



**AGENDA
TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
REGULAR MEETING
JANUARY 24, 2011
7:00 P.M.**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS WILL CONDUCT A REGULAR MEETING ON JANUARY 24, 2011 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041. ITEMS TO BE DISCUSSED:

- **CALL TOWN COUNCIL MEETING TO ORDER**
- **INVOCATION**
- **PLEDGE OF ALLEGIANCE**

1. CONSENT AGENDA

(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)

- A. APPROVAL OF MINUTES - SPECIAL MEETING 12-22-10**
- B. APPROVAL OF MINUTES - REGULAR MEETING 01-10-11**
- C. APPROVAL OF MINUTES - SPECIAL MEETING 01-10-11**

• **PUBLIC FORUM**

(CITIZENS MAY SPEAK ON ANY MATTER OTHER THAN PERSONNEL MATTER 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.)

• **DISCUSSION/ACTION ITEMS**

2. CONSIDER RESOLUTION 11-03, RESOLUTION OF THE TOWN OF SUNNYVALE SUSPENDING THE FEBRUARY 14, 2011, EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED

IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE

3. CONSIDER ORDINANCE NO. 524, AN ORDINANCE OF THE TOWN OF SUNNYVALE ORDERING AN ELECTION TO BE HELD IN SAID TOWN AT THE NEXT REGULAR MUNICIPAL ELECTION DATE ON THE 14TH DAY OF MAY 2011, FOR THE PURPOSE OF ELECTING ONE MAYOR AND TWO COUNCILMEMBERS; DESIGNATING THE PLACE AT WHICH SAID ELECTION IS TO BE HELD, MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION AND OTHER PROVISIONS INCIDENT AND RELATING TO THE PURPOSE OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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:

4. APPLICATION FOR CONCEPT PLAN

APPLICANT: MICHAEL L. CLARK, P.E.

AT OR ABOUT: SW CORNER OF HWY 80 AND COLLINS RD

REQUEST: SUNNYVALE CENTRE CONCEPT PLAN

• 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. MEMBERS OF THE PUBLIC ARE REQUESTED TO LIMIT THEIR COMMENTS, WHETHER AT THE PUBLIC FORUM OR DURING A PUBLIC HEARING, TO NO MORE THAN FIVE (5) MINUTES.

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 551.086 (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 THIS THE 20TH DAY OF JANUARY 2011 IN THE FOLLOWING LOCATIONS:

TOWN HALL AT 127 N. COLLINS ROAD

SUNNYVALE ISD 417 E. TRIPP ROAD

SUNNYVALE LIBRARY AT 402 TOWER PLACE

KATHRYN DEWEY, TOWN SECRETARY



AGENDA ITEM SUMMARY

TO: Town Council
FROM: Scott Campbell, Town Manager *SC*
RE: **ITEM 1: Consent Items**
DATE: January 20, 2011

Item A: Minutes - *Special meeting 12-22-10*
Regular Meeting 01-10-11
Special Meeting 01-10-11



**MINUTES
TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
SPECIALLY CALLED MEETING
DECEMBER 22, 2010
7:00 P.M.**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A SPECIALLY CALLED MEETING ON DECEMBER 22, 2010 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.071. THOSE PRESENT WERE:

MAYOR	DAVID BYRD
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
COUNCILMEMBER	PAT WILEY

- **CALL MEETING TO ORDER**

Mayor Byrd called the meeting to order at 7:01 p.m. He announced all members present.

- **CONVENE INTO EXECUTIVE SESSION PURSUANT TO V.T.C.A. GOVERNMENT CODE SECTION 551.071 - LITIGATION**

EXECUTIVE SESSION AGENDA:

1. LITIGATION - DEWS VS TOWN OF SUNNYVALE

Mayor Byrd adjourned into executive session at 7:01 p.m.

Mayor Byrd reconvened into regular session at 8:50 p.m.

- **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

No action taken.

- **ADJOURN**

Mayor Byrd adjourned the meeting at 8:50 p.m.

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

Mayor David Byrd

ATTEST:

Kathryn Dewey, Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM



**MINUTES
TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
REGULAR MEETING
JANUARY 10, 2011
7:00 P.M.**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A REGULAR MEETING ON JANUARY 10, 2011 AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041. THOSE PRESENT WERE:

MAYOR	DAVID BYRD
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
COUNCILMEMBER	PAT WILEY

• **CALL TOWN COUNCIL MEETING TO ORDER**

Mayor Byrd called the meeting to order at 7:00 p.m.

• **INVOCATION**

Councilmember Hill gave the invocation.

• **PLEDGE OF ALLEGIANCE**

Mayor Byrd led the pledge of allegiance.

1. CONSENT AGENDA

(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)

A. APPROVAL OF MINUTES - REGULAR MEETING 12-13-10

B. APPROVAL OF MINUTES - SPECIAL MEETING 12-13-10

C. CONSIDER RESOLUTION NO 11-01 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

Motion was made by Councilmember Yates to approve the consent agenda. Motion seconded by Councilmember Wiley. Motion carried unanimously.

• **PUBLIC FORUM**

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Public Comments:

- 1) **Allyn Giacomazzi**, 217 Brazos Lane and **Cindy Bornowski**, 106 Big Bend Circle, invited those present to attend the Friends of the Library event scheduled at Sunnyvale High School, January 11, 2011. They presented information on the program and also a Mardi Gras Gala scheduled for March 5, 2011. Tickets available at Sunnyvale Public Library.
- 2) **John Noster**, 120 Lakeview Dr, announced prizes for chances to win for the Super Bowl from Carter Blood Care.

There were no other public comments.

• **DISCUSSION/ACTION ITEMS**

2. INTERVIEW APPLICANTS FOR SUNNYVALE 4A ECONOMIC DEVELOPMENT CORPORATION

Applicants Walt Thomas, Jim Wade and Terri Shatter were interviewed for the Sunnyvale 4A.

3. CONSIDER APPOINTMENTS TO SUNNYVALE 4A ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS

Motion made by Councilmember to appoint Jim Wade to the Sunnyvale 4A Economic Development Corporation Board of Directors. The motion was not seconded. Motion died for lack of a second.

Motion made by Councilmember George to appoint Terri Shatter to the Sunnyvale 4A Economic Development Corporation Board of Directors. Motion seconded by Councilmember Henderson. Motion carried 4/1 with Councilmember Yates voting opposed.

4. CONSIDER ORDINANCE NO. 523, AN ORDINANCE OF THE TOWN OF SUNNYVALE, TEXAS, CALLING A JOINT PUBLIC HEARING OF THE TOWN PLANNING AND ZONING COMMISSION AND TOWN COUNCIL TO CONSIDER AMENDMENTS TO THE TEXT OF THE AHC DISTRICT REGULATIONS, AS AMENDED BY ORDINANCE NO. 499; TO AMEND THE ZONING ORDINANCE MAP FOR A PORTION OF THE PROPERTY GENERALLY DESCRIBED AS 3217 BELTLINE ROAD FROM AHC TO LR; AND TO CONSIDER APPROVAL OF A CONCEPT PLAN FOR A PORTION OF SUCH PROPERTY ZONED AS AHC, THEREBY AMENDING ORDINANCE NO 508, CONSISTENT WITH TEXAS LOCAL

GOVERNMENT CODE CHAPTER 211; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Terry Morgan, Town Attorney, explained Item 4. Mr. Morgan gave changes to Ordinance 523.

Motion was made by Councilmember Hill to approve Ordinance 523 as changed on record at the meeting. Motion seconded by Councilmember Henderson. Motion carried unanimously.

5. STAFF PRESENTATION- REQUEST OF SUNNYVALE DEVELOPMENT LTD/LUPTON FOR AN EXTENSION TO IMPACT FEE REIMBURSEMENT AGREEMENT AND PROMISSORY NOTE

Scott Campbell, Town Manager, explained the requests from Sunnyvale Development Ltd. He said the staff offered no objection to the requests.

Art Anderson, representing Tav Lupton, was present to answer any questions. Mr. Anderson asked to extend the Impact Fee Reimbursement Agreement to November 2016 and to extend the promissory note until December 2016 due to phasing of the development.

Councilmember Henderson asked to have both agreements on the same timeline. Mr. Anderson agreed.

6. CONSIDER RESOLUTION 11-02, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS APPROVING THE ENTERING INTO OF A PROPERTY CONTRACT FOR THE ACQUISITION OF 1.67 ACRES OF UNDEVELOPED LAND LOCATED NEAR THE INTERSECTION OF BARNES BRIDGE ROAD AND POLLY ROAD IN SUNNYVALE (HEREIN CALLED THE "PROPERTY") FOR PUBLIC IMPROVEMENTS AND/OR FACILITIES RELATED TO THE TOWN'S WATER SYSTEM

Mayor Byrd opened the floor for public comment.

Public Comments:

1) **Robert Hacker**, 597 Polly Rd, asked what was being built next to his home. Scott Campbell assured Mr. Hacker he would be involved in all aspects of the design for the water tower.

2) **John Noster**, 120 Lakeview, spoke opposed to the site location.

3) **Debbie Sheridan**, 458 Barnes Bridge, asked about information from TxDot regarding this site. Mayor Byrd said TxDot routes were on their website and the tower was planned east of the routes.

There were no other public comments.

Motion was made by Councilmember Hill to approve Resolution 11-02 with the specifics of the address being 502 Barnes Bridge Road and the price not to exceed \$60,000. Motion seconded by Councilmember Wiley. Motion carried 5/0.

Minutes
Town Council Meeting
January 10, 2011
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- **ADJOURN**
Mayor Byrd adjourned the meeting at 8:18 p.m.

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

Mayor David Byrd

ATTEST:

Kathryn Dewey, Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM



**MINUTES
TOWN OF SUNNYVALE
SUNNYVALE TOWN COUNCIL
SPECIALLY CALLED MEETING
JANUARY 10, 2011
5:30 P.M.**

THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, TEXAS CONDUCTED A SPECIALLY CALLED MEETING ON JANUARY 10, 2011 AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL LOCATED AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS UNDER V.T.C.A., GOVERNMENT CODE SECTION 551.041 AND GOVERNMENT CODE SECTION 551.071. THOSE PRESENT WERE:

MAYOR	DAVID BYRD
MAYOR PRO-TEM	KAREN HILL
COUNCILMEMBER	PAULA YATES
COUNCILMEMBER	SAJI GEORGE
COUNCILMEMBER	RONNIE HENDERSON, JR
COUNCILMEMBER	PAT WILEY

- **CALL MEETING TO ORDER**

Mayor Byrd called the meeting to order at 5:34 p.m.

- **CONVENE INTO EXECUTIVE SESSION PURSUANT TO V.T.C.A. GOVERNMENT CODE SECTION 551.071 - LITIGATION AND 551.072 - LAND ACQUISITION**

EXECUTIVE SESSION AGENDA:

1. LITIGATION - DEWS VS TOWN OF SUNNYVALE
2. LAND ACQUISITION

Mayor Byrd adjourned into executive session at 5:35 p.m.

Mayor Byrd reconvened into regular session at 7:00 p.m.

- **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION**

No action taken.

- **ADJOURN**

Mayor Byrd adjourned the meeting at 7:00 p.m.

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

Mayor David Byrd

ATTEST:

Kathryn Dewey, Town Secretary

A TAPE RECORDING OF THIS MEETING IS ON FILE AT TOWN HALL. THESE MINUTES ARE CONDENSED THEREFROM



AGENDA ITEM SUMMARY

TO: Town Council

FROM: Scott Campbell, Town Manager *SC*

RE: **ITEM 2: Consider Resolution No. 11-03: Suspending Oncore Electric Delivery's Rate Change Request**

DATE: January 20, 2011

This item is related to Oncore Electric Delivery's recent filing of a rate increase. The attached report provides an explanation of their request and the recommended action of the Steering Committee. As you can, see we are required to take action prior to February 14, and staff concurs with the steering committee's recommendation to suspend the rate change request at this time.

Memo

To: Scott Campbell, Town Manager
From: David Cranford
Date: 01/20/2011
Re: Oncor rate increase 1/7/2011

Scott,

As you are aware, both the Steering Committee and Oncor, are recommending that the Town suspend Oncor's recent rate increase request for 90 days, as allowed by the Public Utility Regulatory Act. This will afford the Steering Committee time to study Oncor's proposal and negotiate on behalf of the Town.

Below is a staff report provided by the Steering Committee.

PURPOSE

Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about January 7, 2011 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by \$353 million. The Company asks the City to approve a 14.6% increase in residential rates, a 15.5% increase in commercial rates, and a 25.9% increase in street lighting rates. According to Oncor, annual rates would increase by approximately \$60 for an average residential customer.

The resolution suspends the February 14, 2011 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.**

DISCUSSION

The Town of Sunnyvale is a member of a 146-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 20 years.

The current filing comes 15 months following the implementation of Oncor's last rate increase. That case is currently on appeal.

Explanation of "Be It Resolved" Paragraphs:

Section 1. The Town is authorized to suspend the rate change for 90 days after the date that the rate change would otherwise be effective for any legitimate purpose. Time to study and investigate the application is always a legitimate purpose. Please note that the resolution refers to the suspension period as "the maximum period allowed by law" rather than ending by a specific date. This is because the Company controls the effective date and can extend the deadline for final city action to increase the time that the City retains jurisdiction if necessary to reach settlement on the case. If the suspension period is not otherwise extended by the Company, the City must take final action on Oncor's request to raise rates by February 14, 2011.

Section 2. This provision authorizes the Steering Committee, consistent with the City's resolution approving membership in the Steering Committee, to act on behalf of the City at the local level in settlement discussions, in preparation of a rate ordinance, on appeal of the rate ordinance to the PUC, and on appeal to the Courts. Negotiating clout and efficiency are enhanced by the City cooperating with the Steering Committee in a common review and common purpose. Additionally, rate case expenses are minimized when the Steering Committee hires one set of attorneys and experts who work under the guidance and control of the Executive Committee of the Steering Committee.

Section 3. The Company will reimburse the Steering Committee for its reasonable rate case expenses. Legal counsel and consultants approved by the Executive Committee of the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement. No individual city incurs liability for payment of rate case expenses by adopting a suspension resolution.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides that both Oncor and Steering Committee counsel will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

RESOLUTION NO. 11-03

RESOLUTION OF THE TOWN OF SUNNYVALE SUSPENDING THE FEBRUARY 14, 2011, EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR TO HIRE LEGAL AND CONSULTING SERVICES AND TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL FOR THE STEERING COMMITTEE

WHEREAS, on or about January 7, 2011, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the Town of Sunnyvale a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective February 14, 2011; and

WHEREAS, the Town of Sunnyvale is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 146 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to setting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking activities are to be reimbursed by the regulated utility.

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

1. That the February 14, 2011 effective date of the rate request submitted by Oncor on or about January 7, 2011, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of the Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor on a monthly basis.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor, care of Autry Warren, Oncor Electric Delivery Company, LLC, 1601 Bryan St., 23rd Floor, Dallas, Texas 75201 and to Geoffrey Gay, General Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

_____ Mayor, Town of Sunnyvale

ATTEST:



AGENDA ITEM SUMMARY

TO: Town Council

FROM: Scott Campbell, Town Manager *SC*

RE: **ITEM 3: Consider Ordinance No. : Calling Town Election**

DATE: January 20, 2011

This is simply the required Ordinance calling the May Town Election. The ordinance is attached along with a copy of the election calendar.

ORDINANCE 524
TOWN OF SUNNYVALE, TEXAS

AN ORDINANCE OF THE TOWN OF SUNNYVALE ORDERING AN ELECTION TO BE HELD IN SAID TOWN AT THE NEXT REGULAR MUNICIPAL ELECTION DATE ON THE 14TH DAY OF MAY 2011, FOR THE PURPOSE OF ELECTING ONE MAYOR AND TWO COUNCILMEMBERS; DESIGNATING THE PLACE AT WHICH SAID ELECTION IS TO BE HELD, MAKING PROVISIONS FOR THE CONDUCT OF THAT ELECTION AND OTHER PROVISIONS INCIDENT AND RELATING TO THE PURPOSE OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That an election is hereby ordered to be held on the next regular municipal election date to be participated in by the qualified voters of the Town of Sunnyvale, Texas to be held on the 2nd Saturday of May, the same being the 14th day of May, 2011, which is not less than forty-five days from the date of this ordinance, between the hours of 7:00 a.m. and 7:00 p.m. at the voting places hereafter named for the purpose one (1) Mayor and two (2) Councilmembers. All places shall be two (2) year terms elected at large.

SECTION 2. That the Town election precincts for this election shall consist of the territory located within the corporate limits of the Town bearing the following numbers, and the polling places at said election shall be as follows, to-wit:

POLLING PLACE
Sunnyvale Town Hall
127 N. Collins Road

ELECTION PRECINCTS
2400

SECTION 3. Early voting shall be conducted by the Dallas County Elections Administrator, Bruce Sherbet, who is hereby appointed as the Early Voting Clerk and Clarissa Gates, Early Voting Manager of the Dallas County Elections Department, is hereby appointed as Chief Deputy Early Voting Clerk, said voting to be conducted by the Office of the Elections Department. The main voting polling place is Dallas County Records Building, Office of the Elections Department, First Floor, 509 Main Street, Dallas, Texas 75202. Mary Kay West, Dallas County Elections Department Central Count Manager, is hereby appointed as Manager of the Central Count Station. Early voting in the Town of Sunnyvale will be conducted at the Sunnyvale Town Hall, 127 N. Collins Road, Sunnyvale, Texas 75182, and all other locations as designated by the Dallas County Elections Administrator (see Exhibit A). The required early voting period of said election as well as additional times established by the Town Council is as follows:

May 02, 2011 (Monday - Friday)	May 06, 2011	8:00 a.m. to 5:00 p.m.
May 07, 2011 (Saturday)		8:00 a.m. to 5:00 p.m.
May 08, 2011 (Sunday)		1:00 p.m. to 6:00 p.m.
May 09, 2011 (Monday & Tuesday)	May 10, 2011	7:00 a.m. to 7:00 p.m.

SECTION 4. All requests for early voting ballots by mail that are received by participating authorities will be transported by runner on the day of receipt to the Dallas County Elections Department, 8th floor, Health and Human Service Building, 2377 North Stemmons Freeway, Dallas, Texas 75207 for processing. Persons voting by mail will send their voted ballots to the Dallas County Elections Department.

SECTION 5. That all resident qualified electors of the Town shall be permitted to vote in said election. In addition, the election material enumerated in the Texas Election Code shall be printed in both English and Spanish for the use at the polling place and for early voting in said election.

SECTION 6. The Office of the Elections Department, 2377 N. Stemmons Freeway, Suite 820, Dallas, Texas 75207, is hereby established as the Central Count Station to receive and tabulate votes for said election.

SECTION 7. Notice of this election shall be given by publication, as required by law.

SECTION 8. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of any section, subsection, sentence, clause or phrase of this ordinance shall be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this ordinance.

SECTION 9. That this ordinance shall become effective from and after its passage.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SUNNYVALE, this 24th day of January 2011.

David Byrd, Mayor

ATTEST:

Kathryn Dewey, Town Secretary



TOWN OF SUNNYVALE TEXAS 2011 ELECTION CALENDAR

**TOWN COUNCIL ELECTION
ONE (1) MAYOR AND
TWO (2) COUNCILMEMBERS
MAY 14, 2011**

**ELECCIÓN DE AYUNTAMIENTO
UNO (1) ALCALDE Y
DOS (2) MIEMBROS DE CONCILIO
MAYO 14, 2011**

ALL PROCEEDINGS WILL BE HELD AT SUNNYVALE TOWN HALL, 127 N. COLLINS ROAD, SUNNYVALE, TEXAS.

LAS ACTAS SERAN SOSTENIDOS EN SUNNYVALE TOWN HALL, 127 N. COLLINS ROAD, SUNNYVALE, TEXAS.

FEBRUARY 12
12 DE FEBRERO

FIRST DAY TO FILE FOR A PLACE ON THE BALLOT
AT 127 N. COLLINS ROAD, SUNNYVALE, TEXAS
PRIMER DÍA PARA CONTRATARSE PARA UN LUGAR EN
LA VOTACIÓN-127 N. COLLINS RD, SUNNYVALE, TX

MARCH 14
14 DE MARZO

LAST DAY TO FILE FOR A PLACE ON THE BALLOT
ÚLTIMO DÍA PARA CONTRATARSE PARA UN LUGAR EN LA
VOTACIÓN

MARCH 15
15 DE MARZO

FIRST DAY TO ACCEPT APPLICATIONS FOR VOTING BY
MAIL BALLOT
ESTE ES EL PRIMER DÍA PARA ACEPTAR APLICACIONES
PARA VOTAR POR UNA VOTACIÓN DE CORREO.

MARCH 16
16 DE MARZO

DRAW FOR ORDER OF NAMES ON THE BALLOT 9:00 A.M.
DÍA PARA ELEGIR LA ORDEN DE NOMBRES EN LA
VOTACIÓN EN 9:00 de la mañana.

MARCH 21
21 DE MARZO

LAST DAY FOR A WRITE-IN CANDIDATE TO DECLARE
CANDIDACY (MUST BE RECEIVED BY 5:00 P.M.)
ESTE ES EL ÚLTIMO DÍA PARA ESCRIBIRSE A SER
EL CANDIDATO PARA DECLARAR LA CANDIDATURA.
(DEBE SER RECIBIDO POR LAS 5:00 P.M.)

MARCH 22
22 DE MARZO

LAST DAY FOR CANDIDATE TO WITHDRAW NAME FROM
BALLOT (MUST BE RECEIVED BY 5:00 P.M.)
EL ÚLTIMO DÍA PARA UN CANDIDATO PARA RETIRAR SU

NOMBRE DE LA VOTACIÓN (DEBE SER RECIBIDO POR
LAS 5:00 P.M.)

APRIL 14 14 DE ABRIL	DUE DATE FOR FIRST FILING OF CAMPAIGN CONTRIBUTIONS AND EXPENDITURES ESTE ES EL VENCIMIENTO PARA PRIMERA CLASIFICACIÓN DE CONTRIBUCIONES DE CAMPAÑA Y GASTOS.
APRIL 14 14 DE ABRIL	LAST DAY TO REGISTER TO VOTE EL ÚLTIMO DÍA PARA REGISTRARSE PARA VOTAR.
APRIL 29 29 DE ABRIL	LAST DAY TO APPLY FOR AN EARLY MAIL BALLOT EL ÚLTIMO DÍA PARA SOLICITAR UNA VOTACIÓN DE CORREO TEMPRANA.
MAY 2 2 DE MAYO	FIRST DAY TO VOTE EARLY BY PERSONAL APPEARANCE ESTE ES EL PRIMER DÍA PARA VOTAR TEMPRANO EN PERSONA.
MAY 6 6 DE MAYO	DUE DATE FOR SECOND FILING OF CAMPAIGN CONTRIBUTIONS AND EXPENDITURES VENCIMIENTO PARA SEGUNDA CLASIFICACIÓN DE CONTRIBUCIONES DE CAMPAÑA Y GASTOS.
MAY 10 10 DE MAYO	LAST DAY TO VOTE EARLY BY PERSONAL APPEARANCE EL ÚLTIMO DÍA PARA VOTAR TEMPRANO EN PERSONA.
MAY 14 14 DE MAYO	ELECTION DAY DÍA DE LAS ELECCIONES.
MAY 23 23 DE MAYO	OFFICIAL CANVASS OF ELECTION (DATE SUBJECT TO CHANGE BASED ON NUMBER OF MAIL BALLOTS REQUESTED.) INFORME OFICIAL DE ELECCIÓN (LA FECHA CAMBIARA ACUIRDO AL NUMERO DE BOLETOS ENVIADOS POR CORREO.)
MAY 23 23 DE MAYO	FIRST DAY NEWLY ELECTED OFFICIALS MAY ASSUME DUTIES OF OFFICE (TYPE A GENERAL LAW CITY) EL PRIMER DÍA RECIÉN DECIDIÓ A FUNCIONARIOS PUEDE ASUMIR DEBERES DE LA OFICINA (TIPO A- UNA CIUDAD DE LA LEY GENERAL).
JULY 15 15 DE JULIO	DUE DATE FOR FINAL FILING OF CAMPAIGN CONTRIBUTION AND EXPENDITURES VENCIMIENTO PARA CLASIFICACIÓN FINAL DE CONTRIBUCIONES DE CAMPAÑA Y GASTOS.



AGENDA ITEM SUMMARY

TO: Town Council

FROM: Scott Campbell, Town Manager *SC*

RE: **ITEM 4: Public Hearing to Consider Concept Plan for Sunnyvale Centre**

DATE: January 20, 2011

Please see the attached reports from the Development staff. This concept plan will allow the developer to move forward with the ring road depicted on this plan. This concept plan was approved by the Planning and Zoning Commission at their last regular meeting, contingent upon resolution of the items in the Town Engineer's report.

The developer plans to come forward soon with a Planned Development (PD) for the entire Sunnyvale Centre site. As a zoning tool, PD's are currently only allowed in our Town Center District. Staff has drafted a zoning ordinance text revision creating a Planned Development (PD) zoning classification. P&Z will consider this text amendment (and possibly the developer's proposed PD) at their February meeting.



STAFF MEMO

DATE: January 13, 2011
TO: Planning & Zoning Commission
FROM: Marc Bentley, P.E.
Town Engineer
SUBJECT: Concept Plan - Sunnyvale Centre
File No. 1248
PAGES: 1

Lawrence Cates & Associates has made application for a concept plan on behalf of RKS Texas Investments. Sunnyvale Centre is a proposed 28 acre commercial/retail development. The current zoning for the property is GB - General Business. The property is located on the southwest corner of Collins Road (SH 352) and US Hwy 80. The project extends between both ends of T.C. Lupton, at US Hwy frontage road and Collins Road.

There were six (6) notices mailed and two (2) returned in favor as of January 13, 2011.

The concept plan for Sunnyvale Centre was submitted as the first step in the process to construct a proposed access drive/ring road for the development. The owner intends to build a thirty (30) foot wide access drive, indicated as Phase 1 on the plan, which will connect to US Hwy 80 frontage road, Collins Road and T.C. Lupton at a location across from the hospital. The individual pad sites depicted on the plan are only shown conceptually as possible development of the property. The individual sites are not being reviewed nor any comments being provided at this time. Each pad site will have to submit a site plan that meets the current zoning ordinances and obtain approval from Planning and Zoning and Town Council.

Should this concept plan be approved, the next step in the process will be to submit a preliminary plat and engineering plans for the construction of the access drive/ring road for Planning & Zoning and Town Council approval.

Staff is recommending approval of the Concept Plan subject to the applicant's understanding that each pad site will have to comply with the Town's zoning ordinances and site plan submittal process. The applicant will need to change the name of the project due to a similar named development already within the Town.

Marc Bentley, P.E.
Town Engineer



TOWN OF SUNNYVALE
 127 N Collins Road
 Sunnyvale, Texas 75182
 (972) 203-4188

DEVELOPMENT APPLICATION	
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Replat
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Amending Plat
<input checked="" type="checkbox"/> Preliminary Site/Concept Plan	
<input type="checkbox"/> Landscape	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Tree survey	<input type="checkbox"/> Building Elevations

PROPERTY INFORMATION

FILE NO: 1248

Addition Name:	Sunnyvale Centre	Address/Location:	SWC U.S. Hwy. 80 & Collins Rd. (S.H. 352)
Lot(s):	Block:	Current Zoning:	GB
# of Acres:	28.4932	# of Lots:	15
		# of Units:	N/A

APPLICANT INFORMATION

Name:	Michael L. Clark, P.E.	Company:	Lawrence A. Cates & Assoc, LLP
Mailing Address:	14800 Quorum Drive, Suite 200		
City:	Dallas	State:	Texas
		Zip:	75254
Phone:	972-385-2272	Fax:	972-980-1627
		Email:	mclark@lca-dallas.com

OWNER INFORMATION

Name:	Rick Sheldon	Company:	RKS Texas Investments, LP
Mailing Address:	601 Sonterra Blvd.		
City:	San Antonio	State:	Texas
		Zip:	78258
Phone:	210-490-2500	Fax:	210-490-4465
		Email:	nhiatt@ricksheldonrealestate.com

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

(Check those that apply)

(See Fee Schedule for all Amounts)

- | | | |
|---|----------------------------|-------------|
| <input type="checkbox"/> Preliminary Plat & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Final Plat & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Amended Plat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Minor Plat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Replat & Checklist* | 24"x36", 4 copies (folded) | Fee: _____ |
| <input checked="" type="checkbox"/> Preliminary Site/Concept Plan & Checklist | 24"x36", 4 copies (folded) | Fee: 590.00 |
| <input type="checkbox"/> Site Plan & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Landscape Plan & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Building Elevations | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Photometric/Lighting | 24"x36", 2 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Tree Survey & Checklist | 24"x36", 4 copies (folded) | Fee: _____ |
| <input type="checkbox"/> Civil Engineering Plans | 2 Sets (rolled) | Fee: _____ |

*Use final plat checklist

OWNER AUTHORIZATION

Check one of the following:

I will represent the application myself; or

I authorize Michael L. Clark, P.E. (name of applicant) to represent this application on my behalf. The named applicant shall be the principal person for responding to all requests and to attend all meetings.

I waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

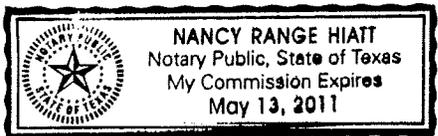
Owner's Signature:  Date: 11-15-10
Rick Sheldon, Partner

STATE OF TEXAS

COUNTY OF: Bexar

BEFORE ME, a Notary Public, on this day personally appeared Rick Sheldon the above signed, who, under oath, stated the following: "I hereby certify that I am the owner or authorized corporate representative for the purposes of this application; that all information submitted herein is true and accurate."

Subscribed and sworn to before me this 15th day of November, ~~200~~ 2010




Notary Public in and for the State of Texas

This application is not considered accepted by the Town until the Town Engineer or Chief Building Official has signed below.


Town Engineer

Chief Building Official



**Notice of Application for Concept plan
Town of Sunnyvale**

The Town of Sunnyvale has received a request by Michael Clark/ Lawrence A. Cates & Assoc, LLP for approval of a Preliminary Plat for Sunnyvale Centre. The property being platted is located at 400 US HWY 80 and is shown on the attached exhibit.

Plat Description-Concept plan Sunnyvale Centre- 28.4932 Acres, Lots 1-6 BLOCK A, Lots 1-4 BLOCK B, Lots 1-4 BLOCK C, & Lot 1 BLOCK D, part of J.P. Lawrence Survey, Abstract No. 807 & Timothy Colwell Survey, Abstract No. 335 The Town of Sunnyvale, Dallas County, Texas

The Planning and Zoning Commission will hear this application on January 18, 2011 and the Town Council will consider the application on January 24, 2011. 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 Concept plan application and supporting documents are on file at Town Hall and may be examined at no charge. For further information contact the development department at 972-203-4188. *FAX: 972-226-1950; Attn: Melinda.*

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

I am in favor of the Preliminary Plat

I am opposed to the Preliminary Plat

Explanation:

Awesome Deal !!

Signature:

RK Sheldon, partner of RKS Texas

Printed Name:

Rick Sheldon

Investments, Owner

Address:

Date:



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

- I am in favor of the Preliminary Plat
 I am opposed to the Preliminary Plat

Explanation:

GREAT LOCATION for DEVELOPMENT

Signature:

Paul E. Cash

Printed Name:

PAUL E. CASH

Address:

190 SO. COLLINS RD

Date:

1/7/11



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- I am opposed to the Preliminary Plat

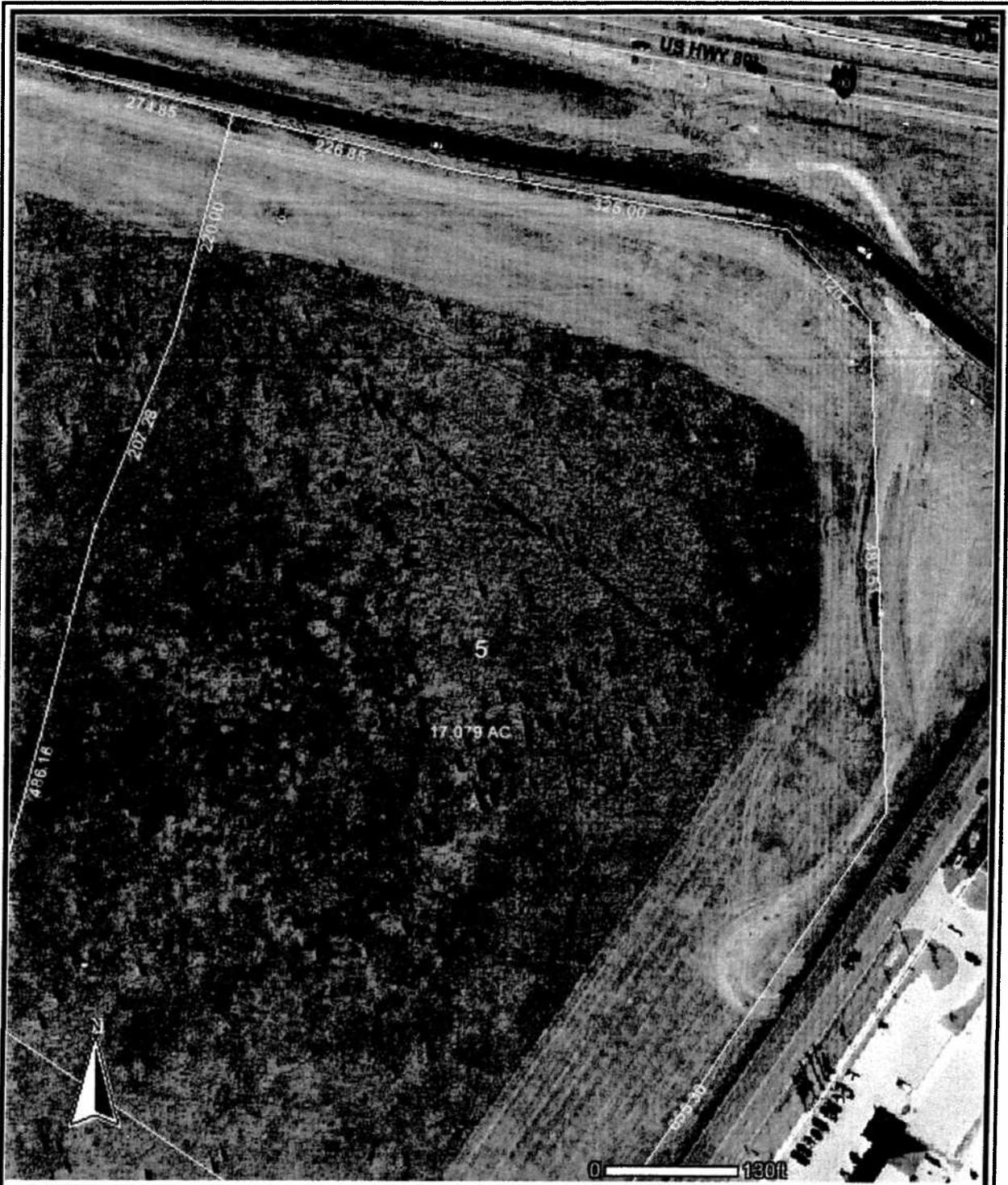
Explanation:

Signature:

Printed Name:

Address:

Date:



**Dallas Central
Appraisal District**
www.dallascad.org

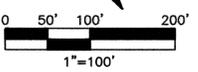
DISCLAIMER

The Dallas Central Appraisal District does not control or guarantee the accuracy, relevancy, timeliness or completeness of this data. DCAD assumes no legal responsibilities for the information represented on this map. Users should independently verify the data on this map before making any conclusions based on this data.

U.S. HIGHWAY 80



VICINITY MAP
NOT-TO-SCALE



LEGEND

- X B.S.L. NUMBER OF PARKING SPACES BUILDING SETBACK LINE
- PROPOSED FIRE LANE
- WTR. WATER LINE
- FH FIRE HYDRANT
- S.S. SANITARY SEWER LINE
- MH MANHOLE
- CI CURB INLET
- DI DROP INLET
- LIMITS OF AREA TO BE CONSTRUCTED INITIALLY IN PHASE 1

~ PROPERTY LINE TABLE ~

NO.	BEARING	DISTANCE
T1	N 11°16'47" W	14.14'
T2	N 33°43'13" E	50.00'
T3	N 78°43'13" E	14.14'
T4	S 59°07'41" W	14.14'
T5	N 75°52'19" W	50.00'
T6	N 30°52'19" W	14.14'
T7	N 75°50'08" W	6.43'
T8	S 59°09'52" W	68.40'
T9	N 75°50'08" W	50.00'
T10	N 30°50'08" W	14.14'

~ PROPERTY LINE CURVE TABLE ~

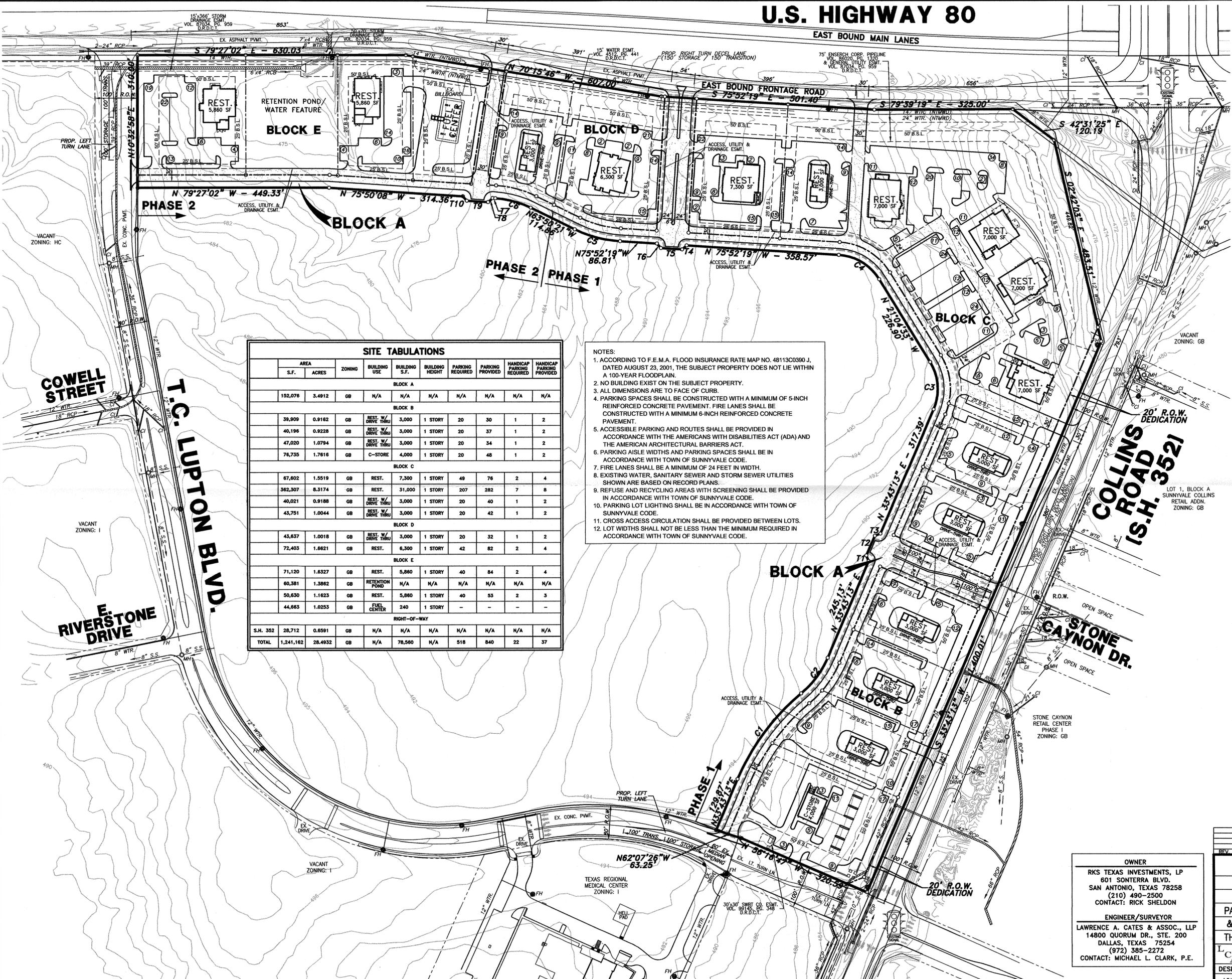
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	530.00'	27°17'34"	252.47'	S 47°22'00" W	250.09'
C2	220.00'	27°17'34"	104.80'	N 47°22'00" E	103.81'
C3	120.00'	54°47'46"	114.76'	N 06°19'20" E	110.44'
C4	120.00'	54°47'46"	114.76'	N 48°28'26" W	110.44'
C5	280.00'	22°34'56"	110.36'	S 64°34'51" E	109.65'
C6	220.00'	22°32'45"	86.57'	N 64°33'45" W	86.01'

SITE TABULATIONS

AREA S.F.	ACRES	ZONING	BUILDING USE	BUILDING S.F.	BUILDING HEIGHT	PARKING REQUIRED	PARKING PROVIDED	HANDICAP PARKING REQUIRED	HANDICAP PARKING PROVIDED	
BLOCK A										
192,076	3.4912	GB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
BLOCK B										
39,909	0.9162	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	30	1	2	
40,196	0.9228	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	37	1	2	
47,020	1.0794	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	34	1	2	
76,735	1.7616	GB	C-STORE	4,000	1 STORY	20	48	1	2	
BLOCK C										
67,602	1.5519	GB	REST.	7,300	1 STORY	49	76	2	4	
362,307	8.3174	GB	REST.	31,000	1 STORY	207	282	7	8	
40,021	0.9188	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	40	1	2	
43,751	1.0044	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	42	1	2	
BLOCK D										
45,637	1.0018	GB	REST. W/ DRIVE THRU	3,000	1 STORY	20	32	1	2	
72,403	1.6621	GB	REST.	6,300	1 STORY	42	82	2	4	
BLOCK E										
71,120	1.6327	GB	REST.	5,860	1 STORY	40	84	2	4	
60,381	1.3862	GB	RETENTION POND	N/A	N/A	N/A	N/A	N/A	N/A	
50,630	1.1623	GB	REST.	5,860	1 STORY	40	53	2	3	
44,665	1.0253	GB	FUEL CENTER	240	1 STORY	-	-	-	-	
RIGHT-OF-WAY										
S.H. 352	28,712	0.6591	GB	N/A	N/A	N/A	N/A	N/A	N/A	
TOTAL	1,241,162	28.4932	GB	N/A	78,580	N/A	518	840	22	37

NOTES:

- ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48113C03890 J, DATED AUGUST 23, 2001, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN.
- NO BUILDING EXISTS ON THE SUBJECT PROPERTY.
- ALL DIMENSIONS ARE TO FACE OF CURB.
- PARKING SPACES SHALL BE CONSTRUCTED WITH A MINIMUM OF 5-INCH REINFORCED CONCRETE PAVEMENT. FIRE LANES SHALL BE CONSTRUCTED WITH A MINIMUM 6-INCH REINFORCED CONCRETE PAVEMENT.
- ACCESSIBLE PARKING AND ROUTES SHALL BE PROVIDED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE AMERICAN ARCHITECTURAL BARRIERS ACT.
- PARKING AISLE WIDTHS AND PARKING SPACES SHALL BE IN ACCORDANCE WITH TOWN OF SUNNYVALE CODE.
- FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
- EXISTING WATER, SANITARY SEWER AND STORM SEWER UTILITIES SHOWN ARE BASED ON RECORD PLANS.
- REFUSE AND RECYCLING AREAS WITH SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH TOWN OF SUNNYVALE CODE.
- PARKING LOT LIGHTING SHALL BE IN ACCORDANCE WITH TOWN OF SUNNYVALE CODE.
- CROSS ACCESS CIRCULATION SHALL BE PROVIDED BETWEEN LOTS.
- LOT WIDTHS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED IN ACCORDANCE WITH TOWN OF SUNNYVALE CODE.



OWNER
RKS TEXAS INVESTMENTS, LP
601 SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258
CONTACT: RICK SHELDON

ENGINEER/SURVEYOR
LAWRENCE A. CATES & ASSOC., LLP
14800 QUORUM DR., STE. 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: MICHAEL L. CLARK, P.E.

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LCA	LCA	11.22.10	1"=100'	N.A.	054-001 CAC SITE	CP

CONCEPT PLAN
SUNNYVALE CENTRE - 28.4932 ACRES
BLOCK A - BLOCK E
PART OF J.P. LAWRENCE SURVEY, ABSTRACT NO. 807
& TIMOTHY COLWELL SURVEY, ABSTRACT NO. 335
THE TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
L.A. Lawrence A. Cates & Associates, LLP
Consulting Engineers * Dallas