request will allow for the review of an additional proposed phase of Stoney Creek subdivision. The location of the property is shown on the attached exhibit.

The Planning and Zoning Commission will review this application on Monday, March 21, 2016 and the Town Council will consider the application on either Monday, March 28, 2016 or Monday, April 11, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The tentative development plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at (972) 203-4103 or rashad.jackson@townofsunnyvale.org .

I am in favor of the tentative development plan

I am opposed to the tentative development plan

Explanation:

Signature:

R.C. Lupton

Printed Name:

Address:

Date:



Town of Sunnyvale

April 11, 2016

**Prepared By: Rashad Jackson, AICP
Director of Development Services**

Summary:

APPLICANT: COLIN HELFFRICH, P.E.
AT OR ABOUT: 400 NANCE ROAD – 154 ACRES NORTHEAST OF NANCE ROAD
REQUEST: TENTATIVE DEVELOPMENT PLAN – STONEY CREEK TRACT 4 (4B, 4C,4D)

Background & Analysis:

The applicant is requesting a tentative development plan approval for the remainder of Stoney Creek Tract 4 (4B, 4C & 4D). As shown on the proposed plan, Phase 4B, 4C and 4D will consist of 107 lots and 4 open space lots on 154.042 acres.

Phase 4B – 43 proposed lots

Phase 4C – 12 proposed lots

Phase 4D – 52 proposed lots

The proposed plan shows a total of 107 single family residential lots ranging in size from 15,000 square feet to 32,000 square feet. Open space lots will serve as a landscape buffer along the east, northwest and south sides of the development. Duck Creek will serve as the open space buffer to the north. The overall design intent of the Tract 4 development plan is consistent with the approved concept plan for the tract except for the following variations. The developer would like to gain approval for the plan and proposed changes prior to moving forward with a future request for preliminary platting.

Key requested variations from original Concept Plan and ordinance requirements are noted below. The applicant has also provided a memo detailing all proposed changes:

- *Lot to lot drainage shall be allowed for this Tract as reviewed and approved by the Town of Sunnyvale's engineer.*
- *The proposed 8' Hike and Bike trail shall be designed and constructed with the adjacent phase of development.*
- *Open fencing shall not be required adjacent to Duck Creek Open Space unless lots back or side to Duck Creek Open Space. At which point the lots backing or siding to Duck Creek Open Space shall be required to have open fencing.*
- *A variation to the required 2.47 acres of Landscape Buffer calculation. A 20' Open Space, Landscape, Drainage and Utility Easement has been provided along the back of lots adjacent to Nance Road and a 10' Open Space, Landscape, Drainage and Utility Easement has been provided along the back of lots that are adjacent to neighboring properties, as shown on the Tentative Development Plan for Stoney Creek Tract 4. This totals 2.15 acres of Landscape Buffer. Due to the limiting locations to provide Landscape Buffers it is requested the new required Landscape Buffer calculation be 2.15 acres.*

- *The Nance Road connection shall be an “Emergency Access Only” connection. This will consist of a gate, to be reviewed and approved by the Town of Sunnyvale, with a Knox lock box.*
- *Deviation from the typical planting of a Red Tipped Photinia. Due to the growing environment the Town has requested the use of Chinese Photinia in lieu thereof.*

Town staff has evaluated the proposed development against the Zoning Ordinance, Subdivision Ordinance, and Engineering Design Standards as well as the more specific requirements for a PRO contained within Ordinance No. 463.

Density and Lot Count Requirements

The property is zoned SF-3 PRO, Single Family Residential 3 Planned Residential Overlay. Ordinance No. 463 provides further regulations for how Tract 4 of Stoney Creek is to develop. The total number of dwelling units provided within Tract 4 shall not exceed 235. To date, Tract 4 has a total of 112 lots. If approved, the current tentative development plan proposes a total of 176 dwelling units at build out for Tract 4. Ordinance No. 463 stipulates, the overall maximum density per gross usable acre shall not exceed 1.43 dwelling units per acre. The proposed plan proposes an overall density of 1.14 dwelling units per acre. Tract 4 totals are noted below:

TRACT 4 ZONING REQUIREMENTS						
ZONING REQUIREMENTS			CURRENT DEVELOPMENT			
MAXIMUM NUMBER OF UNITS:	235			CURRENT TOTAL NUMBER OF UNITS:	176	
MAXIMUM ACRES:	-			TOTAL ACRES:	154.74	
MAXIMUM DENSITY:	1.43	UNITS/ACRE		DENSITY:	1.14	UNITS/ACRE
ZONING LOT SIZE REQUIREMENTS			CURRENT RESIDENTIAL LOT SIZE			
13,000-14,999	177	UNITS	13,000-14,999	53	UNITS	
15,000-17,999	37	UNITS	15,000-17,999	14	UNITS	
>18000	21	UNITS	>18000	109	UNITS	
PHASE 4A			PHASE 4C			
13,000-14,999	53	UNITS	13,000-14,999	0	UNITS	
15,000-17,999	12	UNITS	15,000-17,999	0	UNITS	
>18000	4	UNITS	>18000	12	UNITS	
PHASE 4B			PHASE 4D			
13,000-14,999	0	UNITS	13,000-14,999	0	UNITS	
15,000-17,999	1	UNITS	15,000-17,999	1	UNITS	
>18000	42	UNITS	>18000	51	UNITS	

Setbacks and Lot Size

As per the zoning requirements and the PRO standards, lots within Tract 4 of the Stoney Creek development are required to be a mix of sizes, which include:

Number of Units	Lot Size
177	Greater than or = to 13,000 – 14,999 square feet
37	Greater than or = to 15,000 – 17,999 square feet
21	Greater than or equal to 18,000 square feet

As shown above, the tentative development plan for the remainder of Tract 4 proposes the following lot sizes at build out.

Number of Units	Lot Size
53	13,000 – 14,999 square feet
14	15,000 – 17,999 square feet
109	Greater than or equal to 18,000 square feet

Lot width, lot depth, and setbacks are determined based upon the size of the lot provided. Under base zoning district requirements, setbacks and lot width requirements for lots within these size ranges are as follows:

Lot Size	Width	Front Setback	Side Setback	Rear Setback
14,000 to 19,999	100	50	20	30
20,000 to 34,999	120	60	20	40

The proposed plan calls for the following typical lot setbacks. The proposed setbacks are consistent with previous Tract 4 phases of Stoney Creek and the Stoney Creek PRO regulations. Staff notes, under Ordinance No. 463 (Section IV.D.7.c), the width and setbacks for Tract 4 were allowed to be reduced from the base zoning ordinance requirements no matter what size the lot. The proposed setbacks meet the Tract 4 requirements.

Lot Size	Width	Front Setback	Side Setback	Rear Setback
14,000 to 19,999	90	40	15 (30 if corner lot)	40
20,000 to 34,999	90	40	15 (30 if corner lot)	40

Landscaped Buffer Areas and Open Space

If the tentative development plan is approved, a landscape plan/tree survey will be required with the submittal of the preliminary plat for each phase. The current plan shows a perimeter buffer along the east, northwest (Duck Creek) and south sides of the development. A 20' open space buffer will be located along the Nance Road right of way. In accordance with ordinance 463, a 6' wrought iron fence with stone columns spaced at 500' on center shall be located along Nance Road. The Nance Road buffer will continue west and turn south along the perimeter of phase 4D. A 10' buffer is proposed along the southern perimeter of phase 4D. Chinese photinia will be planted to serve as a living screen from the right of way. Duck Creek will be maintained as is except for the development of an 8' hike and bike trail.

The plan would appear to be consistent with the approved open space/landscape plan for Stoney Creek. Final details of the proposed landscaping will be reviewed at the preliminary plat submittal stage.

Access and Infrastructure

Direct access will be provided to the remainder of Tract 4 from Talbot Lane and Nance Road. The condition and width of Nance Road causes some concern considering its possible use for access to Tract 4. Although there is concern with the use of Nance Road, a development of this size should have two points of egress and ingress.

A possible temporary solution has been proposed by the developer to construct an emergency entry on to Nance Road from Phase 4B until plans are finalized for the improvement or abandonment of Nance Road. For emergency egress and ingress, the use of a gated entry with a knox box would be used. Only emergency personnel would have access to the knox box key.

Engineering – Lot to lot drainage

Due to the extreme elevation changes in the subject area, the use of retaining walls will be required. Town engineering standards stipulate that all drainage shall flow from private property to the public right of way. Establishing appropriate drainage flow in accordance with this Town standard could create a maintenance issue with the use of retaining walls. The developer suggests that meeting the Town standard would require the construction of extremely tall retaining walls. Noting this, the developer has suggested that lot to lot drainage (private property to private property) will be necessary in order to develop the area. As noted, our current development standards do not allow for lot to lot drainage. The

developer has requested approval to allow for lot to lot drainage in order to alleviate possible issues with the maintenance of tall retaining walls.

Our Town engineer has reviewed the lot to lot grading proposal and noted the following.

“The grading exhibit that was submitted shows multiple alternatives for lot grading and drainage. Two of the options shows lot-to-lot drainage where the upper lot drains onto the lower lot and then is collected in a drainage swale. Lot-to-lot drainage is not allowed in the Town of Sunnyvale and any exceptions would have to be granted by the Town Council. If lot-to-lot drainage is allowed by the Town Council the swales, flumes, etc. would need to be sized to accommodate the stormwater runoff.”

Public Notice

Public notice was provided to the Town’s Official Newspaper for publication on March 2nd, 2016. Letters were also sent to property owners’ within 400’ on March 10th, 2016. The total number of letters sent was forty-eight (48). As of the release of the staff memo, one (1) response in opposition had been received.

Fiscal Impact

At the final plat stage, ordinance No. 463 requires that the developer contribute \$1,100 per lot for traffic mitigation fees. This would equate to \$47,300 for phase 4B, \$13,200 for phase 4C and \$57,200 for phase 4D. These fees are to be set aside for two (2) designated roadway projects: Collins Rd (from Town East to Tripp Rd) and Tripp Rd/Collins Rd intersection improvements. To date, \$418,800 (not including the remaining Tract 4 phases) has been contributed to the fund.

Planning & Zoning Commission Recommendation – 3/21/16

Chairman Demko called for a motion. Commissioner Moss made a motion to approve the request as submitted. Commissioner Pease seconded. Chairman Demko called for a vote, the motion passed 4 in favor 3 against.

Staff Recommendation

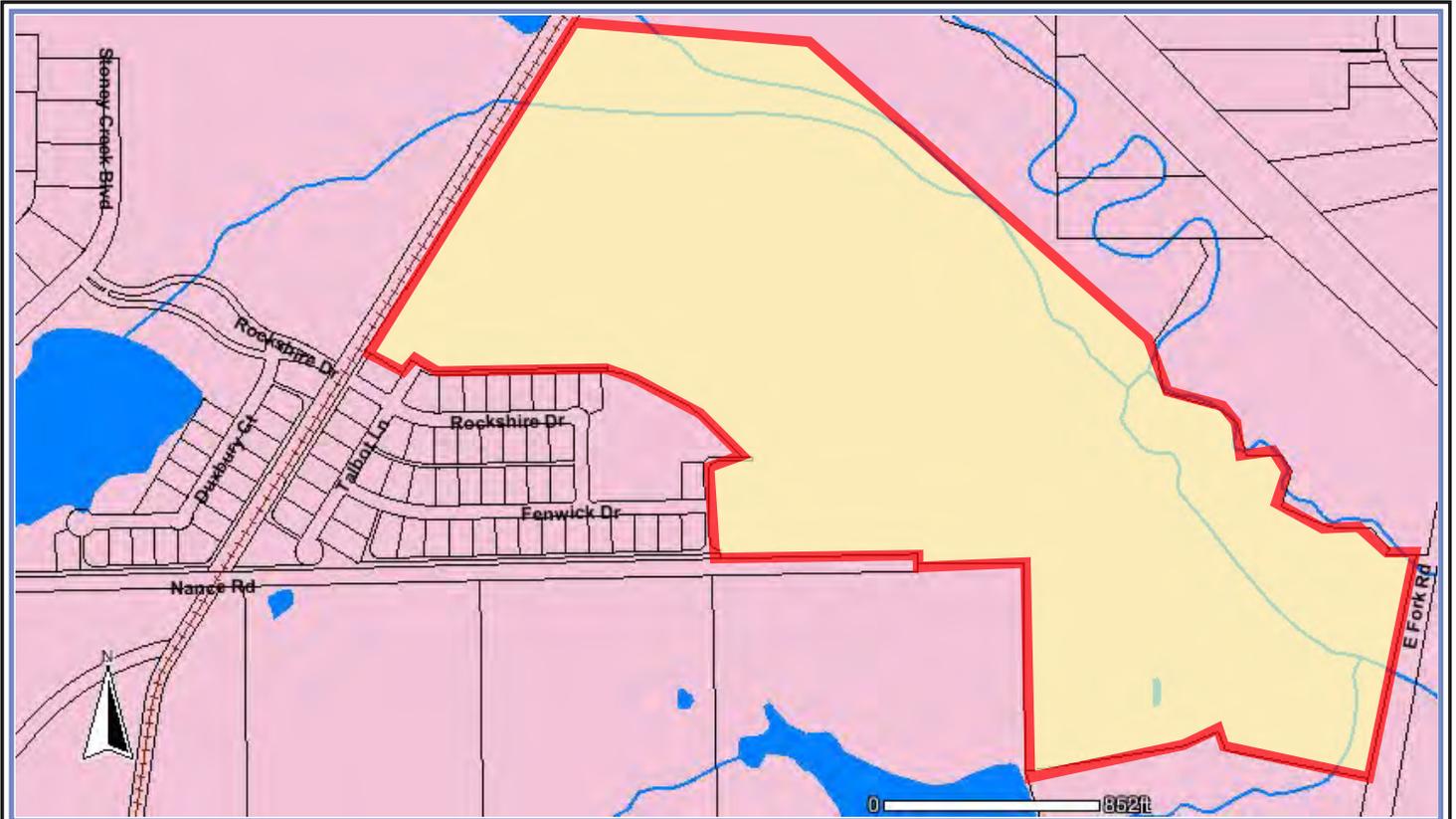
Town staff has the following comments/recommendations for consideration:

1. Staff recommends approval. The proposed changes still meet the overall intent of the original ordinance. All department comments must be satisfactorily addressed prior to any development.
2. Prior to development, a plan for the future of Nance Road should be established. Past plans were to eventually abandon the right of way with the extension of Honsel Lane. As shown on the overall Stoney Creek concept plan, the extension of Honsel Lane will provide a connection from Tract 4 to Collins Road. Ordinance No. 463 stipulates that the extension of Honsel Lane was to be done with the first phase of Tract 5. An extension has not been completed. Staff notes that the current owner of Tract 5 is different than the applicant.
3. HOA documents will be required for the proposed phases at the final plat approval.
4. The applicant will be subject to the payment of traffic mitigation fees in accordance with Ordinance No. 463 at \$1,100 per lot to be paid at final plat approval.

Attachments

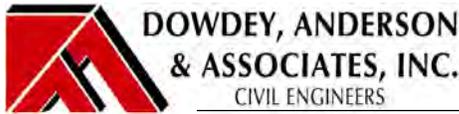
- Location Map
- Applicant Variation Memo
- Tentative Development Plan: Stoney Creek Tract 4
- Tentative Development Plan: Stoney Creek Tract 4 – Open Space
- Wall and Lot grading exhibit
- Approved Concept Plan Stoney Creek – property owned by Forestar Developers

- Approved Concept Plan Stoney Creek – all phases.
- 400' notice response letter



Dallas Central Appraisal
District
www.dallascad.org

DISCLAIMER
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



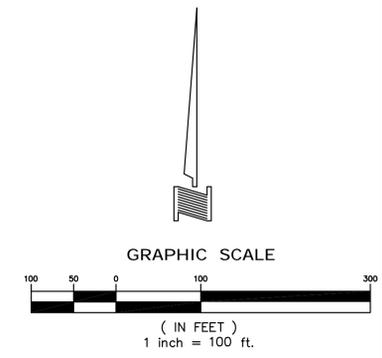
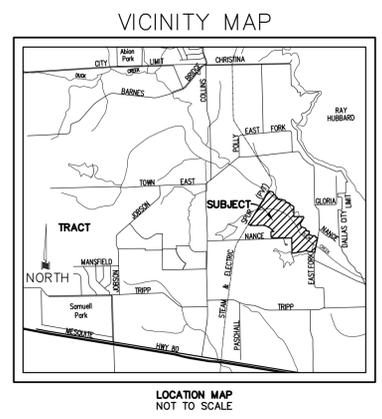
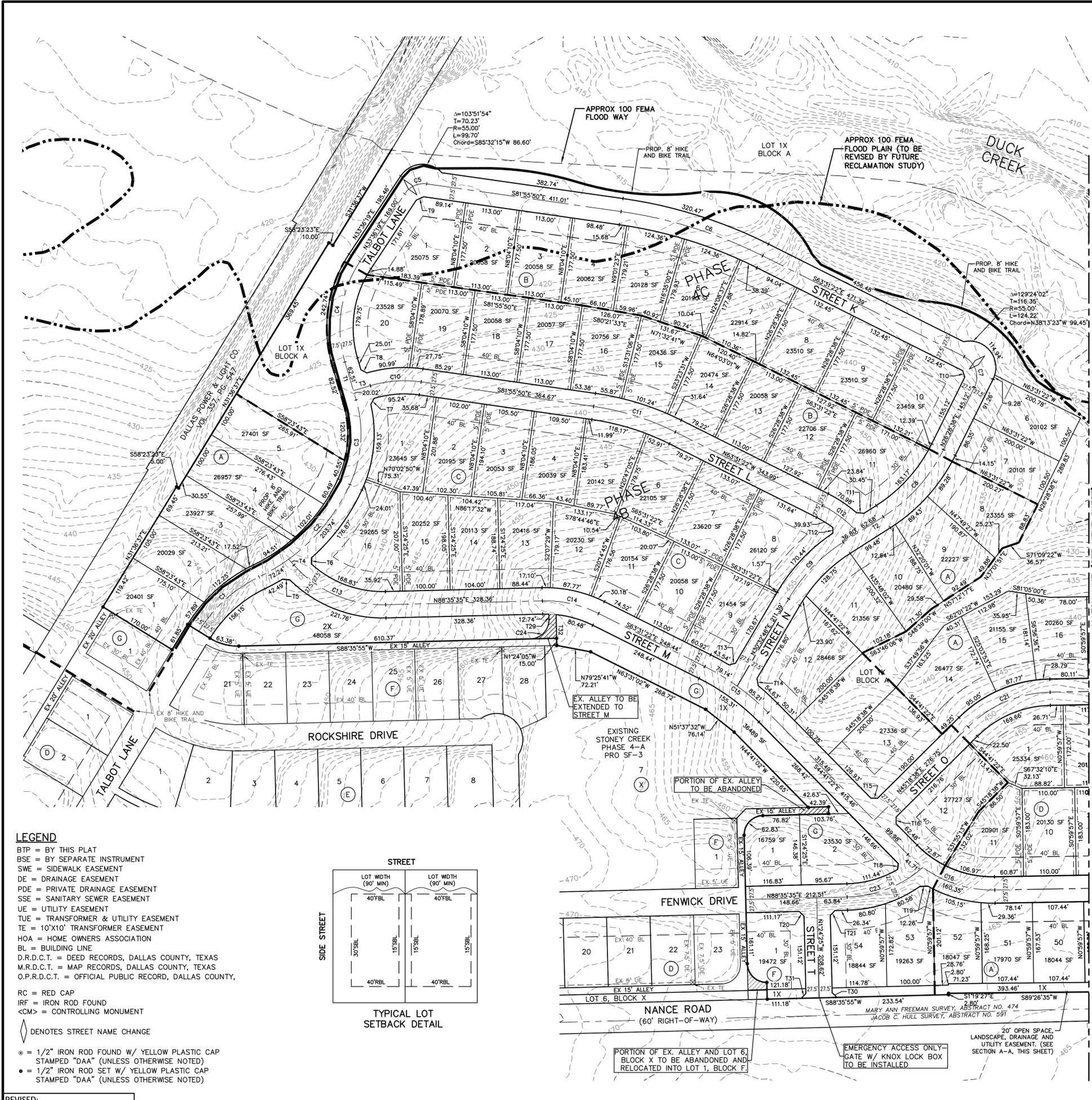
5225 Village Creek Drive
 Suite 200
 Plano, Texas 75093
 972-931-0694
 972-931-9538 Fax

MEMO FOR RECORD
STONEY CREEK TRACT 4, PHASE 4B, 4C & 4D (DAA JOB NO. 12014-04)
March 14, 2016

TO: Town of Sunnyvale
CC: Forestar Development
FROM: Dowdey, Anderson & Associates, Inc.
RE: Stoney Creek Tract 4, Phase 4B, 4C & 4D
 Sunnyvale, Texas

Below is a list of proposed variations and deviations from the Town of Sunnyvale's Ordinance No. 463 and the Town of Sunnyvale's Zoning/Subdivision Ordinance.

- Lot to lot drainage shall be allowed for this Tract as reviewed and approved by the Town of Sunnyvale's engineer. Lot to lot drainage will alleviate the maintenance encumbrance of tall retaining walls. Private drainage easements shall be required for lots that have lot to lot drainage.
- The proposed 8' Hike and Bike trail shall be designed and constructed with the adjacent phase of development.
- Open fencing shall not be required adjacent to Duck Creek Open Space unless lots back or side to Duck Creek Open Space. At which point the lots backing or siding to Duck Creek Open Space shall be required to have open fencing.
- A variation to the required 2.47 acres of Landscape Buffer calculation. A 20' Open Space, Landscape, Drainage and Utility Easement has been provided along the back of lots adjacent to Nance Road and a 10' Open Space, Landscape, Drainage and Utility Easement has been provided along the back of lots that are adjacent to neighboring properties, as shown on the Tentative Development Plan for Stoney Creek Tract 4. This totals 2.15 acres of Landscape Buffer. Due to the limiting locations to provide Landscape Buffers it is requested the new required Landscape Buffer calculation be 2.15 acres.
- The Nance Road connection shall be an "Emergency Access Only" connection. This will consist of a gate, to be reviewed and approved by the Town of Sunnyvale, with a Knox lock box.
- Deviation from the typical planting of a Red Tipped Photinia as called out in Ordinance No. 463 Exhibit D Open Space & Trail Plan. Due to the growing environment the Town has requested we provide Chinese Photinia in lieu thereof.
- To keep the consistency of previously approved plats, the Open Space and Landscape Buffer terms and calculations will be as shown on the Tract 4 Open Space Exhibit.



TRACT 4 ZONING REQUIREMENTS			
ZONING REQUIREMENTS		CURRENT DEVELOPMENT	
MAXIMUM NUMBER OF UNITS:	235	CURRENT TOTAL NUMBER OF UNITS:	176
MAXIMUM ACRES:	-	TOTAL ACRES:	154.74
MAXIMUM DENSITY:	1.43 UNITS/ACRE	DENSITY:	1.14 UNITS/ACRE
ZONING LOT SIZE REQUIREMENTS		CURRENT RESIDENTIAL LOT SIZE	
13,000-14,999	177 UNITS	13,000-14,999	53 UNITS
15,000-17,999	37 UNITS	15,000-17,999	14 UNITS
>18000	21 UNITS	>18000	108 UNITS
PHASE 4A		PHASE 4C	
13,000-14,999	53 UNITS	13,000-14,999	0 UNITS
15,000-17,999	12 UNITS	15,000-17,999	0 UNITS
>18000	4 UNITS	>18000	12 UNITS
PHASE 4B		PHASE 4D	
13,000-14,999	0 UNITS	13,000-14,999	0 UNITS
15,000-17,999	1 UNITS	15,000-17,999	1 UNITS
>18000	42 UNITS	>18000	51 UNITS

- NOTES:
- MINIMUM SETBACK REQUIREMENTS SHALL BE AS SET FORTH IN THE TOWN OF SUNNYVALE'S ORDINANCE NO. 463 AS WELL AS THE TOWN OF SUNNYVALE'S ZONING ORDINANCE CHART 3.2: AREA STANDARDS FOR RESIDENTIAL LOTS.
 - LOT TO LOT DRAINAGE SHALL BE ALLOWED FOR THIS TRACT AS REVIEWED AND APPROVED BY THE TOWN OF SUNNYVALE'S ENGINEER. LOT TO LOT DRAINAGE WILL ALLEVIATE THE MAINTENANCE ENCUMBRANCE OF TALL RETAINING WALLS. PRIVATE DRAINAGE EASEMENTS SHALL BE REQUIRED FOR LOTS THAT HAVE LOT TO LOT DRAINAGE.
 - PER THE TOWN OF SUNNYVALE'S TREE ORDINANCE, A TREE CANOPY DELINEATION PREPARED BY AN ARBORIST SHALL BE ALLOWED IN LIEU OF AN ON THE GROUND TREE SURVEY FOR THIS TRACT. UPON THE TOWN'S APPROVAL OF THE TREE CANOPY DELINEATION ALL TREES FOUND TO BE EXEMPT FROM TREE PROTECTION OR TREE REPLACEMENT SHALL BE ALLOWED TO BE REMOVED. EXEMPT TREES SHALL FOLLOW THE TOWN OF SUNNYVALE'S EXEMPTION LIST.
 - PROPOSED 8' HIKE AND BIKE TRAIL SHALL BE DESIGNED AND CONSTRUCTED WITH THE ADJACENT PHASE OF DEVELOPMENT.
 - LOTS BACKING OR SIDING TO OPEN SPACE SHALL REQUIRE OPEN FENCING.

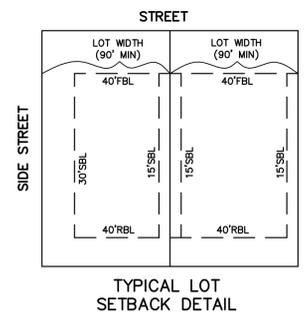
LEGEND

BTP = BY THIS PLAT
 BSE = BY SEPARATE INSTRUMENT
 SWE = SIDEWALK EASEMENT
 DE = DRAINAGE EASEMENT
 PDE = PRIVATE DRAINAGE EASEMENT
 SSE = SANITARY SEWER EASEMENT
 UE = UTILITY EASEMENT
 TUE = TRANSFORMER & UTILITY EASEMENT
 TE = 10'X10' TRANSFORMER EASEMENT
 HOA = HOME OWNERS ASSOCIATION
 BL = BUILDING LINE
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS

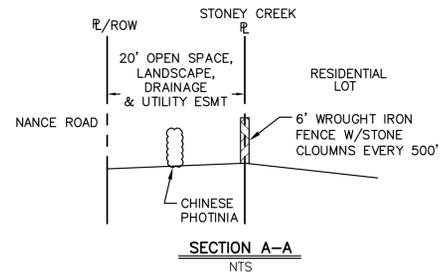
RC = RED CAP
 IRF = IRON ROD FOUND
 <CM> = CONTROLLING MONUMENT

◇ DENOTES STREET NAME CHANGE

○ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 ● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)



MATCH LINE (SEE NEXT SHEET)

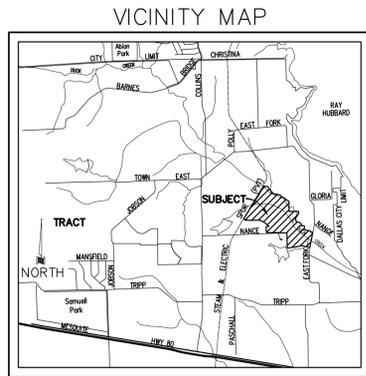


**TENTATIVE DEVELOPMENT PLAN
 STONEY CREEK TRACT 4**
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 LOTS 1-16, BLOCK C, LOTS 1-12, BLOCK D
 LOTS 1-2, BLOCK E, LOT 1, BLOCK F
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 107 SINGLE-FAMILY RESIDENCE &
 4 OPEN SPACE LOTS
 154.042 ACRES

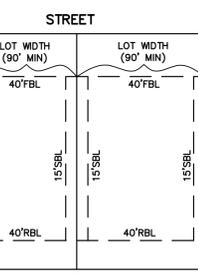
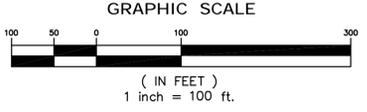
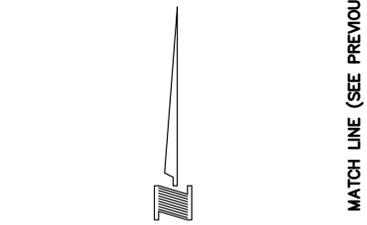
ADAM C. HAUGHT SURVEY, ABSTRACT No. 635
 JACOB C. HULL SURVEY, ABSTRACT No. 591
 MARY ANN FREEMAN SURVEY, ABSTRACT No. 474
 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
 FEBRUARY 2016 SCALE: 1" = 100'

OWNER
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 14755 PRESTON ROAD ~ SUITE 130
 DALLAS, TEXAS 75254
 CONTACT: DARREL AMEN ~ 972-702-8699

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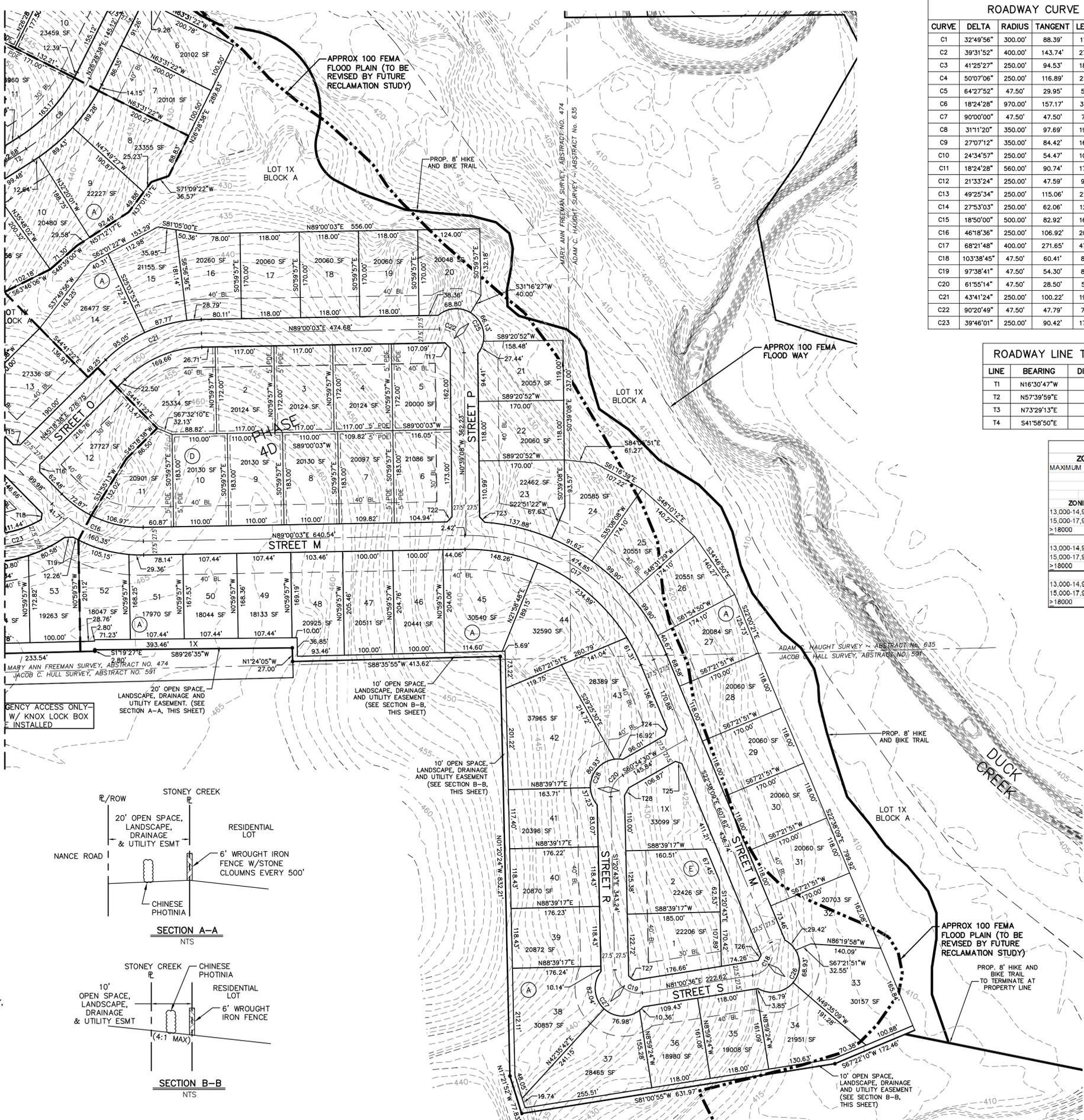
LOCATION MAP NOT TO SCALE



- LEGEND**
- BTP = BY THIS PLAT
 - BSE = BY SEPARATE INSTRUMENT
 - SWE = SIDEWALK EASEMENT
 - DE = DRAINAGE EASEMENT
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 - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

MATCH LINE (SEE PREVIOUS SHEET)

MATCH LINE (SEE PREVIOUS SHEET)



ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	32°49'56"	300.00'	88.39'	171.91'	N48°01'34"E 169.57'
C2	39°31'52"	400.00'	143.74'	275.98'	N44°40'36"E 270.54'
C3	41°25'27"	250.00'	94.53'	180.75'	N04°11'56"E 176.84'
C4	50°07'06"	250.00'	116.89'	218.68'	N08°32'46"E 211.78'
C5	64°27'52"	47.50'	29.95'	53.44'	N65°50'14"E 50.67'
C6	18°24'28"	970.00'	157.17'	311.84'	N72°43'36"W 310.30'
C7	90°00'00"	47.50'	47.50'	74.61'	N18°31'22"W 67.18'
C8	31°11'20"	350.00'	97.69'	190.52'	N42°04'19"E 188.18'
C9	27°07'12"	350.00'	84.42'	165.67'	N44°06'23"E 164.12'
C10	24°34'57"	250.00'	54.47'	107.26'	N85°46'41"E 106.44'
C11	18°24'28"	560.00'	90.74'	179.92'	S72°43'36"E 179.14'
C12	21°33'24"	250.00'	47.59'	94.06'	S52°44'40"E 93.50'
C13	49°25'34"	250.00'	115.06'	215.66'	S66°41'38"E 209.04'
C14	27°53'03"	250.00'	62.06'	121.67'	S77°27'53"E 120.47'
C15	18°50'00"	500.00'	82.92'	164.35'	S54°06'22"E 163.61'
C16	46°18'36"	250.00'	106.92'	202.06'	S67°50'39"E 196.61'
C17	68°21'48"	400.00'	271.65'	477.27'	S56°49'03"E 449.46'
C18	10°33'48"	47.50'	60.41'	85.93'	S29°11'14"W 74.68'
C19	97°38'41"	47.50'	54.30'	80.95'	S50°10'04"E 71.50'
C20	61°55'14"	47.50'	28.50'	51.33'	S29°36'54"W 48.87'
C21	43°41'24"	250.00'	100.22'	190.63'	N67°09'21"E 186.05'
C22	90°20'49"	47.50'	47.79'	74.90'	S45°49'33"E 67.38'
C23	39°46'01"	250.00'	90.42'	173.52'	N68°42'35"E 170.05'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C24	89°59'58"	40.00'	40.00'	62.83'	S43°35'53"W 56.57'
C25	169°08'53"	55.00'	579.04'	162.37'	N45°49'33"W 109.51'
C26	182°26'49"	55.00'	2575.39'	175.14'	N29°11'14"E 109.97'
C27	176°26'45"	55.00'	1772.71'	169.38'	S50°10'04"E 109.95'
C28	140°43'18"	55.00'	154.12'	135.08'	S29°36'54"W 103.60'

LOT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T5	S83°15'21"E	15.62'	T25	S71°01'49"E	13.28'
T6	S1°19'21"W	13.39'	T26	S29°11'14"W	12.36'
T7	N29°46'33"E	14.46'	T27	N50°10'04"W	13.17'
T8	N61°30'45"W	14.14'	T28	N29°36'54"E	17.15'
T9	N65°50'14"E	16.92'	T29	S1°24'05"E	10.70'
T10	S18°31'22"E	14.14'	T30	N46°24'15"W	14.14'
T11	S85°05'02"E	15.92'	T31	S43°35'45"W	14.14'
T12	N0°00'00"E	12.02'	T32	N1°24'05"W	64.33'
T13	S76°08'51"W	13.99'			
T14	N10°18'36"W	15.13'			
T15	N89°41'22"W	14.14'			
T16	N0°18'38"E	14.14'			
T17	S45°49'33"E	14.10'			
T18	S6°57'25"W	12.41'			
T19	N87°17'19"E	16.76'			
T20	S46°24'25"E	14.14'			
T21	N43°35'35"E	14.14'			
T22	S44°10'27"W	14.18'			
T23	N43°28'21"W	14.67'			
T24	S18°58'11"W	14.95'			

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N16°30'47"W	82.52'
T2	N57°39'59"E	99.48'
T3	N73°29'13"E	37.18'
T4	S41°58'50"E	16.40'

TRACT 4 ZONING REQUIREMENTS

ZONING REQUIREMENTS	CURRENT DEVELOPMENT
MAXIMUM NUMBER OF UNITS: 235	CURRENT TOTAL NUMBER OF UNITS: 176
MAXIMUM ACRES: -	TOTAL ACRES: 154.74
MAXIMUM DENSITY: 1.43 UNITS/ACRE	DENSITY: 1.14 UNITS/ACRE

ZONING LOT SIZE REQUIREMENTS	CURRENT RESIDENTIAL LOT SIZE
13,000-14,999	177 UNITS
15,000-17,999	37 UNITS
>18000	21 UNITS

PHASE 4A	PHASE 4C
13,000-14,999	53 UNITS
15,000-17,999	12 UNITS
>18000	4 UNITS

PHASE 4B	PHASE 4D
13,000-14,999	0 UNITS
15,000-17,999	1 UNITS
>18000	42 UNITS

- NOTES:**
- MINIMUM SETBACK REQUIREMENTS SHALL BE AS SET FORTH IN THE TOWN OF SUNNYVALE'S ORDINANCE NO. 463 AS WELL AS THE TOWN OF SUNNYVALE'S ZONING ORDINANCE CHART 3.2: AREA STANDARDS FOR RESIDENTIAL LOTS.
 - LOT TO LOT DRAINAGE SHALL BE ALLOWED FOR THIS TRACT AS REVIEWED AND APPROVED BY THE TOWN OF SUNNYVALE'S ENGINEER. LOT TO LOT DRAINAGE WILL ALLEVIATE THE MAINTENANCE ENCUMBRANCE OF TALL RETAINING WALLS. PRIVATE DRAINAGE EASEMENTS SHALL BE REQUIRED FOR LOTS THAT HAVE LOT TO LOT DRAINAGE.
 - PER THE TOWN OF SUNNYVALE'S TREE ORDINANCE, A TREE CANOPY DELINEATION PREPARED BY AN ARBORIST SHALL BE ALLOWED IN LIEU OF AN ON THE GROUND TREE SURVEY FOR THIS TRACT. UPON THE TOWN'S APPROVAL OF THE TREE CANOPY DELINEATION ALL TREES FOUND TO BE EXEMPT FROM TREE PROTECTION OR TREE REPLACEMENT SHALL BE ALLOWED TO BE REMOVED. EXEMPT TREES SHALL FOLLOW THE TOWN OF SUNNYVALE'S EXEMPTION LIST.
 - PROPOSED 8' HIKE AND BIKE TRAIL SHALL BE DESIGNED AND CONSTRUCTED WITH THE ADJACENT PHASE OF DEVELOPMENT.
 - LOTS BACKING OR SIDING TO OPEN SPACE SHALL REQUIRE OPEN FENCING.

TENTATIVE DEVELOPMENT PLAN
STONEY CREEK TRACT 4
 LOTS 1-54, BLOCK A, LOTS 1-20, BLOCK B
 LOTS 1-16, BLOCK C, LOTS 1-12, BLOCK D
 LOTS 1-2, BLOCK E, LOT 1, BLOCK F
 LOTS 1-2, BLOCK G
ZONED PRO "SF-3"
107 SINGLE-FAMILY RESIDENCE &
4 OPEN SPACE LOTS
154.042 ACRES

ADAM C. HAUGHT SURVEY, ABSTRACT NO. 635
 JACOB C. HULL SURVEY, ABSTRACT NO. 591
 MARY ANN FREEMAN SURVEY, ABSTRACT NO. 474
 TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

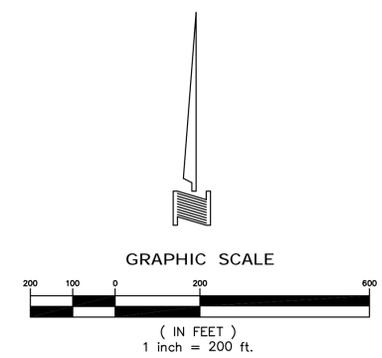
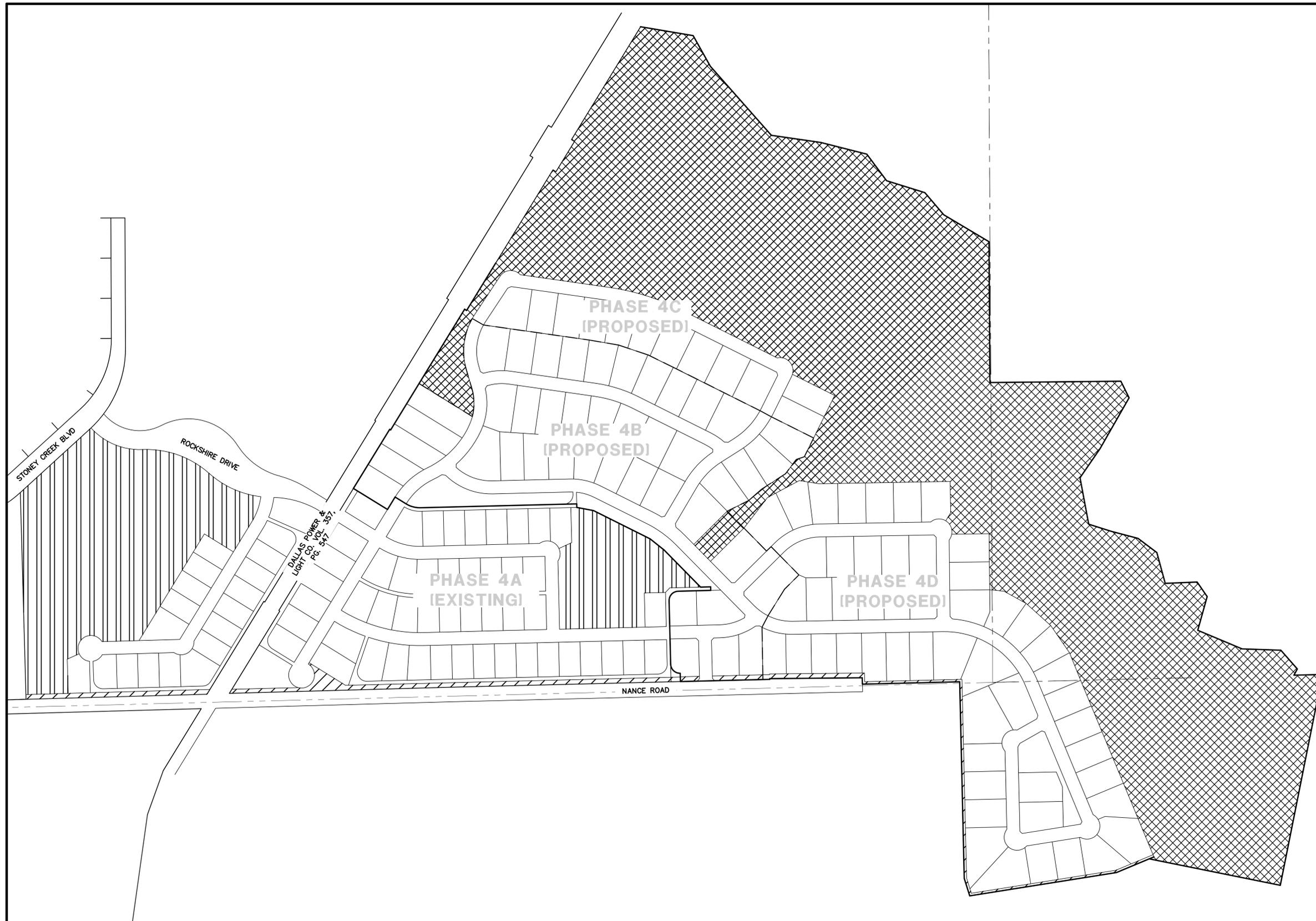
FEBRUARY 2016 SCALE: 1" = 100'

OWNER
STONEY CREEK PROPERTIES, L.L.C.
 14755 PRESTON ROAD ~ SUITE 130
 DALLAS, TEXAS 75254
 CONTACT: DARREL AMEN ~ 972-702-8699

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694



REVISED:



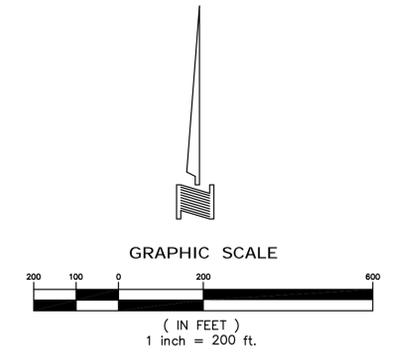
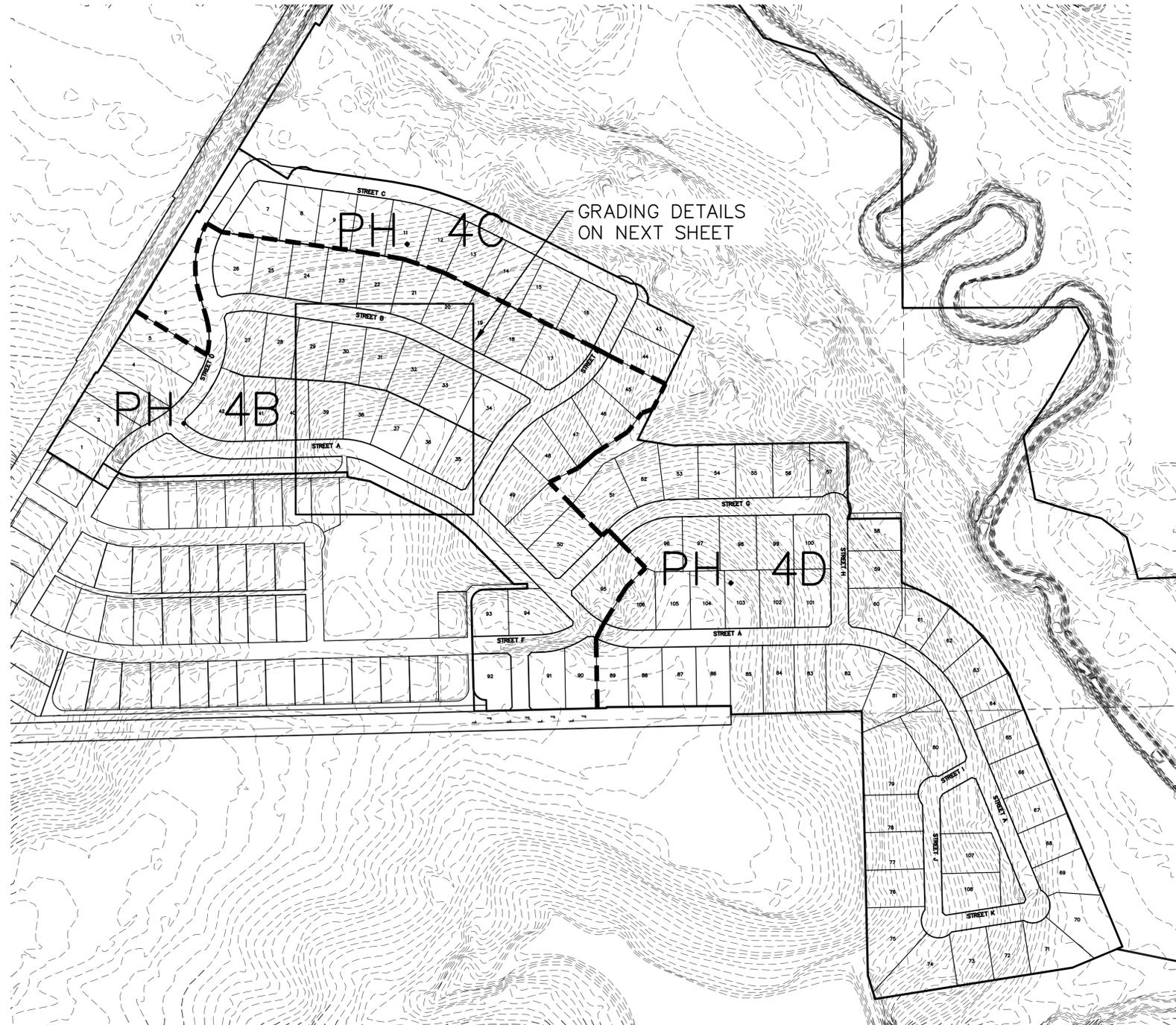
TRACT 4

□□□□ OPEN SPACE REQUIREMENT	=	43.46 ACRES
⊗⊗⊗⊗ OPEN SPACE PROVIDED	=	102.22 ACRES
▨▨▨▨ LANDSCAPE BUFFER REQUIREMENT	=	2.47 ACRES
▨▨▨▨ LANDSCAPE BUFFER PROVIDED	=	2.15 ACRES

- 1. PREVIOUSLY PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN OPEN SPACE CALCULATIONS ONLY.
- ⊗⊗⊗⊗ 1. AREAS TO BE PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN OPEN SPACE CALCULATIONS ONLY.
- ▨▨▨▨ 1. AREAS PREVIOUSLY PLATTED AND TO BE PLATTED AS OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY EASEMENTS.
2. AREAS COUNTED IN LANDSCAPE BUFFER CALCULATIONS ONLY.

TRACT 4 OPEN SPACE					
STONEY CREEK					
TOWN OF SUNNYVALE					
DALLAS COUNTY, TEXAS					
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 <small>STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800</small>					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB
TDM	TDM	CWH	03/11/16	1"=200'	12014-04
					1 / 1

NO.	DATE	BY	REVISION



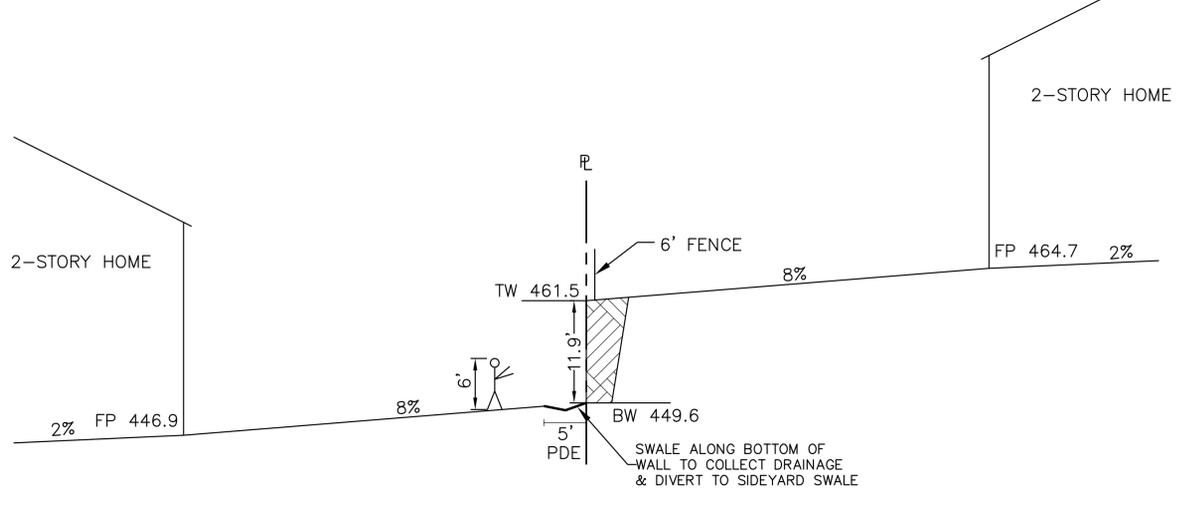
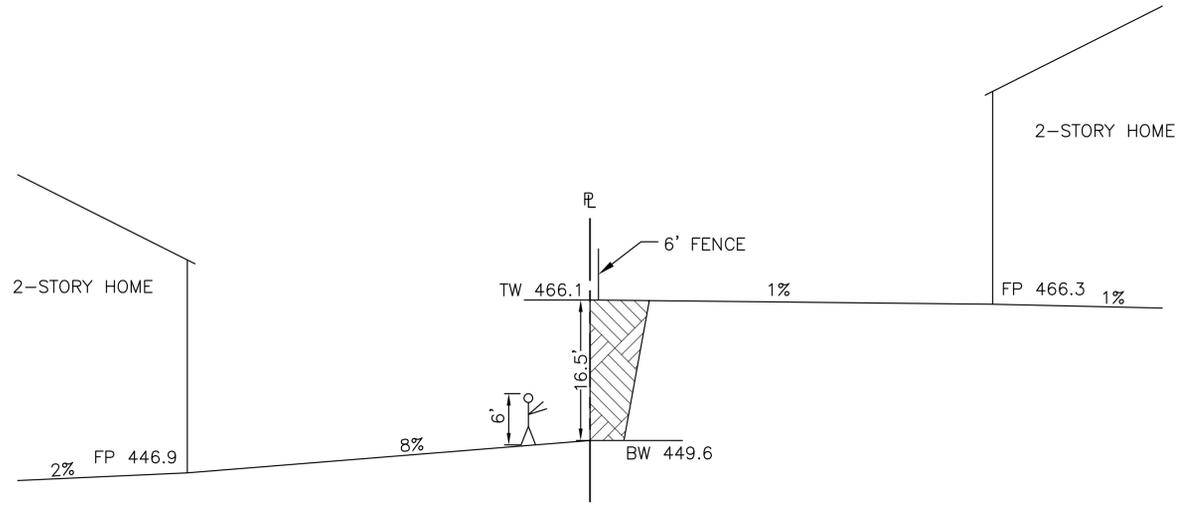
**TYPE 'A' vs TYPE 'C' DRAINAGE
GRADING EXHIBIT
STONEY CREEK TRACT 4**

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

NO.	DATE	BY	REVISION

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	CWH	02/04/2016	1"=200'	12014-04	1 / 3



A-A
TYPE "A" DRAINAGE
TYPICAL SECTION OF REAR YARD WALL
1"=10'

B-B
TYPE "C" DRAINAGE
TYPICAL SECTION OF REAR YARD WALL
1"=10'

LEGEND

PDE = PRIVATE DRAINAGE EASEMENT

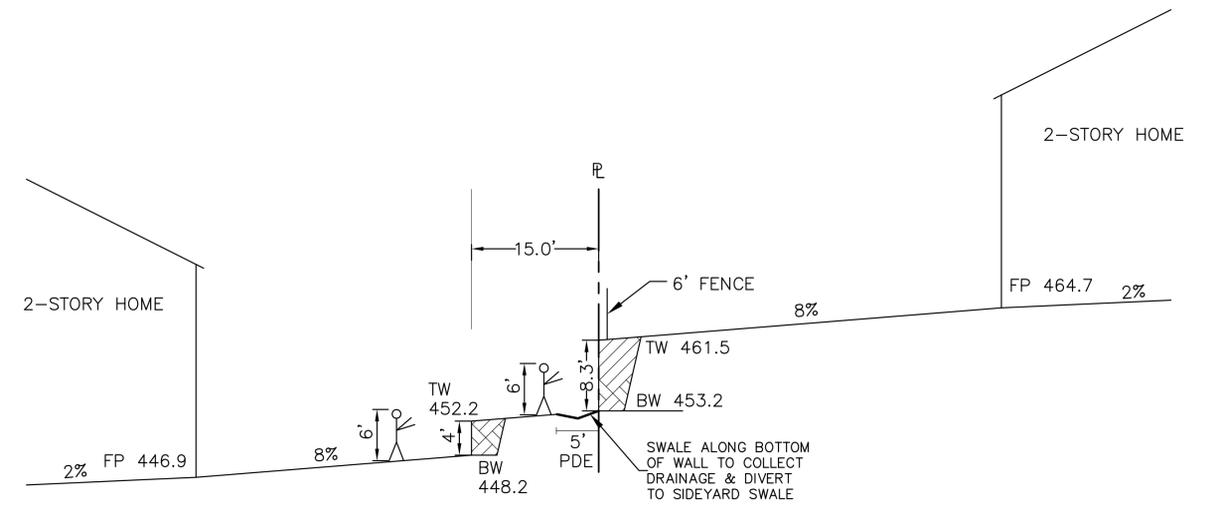
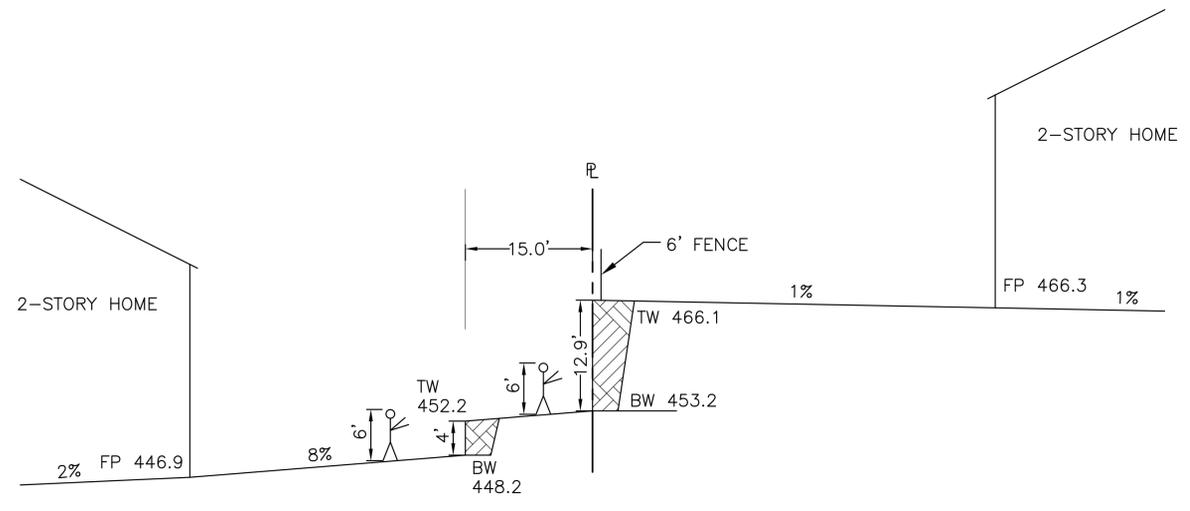
NO.	DATE	BY	REVISION

**TYPE 'A' vs TYPE 'C' DRAINAGE
WALL AND GRADING EXHIBIT
STONEY CREEK TRACT 4**

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	CWH	02/04/2016	1"=60'	12014-04	2 / 3



LEGEND

PDE = PRIVATE DRAINAGE EASEMENT

NO.	DATE	BY	REVISION

**TYPE 'A' vs TYPE 'C' DRAINAGE
TIERED WALL AND GRADING EXHIBIT
STONEY CREEK TRACT 4**

TOWN OF SUNNYVALE
DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

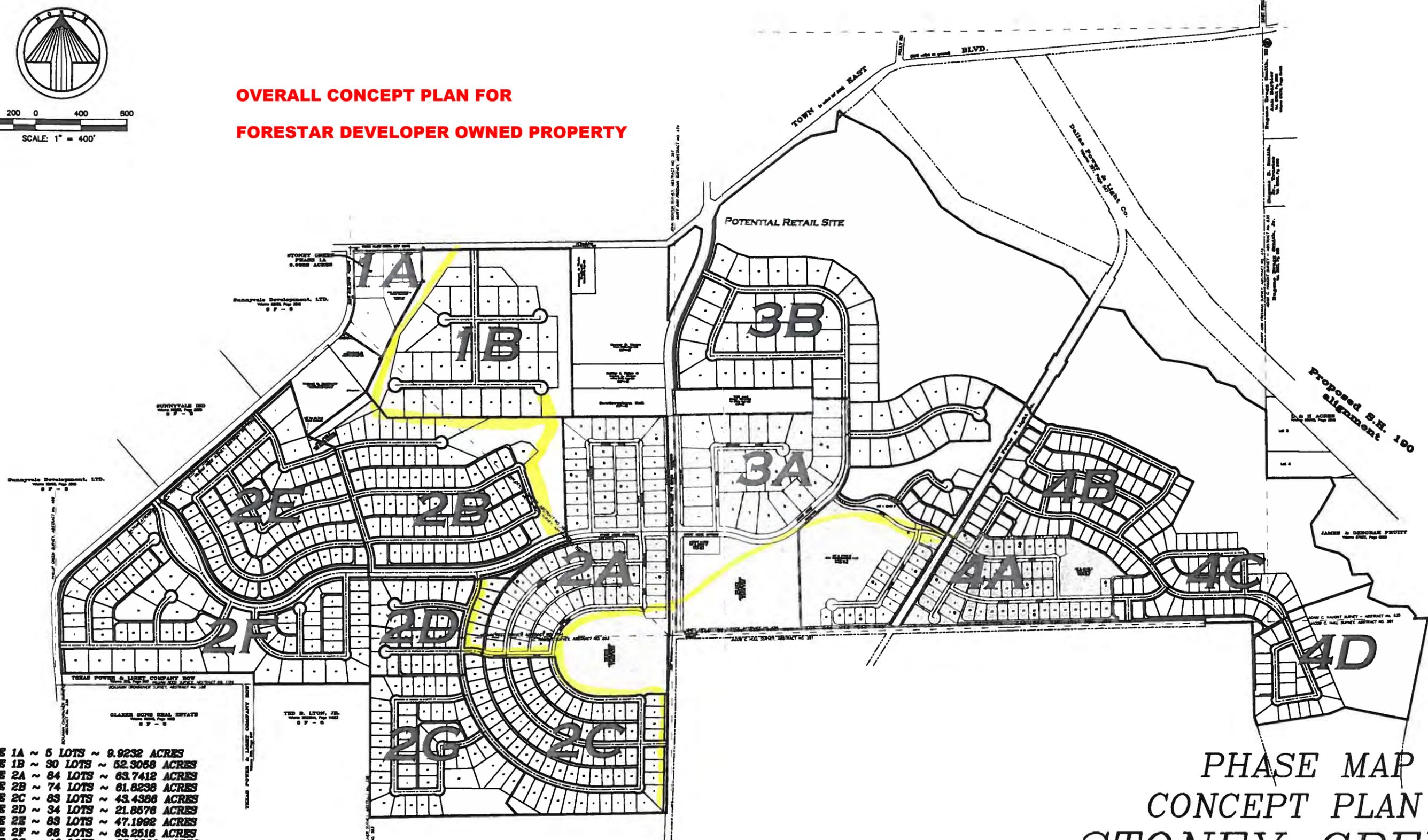
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	CWH	02/04/2016	1"=60'	12014-04	3 / 3

Y:\12014\12014-04 GRD EXHIBIT.dwg, GRD EXH 2, 2/24/2016 8:53:56 AM, cheffrich, Dowdey, Anderson & Associates, Inc., CH



400 200 0 400 800
SCALE: 1" = 400'

**OVERALL CONCEPT PLAN FOR
FORESTAR DEVELOPER OWNED PROPERTY**



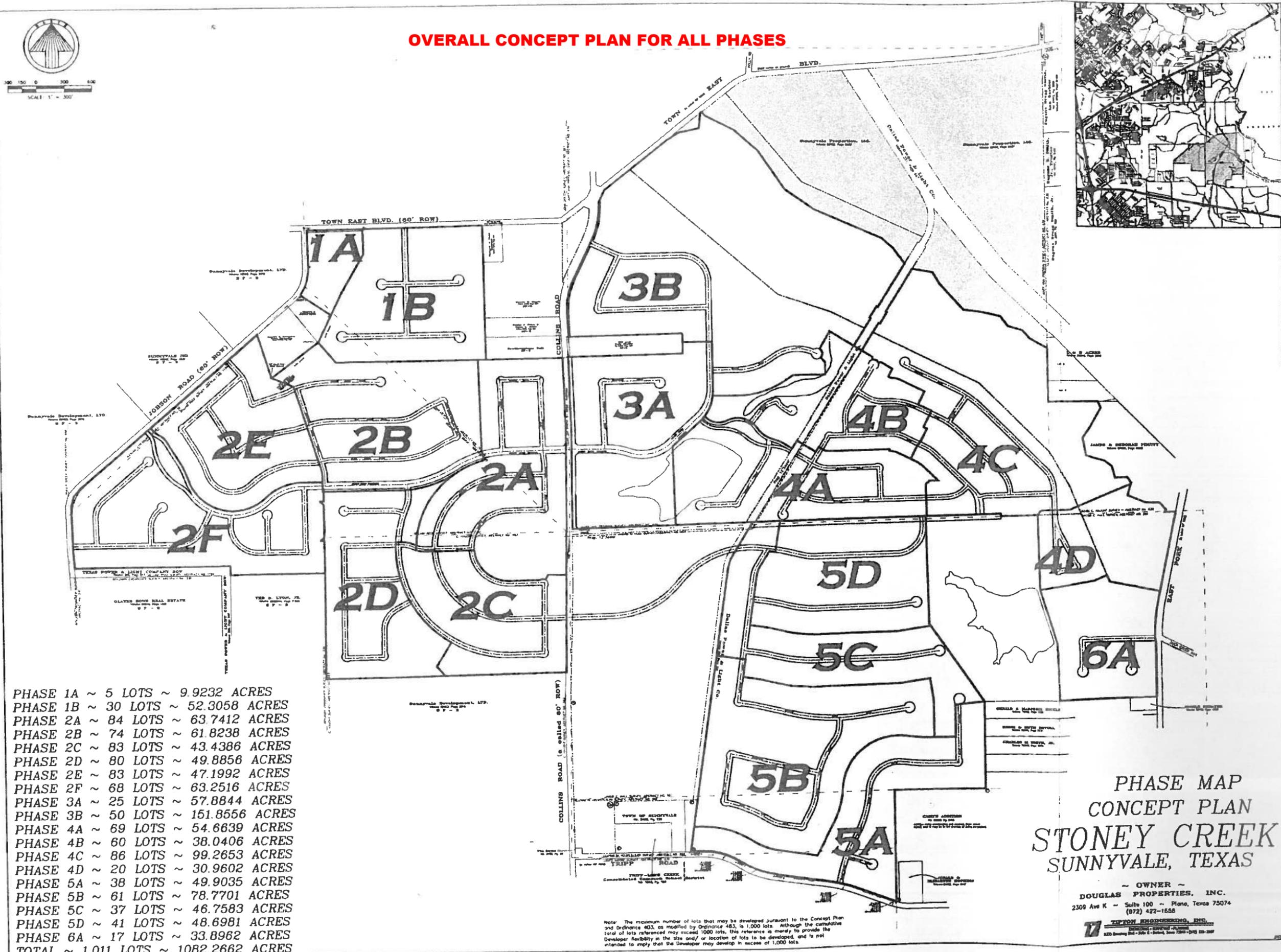
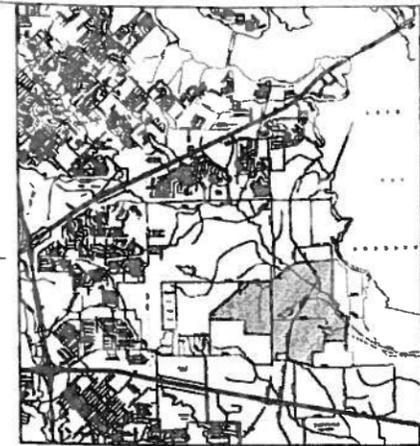
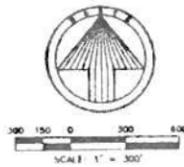
PHASE 1A	~ 6 LOTS	~ 0.9232 ACRES
PHASE 1B	~ 30 LOTS	~ 52.3058 ACRES
PHASE 2A	~ 84 LOTS	~ 63.7412 ACRES
PHASE 2B	~ 74 LOTS	~ 61.8238 ACRES
PHASE 2C	~ 83 LOTS	~ 43.4388 ACRES
PHASE 2D	~ 34 LOTS	~ 21.8578 ACRES
PHASE 2E	~ 83 LOTS	~ 47.1892 ACRES
PHASE 2F	~ 68 LOTS	~ 63.2516 ACRES
PHASE 2G	~ 48 LOTS	~ 28.0280 ACRES
PHASE 3A	~ 25 LOTS	~ 57.8844 ACRES
PHASE 3B	~ 50 LOTS	~ 151.8558 ACRES
PHASE 4A	~ 69 LOTS	~ 54.8839 ACRES
PHASE 4B	~ 60 LOTS	~ 38.0408 ACRES
PHASE 4C	~ 88 LOTS	~ 99.2653 ACRES
PHASE 4D	~ 20 LOTS	~ 30.9802 ACRES

PHASE MAP
CONCEPT PLAN
STONEY CREEK
SUNNYVALE, TEXAS

~ OWNER ~
FORESTAR REAL ESTATE GROUP
14785 Preston Road ~ Suite 850 ~ Dallas, Texas 75254

TIPTON ENGINEERING, INC.
ENGINEERING • SURVEYING • PLANNING
5330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 228-2887

OVERALL CONCEPT PLAN FOR ALL PHASES



PHASE 1A	~ 5 LOTS	~ 9.9232 ACRES
PHASE 1B	~ 30 LOTS	~ 52.3058 ACRES
PHASE 2A	~ 84 LOTS	~ 63.7412 ACRES
PHASE 2B	~ 74 LOTS	~ 61.8238 ACRES
PHASE 2C	~ 83 LOTS	~ 43.4386 ACRES
PHASE 2D	~ 80 LOTS	~ 49.8856 ACRES
PHASE 2E	~ 83 LOTS	~ 47.1992 ACRES
PHASE 2F	~ 68 LOTS	~ 63.2516 ACRES
PHASE 3A	~ 25 LOTS	~ 57.8844 ACRES
PHASE 3B	~ 50 LOTS	~ 151.8556 ACRES
PHASE 4A	~ 69 LOTS	~ 54.6639 ACRES
PHASE 4B	~ 60 LOTS	~ 38.0406 ACRES
PHASE 4C	~ 86 LOTS	~ 99.2653 ACRES
PHASE 4D	~ 20 LOTS	~ 30.9602 ACRES
PHASE 5A	~ 38 LOTS	~ 49.9035 ACRES
PHASE 5B	~ 61 LOTS	~ 78.7701 ACRES
PHASE 5C	~ 37 LOTS	~ 46.7583 ACRES
PHASE 5D	~ 41 LOTS	~ 48.6981 ACRES
PHASE 6A	~ 17 LOTS	~ 33.8962 ACRES
TOTAL	~ 1,011 LOTS	~ 1082.2662 ACRES

Note: The maximum number of lots that may be developed pursuant to the Concept Plan and Ordinance 403, as modified by Ordinance 483, is 1,000 lots. Although the cumulative total of lots referenced may exceed 1,000 lots, this reference is merely to provide the Developer flexibility in the size and/or location of lots to be developed, and is not intended to imply that the Developer may develop in excess of 1,000 lots.

**PHASE MAP
CONCEPT PLAN
STONEY CREEK
SUNNYVALE, TEXAS**

OWNER
DOUGLAS PROPERTIES, INC.
2309 Ave K - Suite 100 - Plano, Texas 75074
(972) 422-1558

TIPTON ENGINEERING, INC.
2202 Broadway Blvd - Suite 2 - Dallas, Texas 75201-1943 214-241-2877



**Notice of Application for
Tentative Development Plan
Town of Sunnyvale
Planning & Zoning Commission**

The Town of Sunnyvale has received a request from Colin Helffrich, P.E. for a tentative development plan approval of Stoney Creek – Tract 4 (4B, 4C, 4D). The request will allow for the review of additional proposed phases of the Stoney Creek subdivision. The location of the property is shown on the attached exhibit.

The Planning and Zoning Commission will review this application on Monday, March 21, 2016 and the Town Council will consider the application on either Monday, March 28, 2016 or Monday, April 11, 2016. The hearings will be conducted in open session at Town Hall, 127 Collins Road at 7:00 P.M. If you have comments on this application, you may present them in person at these meetings or may submit written comments at any time on or before date of the hearings.

The tentative development plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact Rashad Jackson, Director of Development Services at (972) 203-4103 or rashad.jackson@townofsunnyvale.org .

I am in favor of the tentative development plan

I am opposed to the tentative development plan

Explanation:

The increase in homes and roads will increase the amount of water into Duck Creek. Since you are not doing anything to improve water flow I am against this.

Signature:

Bill Parker

Printed Name:

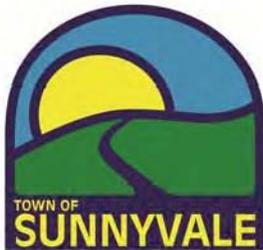
BILL Parker

Address:

309 E. Fork Rd

Date:

3-23-16



Town of Sunnyvale

April 11, 2016

Prepared By: Rashad Jackson, AICP
Director of Development Services

Summary:

APPLICANT: TOWN OF SUNNYVALE

REQUEST: AN ORDINANCE AMENDING ZONING ORDINANCE NO. 324 DULY PASSED BY THE TOWN COUNCIL ON JANUARY 31, 2000; AS AMENDED FROM TIME TO TIME; SO AS TO CHANGE BY ADOPTION OF AMENDMENTS TO THE TEXT OF THE TOWN'S ZONING ORDINANCE INCLUDING WITHOUT LIMITATION, CHANGES TO CHAPTER 19.7 TEMPORARY USES; AND ADDING REGULATIONS FOR MOBILE FOOD VENDORS PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING A SEVERABILITY CLAUSE.

Background

Direction was provided to Town staff to propose an amendment to the zoning ordinance to include provisions for mobile food vendors. Town Staff has prepared such an amendment for review and consideration by the Planning & Zoning Commission and Town Council.

Currently the Town has no regulations for mobile food vendors. At one time there was a "sales from temporary facilities" category under Section 19.7 Temporary Uses in the zoning ordinance which allowed for temporary food and miscellaneous retail sales. In 2013, the "sales from temporary facilities" category was removed as part of an overall amendment to the zoning ordinance. Staff assumes that the temporary sales use was removed in order to restrict the opportunities for miscellaneous "back of the pickup truck type sales" throughout the Town. The removal of the "sales from temporary facilities" category restricted the miscellaneous sales but subsequently it also restricted the opportunity for mobile food vendor sales such as snow cone stands, construction catering trucks and mobile food trucks.

Town staff has received requests for the approval of snow cone stands as well as food trucks (for special events such as Sunnyfest). At this time, these particular uses are being permitted but without appropriate regulations in place. Staff has proposed an amendment that would allow for snow cone stands and other mobile food vendors within the Town limits. Staff has reviewed other city ordinances and established an amendment that suits Sunnyvale development standards. Town staff is not requiring any more regulation than what would be typically required to receive a permit from other cities. The proposed amendment and process would legally allow for the proposed mobile food vendor uses and implement a Town application and review process. The proposed amendment would allow for mobile food vendors only. Any other temporary sales would not be allowed. Town staff has proposed a

more appropriate application process which would involve not only Dallas County Health but also our Town departments for review of applications. An example application fee list is included with this staff memo. The proposed guidelines for approval of a mobile food stand permits and mobile food truck permits are noted below.

Proposed Guidelines for Mobile Food Stands

- Application fee of \$175
- If for special event, fee of \$100
- Only allowed in non residential zoning districts EXCEPT when associated with a special event.
- No more than one (1) mobile vendor allowed on a lot or parcel EXCEPT when associated with a special event. A mobile vendor is not allowed on a vacant lot.
- Vendor must request a specific time period and note proposed food to be sold.
- A health permit is required. Must meet all requirements and pass Dallas County Health Service inspection.
- Permit application must include a site plan, showing the fire lane and proposed location of mobile food stand.
- Kiosks, trailers and mobile vendor trucks must meet all applicable building code requirements, health code requirements and zoning ordinance requirements.
- Mobile vendors may be located in a parking lot of a separate business or group of businesses but must provide a letter of permission from the property owner allowing use of the restroom facilities by the employees and patrons of the mobile vendor.
- Vendor, including all related appurtenances thereto, must be located outside of any required parking spaces for the businesses occupying permanent structures on and about the property on which the mobile unit is situated and outside of any and all fire lanes.
- No alcohol sales allowed.

Proposed Guidelines for Mobile Food Trucks

- Application fee of \$350
- If for special event, fee of \$100
- A valid drivers license, insurance and registration is required.
- Only allowed in non residential zoning districts EXCEPT when associated with a special event or providing construction site lunch service.
- No more than one (1) mobile vendor allowed on a lot or parcel EXCEPT when associated with a special event. A mobile vendor is not allowed on a vacant lot.
- Vendor must note proposed food to be sold.
- A health permit is required. Must meet all requirements and pass Dallas County Health Service inspection.

- Mobile vendor trucks must meet all applicable building code requirements, health code requirements and zoning ordinance requirements.
- Mobile vendors may be located in a parking lot of a separate business or group of businesses but must provide a letter of permission from the property owner allowing use of the restroom facilities by the employees and patrons of the mobile vendor.
- Mobile vendor trucks may not operate stationary in a single location for more than five (5) consecutive days; more than eight (8) hours/day. All vending units must be removed from the point of sale each day and may not remain parked at the point of sale overnight.
- No drive thru's permitted.
- Music shall be allowed as long as it does not violate Town noise ordinance.
- No alcohol sales allowed.
- Permits are valid for one (1) year and expire annually on December 31st.

Current costs

The Town currently uses the Dallas County Health permit fee as a base line for a food vendor/restaurant permit application. The fees are as follows.

- Dallas County Health charges a flat fee of \$75 for any health permit inspection.
- For non special event inspections (restaurants, etc.), the Town charges \$175.
- For special events, the Town charges \$85.
- For Town-sponsored special events (Sunnyfest), the Town charges \$50. The Town is still charged \$75 for the Dallas County health inspection.
- A health inspection approval lasts for an entire year for all non special event inspections. For special events, such as Sunnyfest, the health inspection approval is for the specific event time period.

Town staff notes that there are multiple ways in which mobile food vendors can be regulated. Staff has presented a proposal and is seeking direction from Planning & Zoning and Town Council for any changes they feel are appropriate.

Public Notice

Public notice was provided to the Town's Official Newspaper for publication on March 2, 2016. Given that this is a text amendment initiated by the Town, which does not specifically affect one property, written letters were not provided to specific property owners.

Planning & Zoning Commission Recommendation – 3/21/16

Chairman Demko called for a motion. Commissioner Sandler made a motion to approve the request with the Commission changes. Commissioner Moss seconded. Chairman Demko called for a vote, the item passed unanimously.

Staff Recommendation

Town Staff is seeking direction and final approval.

Attachments

Proposed Ordinance

Fee Examples

**TOWN OF SUNNYVALE, TEXAS
ORDINANCE 16-08**

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 324 DULY PASSED BY THE TOWN COUNCIL ON JANUARY 31, 2000; AS AMENDED FROM TIME TO TIME; SO AS TO CHANGE BY ADOPTION OF AMENDMENTS TO THE TEXT OF THE TOWN'S ZONING ORDINANCE INCLUDING WITHOUT LIMITATION, CHANGES TO CHAPTER 19.7 TEMPORARY USES; AND ADDING REGULATIONS FOR MOBILE FOOD VENDORS PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING A SEVERABILITY CLAUSE.

WHEREAS, notice of the public hearings was published according to state law; and

WHEREAS, the Town Council has received and considered the recommendations of the Planning and Zoning Commission; and

WHEREAS, the Town Council hereby finds that it is in the best interest of the Town of Sunnyvale, taking into consideration the public health, safety, and welfare, to adopt amendments to the text of the Zoning Ordinance as set forth herein;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Sunnyvale, Texas:

SECTION 1. That the foregoing recitals are found to be true and correct in all respects.

SECTION 2. That the text of the Zoning Ordinance, Ordinance No. 324, of the Town of Sunnyvale, Texas (the "Town of Sunnyvale Zoning Ordinance Text") is hereby amended as shown in Exhibit A, which is attached to this Ordinance, and which is incorporated by reference herein as if fully set forth. The proposed zoning amendments, as set forth in Exhibit A attached hereto, are hereby adopted and the Town of Sunnyvale Zoning Ordinance Text is revised accordingly.

SECTION 3. That it is the intent of the Town Council that each paragraph, sentence, subdivision, clause, phrase, or section of the ordinance be deemed severable and should any such paragraph, sentence, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of this ordinance left standing with the validity of any code or ordinance as a whole.

SECTION 4. All ordinance and provisions of the Town of Sunnyvale, Texas, that are in conflict with this Ordinance shall be and the same are hereby repealed to the extent in conflict, and all ordinances and provisions or ordinances of said Town not so expressly repealed are hereby retained in full force and effect.

SECTION 5. That this ordinance shall not take effect until after fifteen (15) calendar days from the date of its publication and passage by the Town Council.

PASSED AND APPROVED by the Town Council, the Town of Sunnyvale, on the 25th day of April, 2016.

Mayor Jim Phaup

ATTEST:

Leslie Black, Town Secretary

19.7 TEMPORARY USES**EXHIBIT A**

- A. Real estate sales offices may be opened temporarily during the development of residential subdivisions in which the office is located until eighty percent (80%) of the building permits of the platted lots in the subdivision are issued.
- B. Temporary Construction Buildings. Temporary buildings and temporary building material storage areas to be used for construction purposes, which shall not be occupied, may be permitted for a specific period of time in accordance with a permit issued by the Building Official and subject to periodic renewal by the Official for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices and buildings shall be removed at the satisfaction of the Building Official.
- C. Concrete batching plants shall be permitted on a temporary basis on the site of construction, and only during the time of construction. The temporary permit shall only be issued for a period of up to six (6) months. The permit may be renewed for up to an additional six (6) months. The permit shall be issued by the Town Administrator by written letter only if it is determined that the temporary batching plant will not have a negative effect on any adjacent use while in operation.
- D. Temporary Event. Temporary event shall be allowed in non-residential zoning districts subject to application being approved by the building official. In the event food services are provided in conjunction with event each food provider shall be required to obtain a separate permit in compliance with the Texas food establishment rules (25 TAC 229.167-175). Permits shall be requested 10 days prior to the event Approved event not to exceed 72 hours.

Amended by Ord. No. 13-02 on 1/28/2013

- E. Mobile Food Stand (food stands, snow cone stand, etc.). Temporary food sales from mobile food stands shall be allowed in non-residential zoning districts subject to permit approval by building official. The temporary permit shall only be issued for a period up to ninety (90) days per calendar year. The permit may be renewed for an additional ninety (90) day period. A temporary mobile food stand permit is required.

Amended by Ord. No. XX-XX on XX/XX/2016

- F. Mobile Food Truck (catering truck, mobile food truck). Temporary food sales from mobile food trucks shall be allowed in non-residential zoning districts subject to permit approval by building official. Permits are valid for one (1) year and expire annually on December 31st. A temporary mobile food truck permit is required.

Amended by Ord. No. XX-XX on XX/XX/2016

Comparison of Mobile Food Unit Permit Application Fees From Neighbors		
Arlington	\$500	\$450 Permit + \$50 Inspection
Bedford	\$400 \$100	Mobile Food Unit Fee One day only Mobile Food Unit Fee
Colleyville	*	No Mobile Food Unit Ordinance
Dallas	\$465	\$315 Permit + \$150 Inspection
Eules	\$200	Health License Permit
Fort Worth	\$300	\$200 Permit + \$100 Unit
Grapevine	**	Non-Festival Food Units Are Prohibited
Hurst	\$200	Per Unit
N Richland Hills	\$126	Per Unit
Southlake	\$200	Per Tarrant County Food Program Fee