



NOTICE OF A CALLED MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
THURSDAY JUNE 3<sup>rd</sup>, 2021  
6:00 P.M. - 8:00 P.M.

***Due to concerns regarding COVID-19, all meetings will be held virtually.  
Please register by following this link:***

Registration URL: <https://attendee.gototraining.com/r/3338320027357509378>

**You may also call into the meeting by calling:**

Long Distance: +1 (510) 365-3231

Access Code: 796-140-700

Notice is hereby given that the Planning and Environmental Committee of the City of Sunset Valley, Texas will hold a called meeting on Thursday June 3<sup>rd</sup>, at 6:00 P.M. via GoToTraining at which time the following items will be discussed, to-wit:

1. Call to Order
2. Citizen Comments
3. Approval of Minutes from May 6<sup>th</sup>, 10<sup>th</sup>, and 19<sup>th</sup> meetings.
4. City Council Liaison Report
5. Public Works and Environmental Services Update
6. Discussion and possible recommendation regarding posting signs at the entry to the Greenspaces and Conservation Area alerting individuals that camping is not allowed.
  - i. Action Sought:
  - ii. Action Approved:
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents:
7. Discussion and possible recommendation regarding the draft Capital Improvement Plan.
  - i. Action Sought: Committee will discuss possible projects related to the capital improvement plan, specifically those related to open spaces and planning.
  - ii. Action Approved:
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents: Draft CIP
8. Discussion and possible recommendation to council and the zoning commission regarding structures within the front setback found in Chapter 2 of the Land Development Code.

- i. Action Sought
- ii. Action Approved:
- iii. Next Meeting Steps:
- iv. Adoption:
- v. Supporting Documents:

9. Discussion and possible recommendation to council regarding Chapter 4 of the Land Development Code.

- i. Action Sought
- ii. Action Approved:
- iii. Next Meeting Steps:
- iv. Adoption:
- v. Supporting Documents:


10. Discussion regarding future agenda items.

- a. Comprehensive Plan next stage

11. Adjourn

A quorum of the City Council may attend the meeting, however, no official action by the City Council shall be taken.

I certify that the above notice of meeting was posted at City Hall, 3205 Jones Road, Sunset Valley, Texas, on the 28th day of May 2021 at 6:00 PM.

  
Matt Lingafelter  
City Secretary

The City of Sunset Valley is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.



MINUTES OF A REGULAR MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
THURSDAY MAY 6<sup>th</sup>, 2021  
6:00 P.M. - 8:00 P.M.

**Community Members Present:**

*Helen Besse, Committee Member  
Dawn Dickson, Committee Member  
Alice Duffy, Committee Member  
Melissa Gonzales, Committee Member  
Lucy Hairston, Committee Member  
Jay Hargrave, Committee Member  
Katherine Johnson, Committee Member  
Michael Moore, Committee Alternate  
Lisa Versaci, Committee Member  
Zoe Trieff, Committee Chair  
Karen Medicus, City Council Liaison  
Alfonso Carmona, City Council Member  
Rudi Rosengarten, City Council Member  
Sylvia Carrillo, City Administrator  
Carolyn Meredith, Parks and Natural Resource Manager*

1. Call to Order  
*Meeting called to order at 6:06 pm*
2. Citizen Comments  
*Melissa Gonzales said that the Weaver Documentation request was not a request of the committee.*
3. Consider approval of minutes from the April 1<sup>st</sup>, 2021 meeting.  
*The minutes from April 1<sup>st</sup> were approved. Lisa motioned, Katherine seconded. Helen abstained, all other members approved.*
4. City Council Liaison Report  
*Councilmember Medicus submitted a written report and provided a verbal update on items including the Upper Cougar Creek Concept Plan, website, changes to Chapter 13, and American Youthworks MOU.*
5. Discussion and possible recommendation regarding 2021-2022 budget requests.
  - i. Action Sought: Committee will discuss possible budget requests for the 2021-2022 budget year including suspended programs, services, projects, and conservation rebates.
  - ii. Action Approved: *The committee reviewed the various programs and services. This information will be compiled and presented at the May 10<sup>th</sup> meeting for a recommendation to the City Council and Budget and Finance Committee. Rebates will also be discussed at May 10<sup>th</sup> meeting.*

- iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents: Service Ranking 2020
6. Discussion and possible recommendation to Council regarding proposed changes to Chapter 2 of the Land Development Code.
- i. Action Sought: Committee will review and discuss proposed changes to Chapter 2 of the Land Development Code. Committee may make a recommendation to council to adopt these changes.
  - ii. Action Approved: *Item tabled to May 10<sup>th</sup> meeting.*
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents: Chapter 2
7. Presentation by staff on impervious cover and discussion on an impervious cover workshop to develop code changes regarding Chapter 4 of the Land Development Code.
- i. Action Sought: Schedule a workshop on May 10<sup>th</sup> to begin addressing code changes.
  - ii. Action Approved: *Item tabled to May 10<sup>th</sup> meeting.*
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents:
8. Discussion regarding next section of proposed changes to the Comprehensive Plan.  
*This item was not discussed.*
9. Report regarding Sunset Valley Nature Watch.  
*This item was not discussed.*
10. Consider Items to be discussed at the June meeting.  
*No new items at this time.*
11. Adjourn  
*Helen motioned, Katherine seconded. All in favor. Meeting adjourned at 8:15pm.*



MINUTES OF A REGULAR MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
MONDAY MAY 10<sup>th</sup>, 2021  
6:00 P.M. - 8:00 P.M.

**Community Members Present:**

*Helen Besse, Committee Member*  
*Dawn Dickson, Committee Member*  
*Melissa Gonzales, Committee Member*  
*Katherine Johnson, Committee Vice Chair*  
*Zoe Trieff, Committee Chair*  
*Lisa Versaci, Committee Member*  
*Karen Medicus, City Council Liaison*  
*Alfonso Carmona, City Council Member*  
*Wanda Reetz, City Council Member*  
*Rudi Rosengarten, City Council Member*  
*Sylvia Carrillo, City Administrator*  
*Carolyn Meredith, Parks and Natural Resource Manager*

1. Call to Order  
*Meeting called to order at 6:03.*
2. Citizen Comments  
*The Committee discussed the comment made by Bradford Moncrieff on Open Town Hall. Helen mentioned the need to consider parking for any new trails on Reese.*
3. Consider approval of minutes from the April 12<sup>th</sup>, 2021 meeting.  
*Minutes from April 12, 2021 approved. Katherine motioned; Dawn seconded. All in favor. Helen abstained.*
4. Discussion and possible recommendation regarding 2021-2022 budget requests.
  - i. Action Sought: Committee will discuss possible budget requests for the 2021-2022 budget year including suspended programs, services, projects, and conservation rebates.
  - ii. Action Approved: Committee recommended the program and services list as listed on the agenda for the 2021-2022 budget. Helen motioned; Katherine seconded.
  - iii. Next Meeting Steps: The committee will review the number of times per month regarding brush chipping at the next meeting. The committee will also review rebates between now and the next meeting and make recommendations on the rebate programs.
  - iv. Adoption:
  - v. Supporting Documents: Rebate Programs
5. Discussion and possible recommendation to Council regarding proposed changes to Chapter 2 of the Land Development Code and a new chapter within the Code of Ordinances.

- i. Action Sought: Committee will review and discuss proposed changes to Chapter 2 of the Land Development Code. Committee may make a recommendation to council to adopt these changes.
  - ii. Action Approved: *Committee recommended that the city exclude credit access businesses from allowed uses within the City of Sunset Valley. Dawn motioned; Katherine seconded. All in favor; Lisa abstained.*
  - iii. Next Meeting Steps: *The recommendation will now be presented to the Zoning Commission.*
  - iv. Adoption:
  - v. Supporting Documents: Credit Access Business documents
  
6. Presentation by staff on Chapter 10 of the Land Development Code - Parking and Fire Lanes regarding the difference between Gross Floor Area and Net Floor Area.
  - i. Action Sought: Possible recommendation to Council regarding amendment to Chapter 10 Parking and Fire Lane (Table 1) from Gross Floor Area to Net Floor Area.
  - ii. Action Approved: *The Committee motioned to change Chapter 10 of the Land Development Code regarding the calculation of parking spaces to net floor area. Lisa motioned; Jay seconded. Lisa, Zoe, Jay, and Helen in favor. Katherine and Dawn abstained. Melissa opposed.*
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents: Chapter 10
  
7. Presentation by staff on impervious cover and discussion on an impervious cover workshop to develop code changes regarding Chapter 4 of the Land Development Code.
  - i. Action Sought: Staff will provide a presentation on impervious cover. The Committee will begin discussion of code changes regarding watershed regulations at the June 3<sup>rd</sup> meeting.
  - ii. Action Approved:
  - iii. Next Meeting Steps: *The Committee will meet on May 19<sup>th</sup>. This will be the first item of business on the agenda.*
  - iv. Adoption:
  - v. Supporting Documents:
  
8. Adjourn  
*Meeting adjourned at 8:04*



MINUTES OF A CALLED MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY MAY 19<sup>th</sup>, 2021  
6:00 P.M. - 8:00 P.M.

**Community Members Present:**

*Helen Besse, Committee Member  
Dawn Dickson, Committee Member  
Melissa Gonzales, Committee Member  
Jay Hargrave, Committee Member  
Michael Moore, Committee Alternate  
Zoe Trieff, Committee Chair  
Lisa Versaci, Committee Member  
Karen Medicus, City Council Liaison  
Alfonso Carmona, City Council Member  
Sylvia Carrillo, City Administrator  
Carolyn Meredith, Parks and Natural Resource Manager*

1. Call to Order  
*Meeting called to order at 6:00 p.m.*
2. Citizen Comments  
*Zoe reported on a collaboration with the Public Safety Committee on the camping ban in Austin and putting signs up in the greenspaces. Lisa asked about the possibility of patrolling the greenspaces. Dawn asked about the Williamson Creek Greenway Project. Lisa commented on the food forest proposed with this project.*
3. Presentation by staff on impervious cover and discussion on an impervious cover workshop to develop code changes regarding Chapter 4 of the Land Development Code.
  - i. Action Sought: Staff will provide a presentation on impervious cover. The Committee will begin discussion of code changes regarding watershed regulations at the June 3<sup>rd</sup> meeting.
  - ii. Action Approved:
  - iii. Next Meeting Steps: *The committee will begin reviewing code changes to residential watershed regulations at the next meeting.*
  - iv. Adoption:
  - v. Supporting Documents:
4. Discussion and possible recommendation regarding 2021-2022 budget requests.
  - i. Action Sought: Committee will discuss possible budget requests for the 2021-2022 budget year including suspended programs, services, projects, and conservation rebates.
  - ii. Action Approved: *The committee recommended to make a gas water heater a \$500 rebate and the electric water heater a \$300 rebate. The committee further recommended to increase refrigerator rebate to \$500, increase rebate of dark sky lighting rebate to up to \$150 per fixture for up to two fixtures, decrease washing machine to \$250 Helen motioned, Melissa seconded. All in favor.*

- iii. Next Meeting Steps:
- iv. Adoption:
- v. Supporting Documents: Rebate Programs-

5. Adjourn

*Meeting adjourned at 8:10*

COMMITTEE MEETING DATE: JUNE 3, 2021



# PLANNING AND ENVIRONMENTAL COMMITTEE

## AGENDA ITEM #6

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STAFF PREPARER/CONTACT INFORMATION: Carolyn Meredith  
[cmeredith@sunsetvalley.org](mailto:cmeredith@sunsetvalley.org)

SUBJECT: PUBLIC WORKS AND ENVIRONMENTAL SERVICES

DESCRIPTION: Discussion and possible recommendation regarding posting signs at the entry to the Greenspaces and Conservation Area alerting individuals that camping is not allowed.

BACKGROUND: The City of Austin will begin to ban public camping in certain areas. This may lead to individuals new locations for camping in greenspaces. Chapter 96 of the code of ordinance generally prohibits camping.

(B) A person commits an offense if the person camps in a public area that is not designated as a camping area by signage posted by an authorized agent or department of the city. This division does not apply to permitted camping or cooking in a park in compliance with park regulations.

(C) A person is camping if the person engages in any of the activities included in the definition of **CAMP**, as set forth in § [96.04](#), if it reasonably appears, based on the totality of the circumstances, that the person conducting the activity is using a public area for living accommodation purposes, regardless of the person's intent or engagement in other activities.

**CAMP.** The use of a public area for living accommodation purposes, including any of the following:

- (1) Storing personal belongings;
- (2) Making a camp fire;
- (3) Using a tent or shelter or other structure of vehicle for a living accommodation;
- (4) Carrying on cooking activities; or
- (5) Digging or earth breaking activities.

The committee will discuss the possibility of posting signs at the entry to greenspaces and conservation areas to alert individuals that camping is not allowed.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED:

COMMITTEE MEETING DATE: JUNE 3, 2021



## PLANNING AND ENVIRONMENTAL COMMITTEE AGENDA ITEM #7

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STAFF PREPARER/CONTACT INFORMATION: Carolyn Meredith  
[cmeredith@sunsetvalley.org](mailto:cmeredith@sunsetvalley.org)

SUBJECT: PUBLIC WORKS AND ENVIRONMENTAL SERVICES

DESCRIPTION: Discussion and possible recommendation regarding the draft Capital Improvement Plan.

- i. Action Sought: Committee will discuss possible projects related to the capital improvement plan, specifically those related to open spaces and planning.
- ii. Action Approved:
- iii. Next Meeting Steps:
- iv. Adoption:
- v. Supporting Documents: Draft CIP

BACKGROUND: A draft of the Capital Improvement Plan has been completed. A draft of the plan has been presented to the Public Works Committee. The Planning and Environmental Committee will review the proposed plan, specifically in regards to open spaces and planning. The CIP workbook contains information regarding City Staff recommendations on projects.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED: DRAFT CIP, CIP WORKBOOK

**CITY OF SUNSET VALLEY  
Summary  
5-Year Capital Improvement Plan**

X = Year staff recommends executing the project  
-- = Staff does not recommend or staff feels needs further review

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year					Staff Justification for Ranking
				21-22	22-23	23-24	24-25	25-26	
<b>WATER SYSTEM IMPROVEMENTS</b>									
AISS Water Meter Conversion	Connect Burger Center and SVES water meters to CoSV water system as per CoA Water Supply Agreement	Jones Road at Pillow Drive	\$90,000	X	X				The City Council has not made an official recommendation on this project regarding removal from the contract. If the Council decides to keep this commitment or the City is unable to remove this project from the contract this is the recommendation for executing this project. The AISS estimate worksheet has the estimated time to recoup project costs. This project would also provide the access needed to eventually get water to the Uplands.
Burger Center Fire Line	Extend 16" water line to Burger Center to provide enhance fire flows.	Jones Road	\$200,000	X	X				This project is contingent on the project above. There is not sufficient fire flow in SSV existing line for the elementary school and Burger Center. This project would upgrade this line to provide fire protection.
Country White Lane Master Water Meter Improvements	Install master water meter and vault for Country White Lane customers as per CoA Water Supply Agreement	Brodie Lane and Country White Lane	\$242,000		X	X			The City Council has not made an official recommendation on this project. If the Council decides to keep this commitment or the City is unable to remove this project from the contract this is the recommendation for executing this project.
Brodie Lane CoSV Water Customer Conversion	Provide water service to CoSV customers on Brodie Lane , as per the 2007 Wholesale Water Agreement with the CoA.	Brodie Lane and Oakdale Drive	\$320,000		X	X			The City Council has not made an official recommendation on this project. If the Council decides to keep this commitment or the City is unable to remove this project from the contract this is the recommendation for executing this project.
Stearns Lane Water	Extend water lines to provide water service	US 290 to the City Limit	\$535,000	~	~	~	~	~	<a href="#">The City Council made a recommendation in June 2019 to remove this area from the contract.</a>
Stearns Lane ETJ Water and Wastewater System Improvements	Extend water and sewer to serve customers in CoSV's ETJ.	Stearns Lane in ETJ	\$450,000	~	~	~	~	~	
Sunset Trail Waterline Improvements	Replace undersized water main to improve domestic and fire flows in the area.	Jones Road to Reese Drive	\$390,000	X					The line in this area is undersized. Replacing the line will improve flows throughout the area.
Lone Oak Trail Water Line Improvements	Replace undersized water mains and construct water main connections to improve domestic and fire flows in the area.	Lone Oak Trail	\$920,000	X					The line in this area is undersized. Replacing the line will improve flows throughout the area. The jumpers to the other streets will improve the distribution throughout the system.
ERW Water Line Improvements	Loop existing 12" water line along ERW to improve fire and domestic flows in the water distribution system.	ERW	\$200,000		X				Looping this line will improve water distribution in the system.

Water Storage Tank Replacement	Replace lead contaminated water tank.	Lone Oak Trail	\$250,000	~	~	~	~	~	Replacing this tank will not make the well a potable water system. In order for the system to be considered potable for public use it has to be potable 24/7/365. A public water system cannot be part time. The current well cannot support the water needs for the entire City. Staff recommends the City retain the well for irrigation and non-potable use at this time. The existing tank provides adequate storage at this time.
Water Meter Vault Repair – Home Depot Blvd.	Repair water meter vault to mitigate flooding	Home Depot Blvd. at Brodie Lane	\$50,000		X				This repair is recommended to be done in conjunction with the work on ERW.
Backflow Preventer Repair	Repair/replace and winterize backflow	Various Locations	\$140,000		X	X	X		The backflows have been repaired and are operational at this time. They have been tested and have passed their testing. Recommendation to start winterizing the backflows and spread any replacement over 3 years.
Residential and Commercial AMR Water Meter Replacement	Replace existing residential and commercial water meters with AMI meters	Various Locations	\$300,000	X			X	X	Begin project with residential meters. Once residential meters are operational and the system is fully operational, start phasing in commercial meters.

**CITY OF SUNSET VALLEY**

**Summary**

**5-Year Capital Improvement Plan**

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year					Staff Justification for Ranking
				21-22	22-23	23-24	24-25	25-26	
<b>Wastewater System</b>									
Stearns Lane Lift Station Improvements	Install grinder pumps, pump controls and SCADA	Stearns lane	\$184,000	X					This project will begin in 2021 but may extend into FY 2022
US 290 Sanitary Sewer	Replacement and repairs of sewer pipe will	US 290 - Brodie Lane to	\$150,000		X				
Oakdale Drive Sanitary Sewer Main Repairs	Replace and repair problematic segments of sewer main	Oakdale @ Private Road	\$150,000			X			
<b>STREETS</b>									
Country White Lane Infrastructure Improvements	Street reconstruction, drainage and utility improvements	Brodie Lane to cul-de-sac	\$1,175,000	~	~	~	~	~	Various improvements are proposed for Country White Lane which is within the City's Extra Territorial Jurisdiction (ETJ). However, the house at the end of Country White Lane is within the city limits of Sunset Valley. The proposed improvements includes water, wastewater, and street infrastructure changes. The water line improvements are currently required by the contract with the City of Austin. This area also does not have adequate fire protection. The City does not own the right of way on this street. This creates some challenges to any proposed construction projects. The City Council will need to review the proposed infrastructure needs and make recommendations on a direction for improvements to Country White Lane.
Ernest Robles Way Street	Repair street and slope/bank area at culvert crossing.	ERW at Upper Cougar Creek	\$250,000		X				The repairs to this area are recommended for FY 2022/2023 in conjunction with work on Home Depot BLVD.
Pillow Drive Turnaround Enhancements	Pillow Drive Turnaround Enhancements	South end of Pillow Drive	\$45,000	X					AFD has been contacted to inspect the turnarounds at the end of the streets. If they determine the turnarounds are not adequate for emergency vehicles then this project will be removed from the list. If the turnarounds do not allow emergency vehicles to turnaround then, the improvements are recommended to move forward in 2021-2022.

Lone Oak Trail Turnaround Improvements	Construct turnaround at the south end of Lone Oak Trail for emergency vehicles and one handicap parking space	South end of Lone Oak Trail	\$80,000	X					This turnaround has not been improved. Staff recommends improving this turnaround and providing one handicap parking space at the end of the street when the road is being milled and overlaid.
Reese Drive Emergency	Emergency vehicle turnaround enhancements at the end of Reese Drive at Valley Creek Park	South end of Reese Drive	\$20,000	X					AFD has been contacted to inspect the turnarounds at the end of the streets. If they determine the turnarounds are not adequate for emergency vehicles then this project will be removed from the list. If the turnarounds do not allow emergency vehicles to turnaround then, the improvements are recommended to move forward in 2021-2022.
Oakdale Drive Emergency Vehicle Turnaround Enhancements	Pavement widening to enhance the turnaround at the end of Oakdale Drive.	East end of Oakdale Drive	\$20,000	X					AFD has been contacted to inspect the turnarounds at the end of the streets. If they determine the turnarounds are not adequate for emergency vehicles then this project will be removed from the list. If the turnarounds do not allow emergency vehicles to turnaround then, the improvements are recommended to move forward in 2021-2022.
Sunflower Trail Cluster Mailbox Pullout	Construct pullout for relocated cluster mailbox pullout for The Villas	Sunflower Trail at ERW	\$35,000	X					The mailbox location causes additional congestion on a very narrow street. Staff recommends relocating the mailboxes to a location that will reduce congestion.
Solar Powered Street	Install solar powered street lights on	Brodie Lane, Ernest Robles Way, US 290 and Jones Road	\$440,000		X	X	X	X	This project is recommended to be phased over several years as part of street beautification efforts.
5 - Year Street Maintenance Plan	Maintenance of all streets in Sunset Valley including crack sealing, patching, joint repair, micro-surfacing and mill & overlay	Citywide	\$1,672,000	X	X	X	X	X	See separate street maintenance worksheet

**CITY OF SUNSET VALLEY  
Summary—Continued  
5-Year Capital Improvement Plan**

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year					Staff Justification for Ranking
				21-22	22-23	23-24	24-25	25-26	
<b>DRAINAGE</b>									
Lovegrass Water Quality Pond Repairs	Make repairs and return the water quality pond back to service	Lovegrass Lane	\$65,000	X					The water quality pond on Lovegrass Lane does not work. The pond needs to be repaired to provide the required water quality protection.
Sunset Valley Regional Dam Improvements	Construct a labyrinth spillway	Sunset Valley Tributary	\$415,000						Project on hold until TCEQ provides further direction.
Yellow Tail Cove Drainage Improvements	Drainage improvements to fill in deep roadside ditches	Lovegrass Lane to the Cul-de-sac	\$750,000					X	
<b>OPEN SPACE</b>									
Valley Creek Park Trail Improvements	Create a trailhead and extend trail across creek to South Hill Conservation Area trail	Valley Creek Park	\$40,000	X					This project will link Valley Creek Park to the South Hills Conservation Area. This will provide access to the trail system for residents on Reese and Sunset Trail.
Burger Center Trail Improvements	Complete Trail System around Burger Center	ERW, US 290 and MSG Horrygan Drive	\$470,000		X		X	X	Phase I of this trail would be to create a complementary sidewalk on the east side of Ernest Robles way from Jones Road to Highway 290. This project will provide better access to the WellMed location and Senior Activity Center that will be built at 4715 South Lamar. The proposed project at 4715 South Lamar also includes a pocket park that this trail would link directly to. The other phased would be addressed as discussions with AISD and development of the Uplands proceeds.
Upland Tract Development	Construct Open Space Improvements	US 290 & Pillow Drive	\$1,580,000			X	X	X	Project pending development of Parks and Open Space Master Plan.

Upper Cougar Creek Tract Development	Construct Open Space Improvements	ERW & Brodie Lane	TBD		X		X	X	Project pending development of Parks and Open Space Master Plan.
Dog Park	Construct dog parks	TBD	\$100,000	~	~	~	~	~	This will be addressed as part of the Parks and Open Space Master Plan.
<b>FACILITIES</b>									
Standby Power for City Complex	Install generators for City Hall, Public Works Building and Shop	Jones Road	\$500,000		X	X	X		Determine possible alternative funding.
<b>PLANNING</b>									
Park and Open Space Master Plan	Develop a Park and Open Space Master Plan	Citywide	<del>\$250,000</del> -\$50,000	X					Rename to Park and Open Space Master Plan. There have been many requests over the years for different amenities within the City of Sunset Valley. The City has never gone through a public process to look at the park and open spaces throughout the City and plan for future amenities. This project will provide the public process and create a plan for how the City will address the needs of the residents for recreational opportunities. Staff is proposing this as an RFQ for a company to prepare a professional assessment of the City and provide for public engagement.
Trails Master Plan	Update the Trails Master Plan	Citywide	<del>\$25,000</del>		X				This will be done inhouse following the Park and Open Space Master Plan
Comprehensive Plan	Update the Comprehensive Plan (last version 1995)	Citywide	<del>\$50,000</del>	X					The Planning and Environmental Committee is currently working on reviewing this plan. No funding is anticipated to be requested for this project at this time although legal review will be necessary.
Land Development Code	Update Land Development Code	Citywide	<del>\$250,000</del> -\$50,000	X	X	X	X	X	This is an ongoing project that will require assistance from outside consultants. Depending on the portions of the code under review the costs will vary. The Planning and Environmental Committee is starting on review of Chapter 4 Watershed. This will require a consultant to help create a code that balances the needs of the City.
Mapping	Upgrade and update the GIS system	Citywide	<del>\$75,000</del>	?					More information is needed regarding this cost.
Mapping	Update City maps (city limit, zoning, land use, utilities, topographic, etc.)	Citywide	\$25,000	X					Staff is recommending that this project be completed using interns from nearby universities. This is proposed to be a short term intern position.
Impact Fees	Implement development impact fees	Citywide	<del>\$100,000</del>	?					As changes to the code are made these fees will also be considered. More information is needed regarding this cost.
Disaster Preparedness Plan	Complete Disaster Preparedness Plan	Citywide	\$25,000	X					The Police Department will take the lead on this planning process. Public Works Department will assist where needed in this process.

\*\*\*\*\*DRAFT\*\*\*\*\*



# CITY OF SUNSET VALLEY

5-Year Capital Improvement Plan

MAY 17, 2021



**CITY OF SUNSET VALLEY**  
**Summary**  
**5-Year Capital Improvement Plan**

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year				
				21-22	22-23	23-24	24-25	25-26
<b>WATER SYSTEM IMPROVEMENTS</b>								
AISD Water Meter Conversion	Connect Burger Center and SVES water meters to CoSV water system as per CoA Water Supply Agreement	Jones Road at Pillow Drive	\$90,000					
Burger Center Fire Line	Extend 16" water line to Burger Center to provide enhance fire flows.	Jones Road	\$200,000					
Country White Lane Master Water Meter Improvements	Install master water meter and vault for Country White Lane customers as per CoA Water Supply Agreement	Brodie Lane and Country White Lane	\$242,000					
Brodie Lane CoSV Water Customer Conversion	Provide water service to CoSV customers on Brodie Lane , as per the 2007 Wholesale Water Agreement with the CoA.	Brodie Lane and Oakdale Drive	\$320,000					
Stearns Lane Water System Improvements	Extend water lines to provide water service to CoSV residents on Stearns Lane.	US 290 to the City Limit	\$535,000					
Stearns Lane ETJ Water and Wastewater System Improvements	Extend water and sewer to serve customers in CoSV's ETJ.	Stearns Lane in ETJ	\$450,000					
Sunset Trail Waterline Improvements	Replace undersized water main to improve domestic and fire flows in the area.	Jones Road to Reese Drive	\$390,000					
Lone Oak Trail Water Line Improvements	Replace undersized water mains and construct water main connections to improve domestic and fire flows in the area.	Lone Oak Trail	\$920,000					
ERW Water Line Improvements	Loop existing 12" water line along ERW to improve fire and domestic flows in the water distribution system.	ERW	\$200,000					
Water Storage Tank Replacement	Replace lead contaminated water tank.	Lone Oak Trail	\$250,000					
Water Meter Vault Repair – Home Depot Blvd.	Repair water meter vault to mitigate flooding	Home Depot Blvd. at Brodie Lane	\$50,000					
Backflow Preventer Repair and Winterization	Repair/replace and winterize backflow preventers maintained by the CoSV	Various Locations	\$140,000					
Residential and Commercial AMR Water Meter Replacement	Replace existing commercial water meters with AMI meters	Various Locations	\$300,000					

**CITY OF SUNSET VALLEY**  
**Summary—Continued**  
**5-Year Capital Improvement Plan**

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year				
				21-22	22-23	23-24	24-25	25-26
<b>WASTEWATER SYSTEM IMPROVEMENTS</b>								
Stearns Lane Lift Station Improvements	Install grinder pumps, pump controls and SCADA	Stearns lane	\$184,000					
US 290 Sanitary Sewer Main Repairs	Replacement and repairs of sewer pipe will eliminate sag conditions and protruding service connections,	US 290 - Brodie Lane to Stearns Lane	\$150,000					
Oakdale Drive Sanitary Sewer Main Repairs	Replace and repair problematic segments of sewer main	Oakdale @ Private Road	\$150,000					
<b>STREETS</b>								
Country White Lane Infrastructure Improvements	Street reconstruction, drainage and utility improvements	Brodie Lane to cul-de-sac	\$1,175,000					
Ernest Robles Way Street and Slope Stabilization Improvements	Repair street and slope/bank area at culvert Crossing	ERW at Upper Cougar Creek	\$250,000					
Pillow Drive Turnaround Enhancements	Pillow Drive Turnaround Enhancements	South end of Pillow Drive	\$45,000					
Lone Oak Trail Turnaround Improvements	Construct turnaround at the south end of Lone Oak Trail for emergency vehicles and one handicap parking space	South end of Lone Oak Trail	\$80,000					
Reese Drive Emergency Vehicle Turnaround Enhancements	Emergency vehicle turnaround enhancements at the end of Reese Street (Valley Creek Park)	South end of Reese Drive	\$20,000					
Oakdale Drive Emergency Vehicle Turnaround Enhancements	Pavement widening to enhance the turnaround at the end of Oakdale Drive	East end of Oakdale Drive	\$20,000					
Sunflower Trail Cluster Mailbox Pullout	Construct pullout for relocated cluster mailbox pullout for The Villas	Sunflower Trail at ERW	\$35,000					
Solar Powered Street Lights	Install solar powered street lights on thoroughfares	Brodie Lane, Ernest Robles Way, US 290 and Jones Road	\$440,000					
5 - Year Street Maintenance Plan	Maintenance of all streets in Sunset Valley including crack sealing, patching, joint repair, micro-surfacing and mill & overlay	Citywide	\$1,672,000					

**CITY OF SUNSET VALLEY**  
**Summary—Continued**  
**5-Year Capital Improvement Plan**

Project Name	Project Description	Project Limits/Area	Project Cost	Fiscal Year				
				21-22	22-23	23-24	24-25	25-26
<b>DRAINAGE</b>								
Lovegrass Water Quality Pond Repairs	Make repairs and return the water quality pond back to service	Lovegrass Lane	\$65,000					
Sunset Valley Regional Dam Improvements	Construct a labyrinth spillway	Sunset Valley Tributary	\$415,000					
Yellow Tail Cove Drainage Improvements	Drainage improvements to fill in deep roadside ditches	Lovegrass Lane to the Cul-de-sac	\$750,000					
<b>OPEN SPACE</b>								
Valley Creek Park Trail Improvements	Create a trailhead and extend trail across creek to South Hill Conservation Area trail	Valley Creek Park	\$40,000					
Burger Center Trail Improvements	Complete Trail System around Burger Center	ERW, US 290 and MSG Horrigan Drive	\$470,000					
Upland Tract Development	Construct Open Space Improvements	US 290 & Pillow Drive	\$1,580,000					
Upper Cougar Creek Tract Development	Construct Open Space Improvements	ERW & Brodie Lane	TBD					
Dog Park	Construct dog parks	TBD	\$100,000					
<b>FACILITIES</b>								
Standby Power for City Complex	Install generators for City Hall, Public Works Building and Shop	Jones Road	\$500,000					
<b>PLANNING</b>								
Park and Open Space Management Plan	Update the Open Space Management Plan	Citywide	\$25,000					
Trails Master Plan	Update the Trails Master Plan	Citywide	\$25,000					
Comprehensive Plan	Update the Comprehensive Plan (last version 1995)	Citywide	\$50,000					
Land Development Code	Update Land Development Code	Citywide	\$25,000					
Mapping	Upgrade and update the GIS system	Citywide	\$75,000					
Mapping	Update City maps (city limit, zoning, land use, utilities, topographic, etc.)	Citywide	\$25,000					
Impact Fees	Implement development impact fees	Citywide	\$100,000					
Disaster Preparedness Plan	Complete Disaster Preparedness Plan	Citywide	\$25,000					



# **WATER SYSTEM**

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Capital Improvement Projects

# PROJECT INFORMATION SHEET

**Project Name:** AISD Water Meter Conversion

**Type of Improvement:** Water System

**Project Description:**

Convert AISD facilities (CoSV Burger Center and Sunset Valley Elementary School) to CoSV water customers as per the 2007 Wholesale Agreement with CoA. In 2007, City of Sunset Valley committed to providing water service to AISD facilities by 2022.

The improvements include; connecting the existing CoA water main the CoSV water main, capping the CoA water main, and acquiring CoA Water facilities west of that connection, including Burger Center and SVES meters. Upgrading the water meter assemblies to meet codes ay be required.

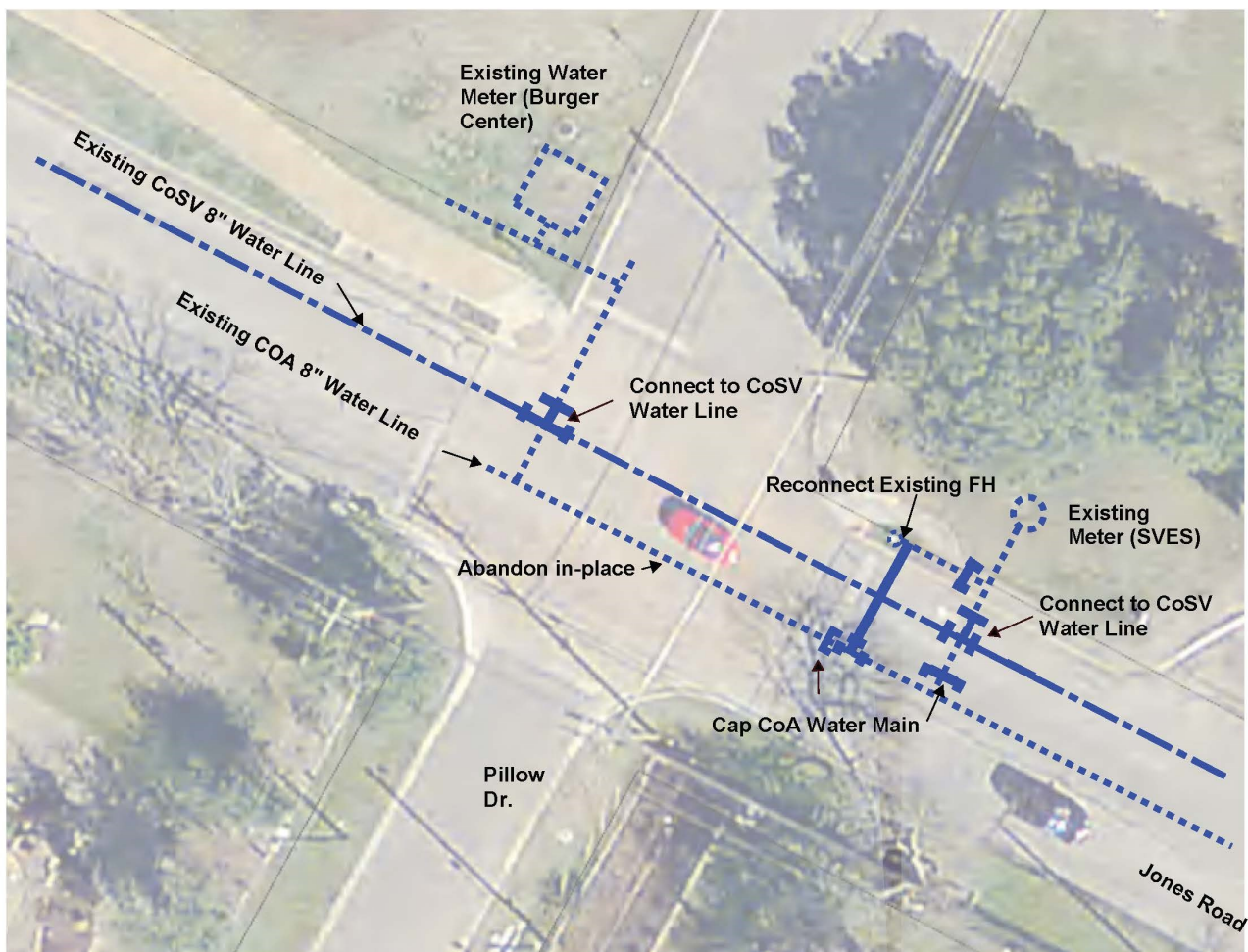
**Notable Project Challenges:**

- Potential utility conflicts



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$10,000	
Right-of-way / Facility Acquisition		
Construction	\$70,000	
Contingency	\$10000	
<b>TOTAL</b>	<b>\$90,000</b>	



SHEET:

JOB:  
DATE:

City of Sunset Valley  
AISD Water Meter Conversion



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

# PROJECT INFORMATION SHEET

Project Name: Burger Center Fire Line

Type of Improvement: Water System

**Project Description:**

Install fire line across Jones Road for AISD / Burger Center to meet fire demand (reportedly 5,000 gpm).

**Notable Project Challenges:**

- Potential utility conflicts

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 22,000	
Right-of-way / Facility Acquisition	\$ 8,000	
Construction	\$150,000	
Contingency	\$ 20,000	
<b>TOTAL</b>	<b>\$200,000</b>	

## PROJECT INFORMATION SHEET

**Project Name:** Country White Lane Master Water Meter Improvements

**Type of Improvement:** Water System

**Project Description:**

Provide water service to lots on Country White Lane by establishing a master water meter tied to CoSV's water system, as per the 2007 Wholesale Water Agreement with the CoA.

The improvements include installing a master water meter and vault just south of existing backflow preventer (privately owned by "The Barn"), tie to

existing private 8" water line and extending it into the south side of Country White lane.

**Notable Project Challenges:**

- Acquisition of private line and easement will be required (cost included in the estimate).
- Acquisition of a temporary construction easement may be required.

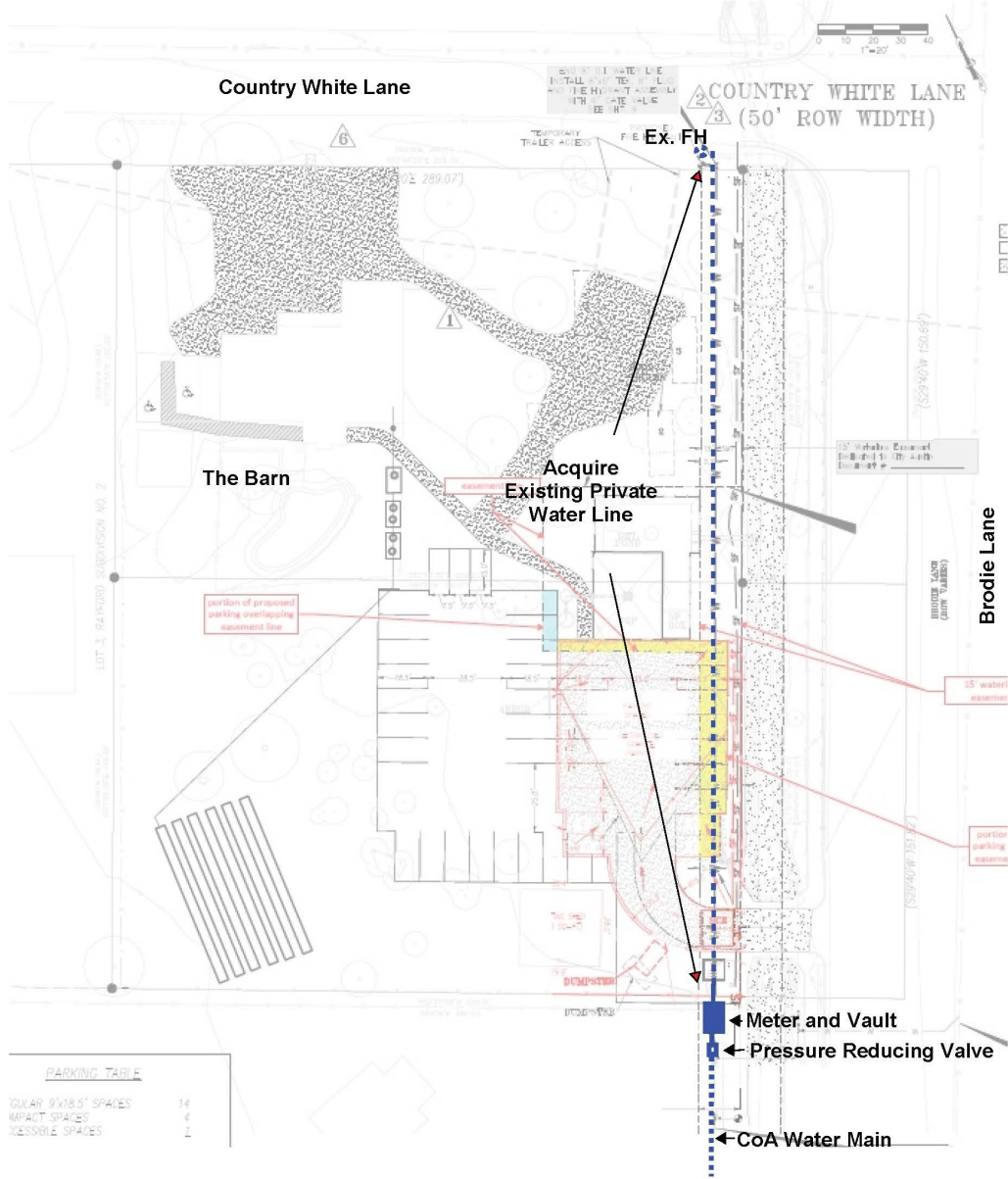


**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 15,000	
Right-of-way Acquisition	\$ 6,000	
Construction (+Acquisition)	\$200,000	
Contingency	\$ 21,000	
TOTAL	\$242,000	



Not to Scale



PARKING TABLE	
QUAR BYTES SPACES	14
IMPACT SPACES	4
ACCESSIBLE SPACES	2

SHEET:

City of Sunset Valley  
Country White Lane Master Water  
Meter Improvements



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

JOB:  
DATE:

## PROJECT INFORMATION SHEET

**Project Name:** Brodie Lane CoSV Water Customer Conversion

**Type of Improvement:** Water System

**Project Description:**

Provide water service to CoSV customers on Brodie Lane , as per the 2007 Wholesale Water Agreement with the CoA.

The improvements include installing an 8” water line along Brodie Lane within a proposed utility easement.

**Notable Project Challenges**

- Acquisition of four water utility easements will be required.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 25,000	
Right-of-way Acquisition	\$105,000	
Construction	\$160,000	
Contingency	\$ 30,000	
<b>TOTAL</b>	<b>\$320,000</b>	



SHEET:

City of Sunset Valley  
 Brodie Lane  
 CoSV Water Customer Conversion



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
 SPRING BRANCH, TX 78070  
 TBPE FIRM F-21047

JOB:

DATE:

## PROJECT INFORMATION SHEET

**Project Name:** Stearns Lane Water System Improvements

**Type of Improvement:** Water System

**Project Description:**

Provide water service to CoSV lots on Stearns Lane, as per the 2007 Wholesale Water Agreement with the CoA.

Service to Stearns Lane customers can be established by connecting to the CoSV 8" water main just west of the existing master meter on US 290 frontage road and extending an 8" water main

along US 290 and Stearns Lane to the City limit. Due to utility congestion, water utility easements will be required from every lot on the west side of Stearns Lane.

**Notable Project Challenges:**

- Utility congestion on US 290
- Easement acquisition from 10 lots
- Intrusive construction on residential lots



**Cost and Project Timeline**


Activity	Cost	Project Timeline
Engineering / Planning	\$ 45,000	
Right-of-way Acquisition	\$140,000	
Construction	\$300,000	
Contingency	\$ 50,000	
TOTAL	\$535,000	



Not to Scale

----- Existing Water Lines (COA)



SHEET:	<b>City of Sunset Valley</b> <b>Stearns Lane Waterline</b> <b>Improvements</b>	 <b>Freeland Turk</b> <b>ENGINEERING GROUP</b> 160 CREEKSIDE PARK ROAD, SUITE 200 SPRING BRANCH, TX 78070 TBPE FIRM F-21047	
JOB:			
DATE:			

## PROJECT INFORMATION SHEET

**Project Name:** Stearns Lane ETJ Water and Wastewater System Improvements

**Type of Improvement:** Water and Wastewater

**Project Description:**

Provide water service to CoSV ETJ lots off of Stearns Lane by extending an 8” water main and 8” sewer main along Stearns Lane.

*Water System*

- Service to CoSV ETJ lots off of Stearns Lane can be established by extending an 8” water main to the north along Stearns Lane from the City limit to the last lot of the ETJ at the end of Stearns Lane.
- The water main extensions will require easements from the 6 lots in the ETJ on the west side of Stearns Lane.
- Extending an 8” water main from US 290, along Stearns Lane and to the City limit line must precede this project.

*Wastewater System*





- Tie into existing CoA sewer mains on Stearns Lane at Cupid Dr. and in Nancy Gale Dr.
- Extend sewer main South along Stearns Lane to serve CoSV ETJ lots.
- Some lots may require sewage pumps.

**Notable Project Challenges**

- Easement acquisition from 6 lots because of narrow Stearns Lane right-of-way.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 40,000	
Right-of-way Acquisition	\$ 95,000	
Construction	\$275,000	
Contingency	\$ 40,000	
TOTAL	\$450,000	

-  Proposed Water Line
-  Existing Water Line
-  Proposed Sewer Line
-  Existing Sewer Line



SHEET:

City of Sunset Valley  
 Stearn Lane ETJ Water and Wastewater  
 System Improvements

JOB:

DATE:



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
 SPRING BRANCH, TX 78070  
 TBPE FIRM F-21047

# PROJECT INFORMATION SHEET

**Project Name:** Sunset Trail Water Line Improvements

**Type of Improvements:** Water

**Project Description:**

Replace undersized water mains and construct water main connections to improve domestic and fire flows in the area.

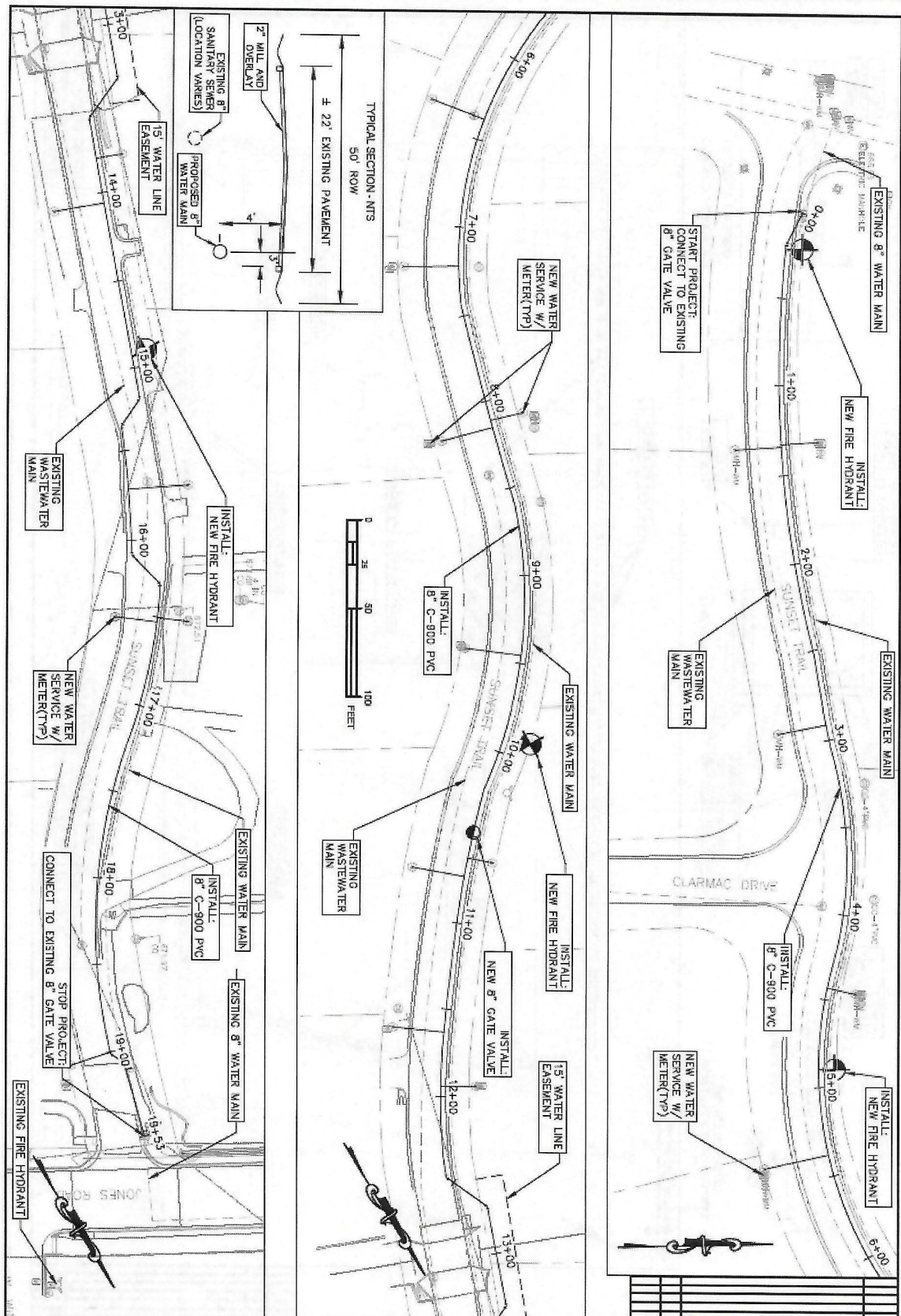
The improvements include installing an 8” waterline in Sunset Trail from Jones Road to Reese Street and constructing an 8” water main loop connection between Reese Drive and Pillow Drive.

**Notable Project Challenges:**

- Water line separation from existing sanitary sewer main.
- This project will require the acquisition of water line easements.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 45,000	
Right-of-way Acquisition	\$ 20,000	
Construction	\$ 290,000	
Contingency	\$ 35,000	
<b>TOTAL</b>	<b>\$ 390,000</b>	



<b>B</b> SHEET EXH B	FILE C:\120-105 PLAN.dwg
	DRAWN BY: CF
	DESIGNED BY: GF
	REVIEWED BY: GVT
	PROJECT NO.: 120-105

CITY OF SUNSET VALLEY  
 JONES ROAD AND SUNSET TRAIL  
 STREET, DRAINAGE, AND WATERLINE IMPROVEMENTS  
 PRELIMINARY SCHEMATIC

**Freeland & Turk**  
ENGINEERING GROUP

150 CREEKSIDE PARK RD. STE 200 (330) 435-0329  
 SPRING BRANCH, TX 75076 TBPE FIRM 5-21047

## PROJECT INFORMATION SHEET

**Project Name:** Lone Oak Trail Water Line Improvements

**Type of Improvements:** Water

**Project Description:**

Replace undersized water mains and construct water main connections to improve domestic and fire flows in the area.

The improvements include replacing the undersized water main with 8" water line under pavement and establishing water system loop connections between Lone Oak Trail at Curley Mesquite and Yellow Tail Cove cul-de-sacs. Water utility easements will be required.

**Notable Project Challenges:**

- Water line loop connections will be intrusive to landowners.
- Water utility easements required (6 parcels).
- EAPP Required

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 90,000	
Right-of-way Acquisition/Permitting	\$ 100,000	
Construction	\$ 630,000	
Contingency	\$ 100,000	
<b>TOTAL</b>	<b>\$ 920,000</b>	

----- Existing 8" Water Mains  
————— Proposed 8" Water Mains



SHEET:  
 JOB:  
 DATE:

City of Sunset Valley  
 Lone Oak Trail Water Line  
 Improvements



**Freeland Turk**  
**ENGINEERING GROUP**  
 160 CREEKSIDE PARK ROAD, SUITE 200  
 SPRING BRANCH, TX 78070  
 TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

Project Name: ERW Water Line Improvements

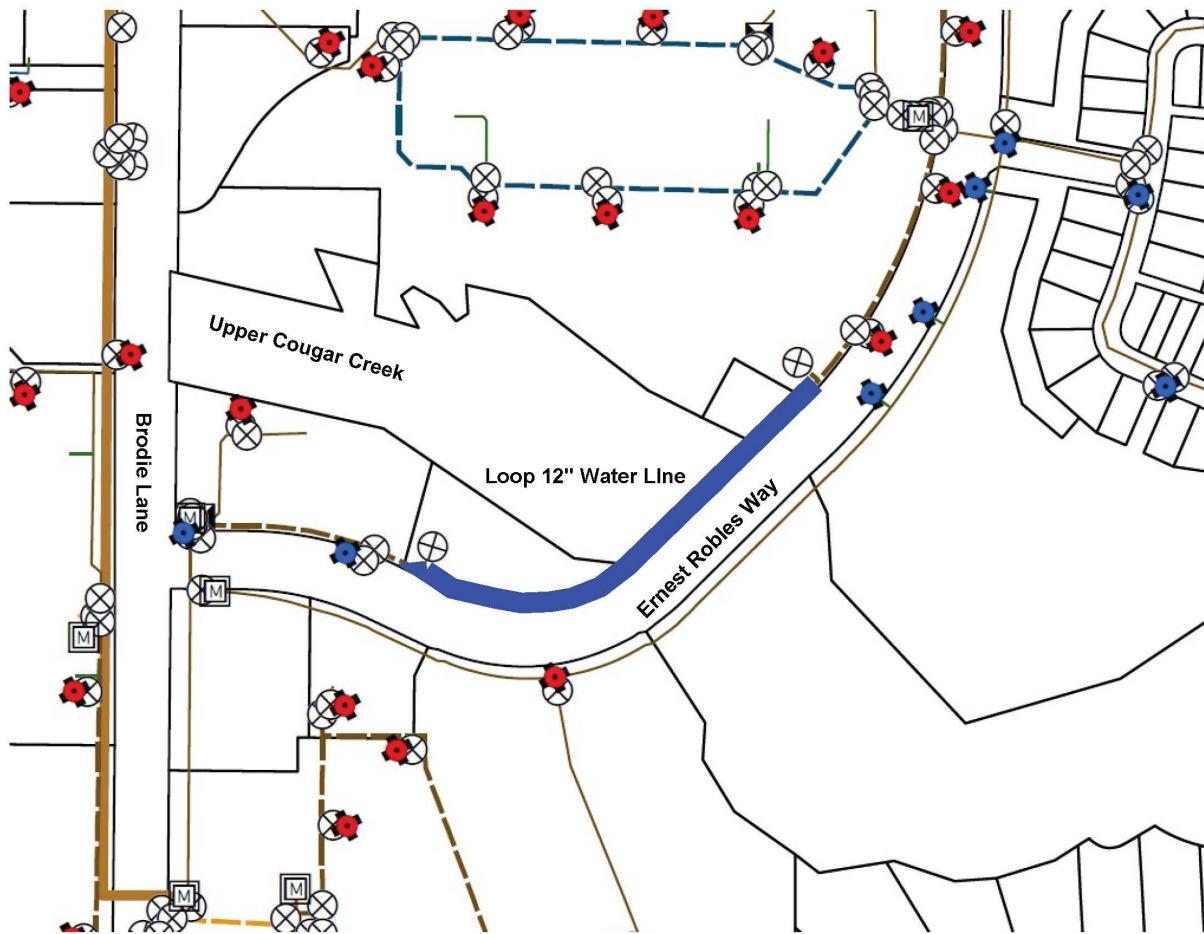
Type of Improvements: Water

**Project Description:**

Loop existing 12" water line along ERW to improve fire and domestic flows in the water distribution system.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 30,000	
Right-of-way Acquisition/Permitting	\$	
Construction	\$ 200,000	
Contingency	\$ 20,000	
<b>TOTAL</b>	<b>\$ 250,000</b>	



SHEET:

JOB:

DATE:

City of Sunset Valley  
ERW Water Line Improvements



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

# PROJECT INFORMATION SHEET

**Project Name:** Water Storage Tank Replacement

**Type of Improvement:** Water

**Project Description:**

Replace the existing 44,000 gallon steel bolted water storage tank.



### Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning	\$ 25,000	
Right-of-way Acquisition		
Construction	\$160,000	
Contingency	\$ 20,000	
<b>TOTAL</b>	<b>\$200,000</b>	

## PROJECT INFORMATION SHEET

**Project Name:** Water Meter Vault Repair – Home Depot Blvd.

**Type of Improvement:** Water System

**Project Description:**

Repair existing water meter vault and repair concrete pavement on Home Depot Blvd. to mitigate vault flooding and pavement settlement. Effort requires water leak study (underway) to determine source(s) of water causing the issues.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$10,000	
Right-of-way Acquisition		
Construction	\$20,000	
Contingency	\$10,000	
<b>TOTAL</b>	<b>\$50,000</b>	

# PROJECT INFORMATION SHEET

**Project Name:** Backflow Preventer Repair and Winterization

**Type of Improvements:** Water

**Project Description:**

Repair / replace and winterize backflow preventers maintained by the CoSV.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 15,000	
Right-of-way Acquisition		
Construction	\$110,000	
Contingency	\$ 15,000	
<b>TOTAL</b>	<b>\$140,000</b>	

# PROJECT INFORMATION SHEET

**Project Name:** Residential and Commercial AMR Water Meter Replacement

**Type of Improvements:** Water

**Project Description:**

Replace existing residential and commercial water meters with AMR meters. AMR water metering allows data to be read electronically using cell technology and data processed using Incode Technology billing software.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 30,000	
Right-of-way Acquisition		
Construction	\$250,000	
Contingency	\$ 20,000	
<b>TOTAL</b>	<b>\$300,000</b>	



# **WASTEWATER SYSTEM**

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Capital Improvement Projects

# PROJECT INFORMATION SHEET

**Project Name:** Stearns Lane Lift Station Improvements

**Type of Improvement:** Wastewater

**Project Description:**

Rehabilitate the Stearns Lane lift station to meet code requirements and increase its capacity to accommodate future growth. Improvements include grinder pumps, pump controls, and SCADA.

**Notable Project Challenges**

- Additional easement acquisition.
- Sewage bypass pumping.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 44,000	
Right-of-way Acquisition	\$ 0	
Construction	\$115,000	
Contingency	\$ 25,000	
<b>TOTAL</b>	<b>\$184,000</b>	

## PROJECT INFORMATION SHEET

**Project Name:** US 290 Sanitary Sewer Main Repairs

**Type of Improvement:** Wastewater

**Project Description:**

Replacement and repairs of sewer pipe will eliminate sag conditions and protruding service connections, reducing maintenance effort and costs. The effort includes replacement and repair of the existing sewer pipe at 8 locations, totaling over 325 feet.

**Notable Project Challenges:**

- Constrained work area
- Potential utility conflicts during construction
- Damage to landscaping
- Short term single driveway closures
- Bypass pumping

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 20,000	
Right-of-way Acquisition	\$	
Construction	\$100,000	
Contingency	\$ 30,000	
<b>TOTAL</b>	<b>\$150,000</b>	

 Sewer Main Repairs



SHEET:

JOB:

DATE:

City of Sunset Valley  
US 290 Sanitary Sewer Main Repairs



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

**Project Name:** Oakdale Drive Sewer Main Repairs

**Type of Improvement:** Wastewater

**Project Description:**

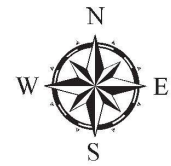
Replacement and repairs of sewer pipe will eliminate sag conditions reducing maintenance effort and costs. The effort includes replacement and repair of the existing sewer pipe at 3 locations totaling over 300 feet, including the replacement of 2 manholes.

**Notable Project Challenges:**

- Short term road closures
- Bypass pumping
- Construction in private road
- Possible Construction Easement Acquisition
- Temporary Road widening

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 20,000	
Right-of-way Acquisition		
Construction	\$120,000	
Contingency	\$ 15,000	
<b>TOTAL</b>	<b>\$150,000</b>	



- Existing Sewer Main
- Sewer Main Replacement

Not to Scale



SHEET:

City of Sunset Valley  
Oakdale Drive Sewer Main Replacement



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

JOB:

DATE:



# **STREETS**

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Capital Improvement Projects

## PROJECT INFORMATION SHEET

**Project Name:** Country White Lane Infrastructure Improvements

**Type of Improvement:** Street, Drainage, Water and Sanitary Sewer

**Project Description:**

Construction of infrastructure improvements to improve public health and safety in the Country White Lane area.

*Street* - Construction of 24' wide asphalt street (with curb) and cul-de-sac / turnaround at the west end of the road. Project requires CoA/Travis County approval.

*Drainage* - Storm drain system along entire length that outfalls into the existing drainage ditch at Brodie Lane. Project requires CoA /Travis County approval.

*Water* – Extend 8” water main from existing main located near Brodie Lane. Extension of water is dependent upon the installation of CoA master meter and conversion to CoSV water system.

*Sanitary Sewer* – Tie into existing sewer main located near the creek and extend south into Country White Lane. New sanitary sewer lines enable abandonment of on-site septic systems. Project requires sanitary sewer easement.

**Notable Project Challenges:**

- CoA / Travis Country approvals
- Sanitary Sewer Easement Acquisition
- Limited / constrained ROW
- Street Closure

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$140,000	
Right-of-way Acquisition	\$ 35,000	
Construction	\$900,000	
Contingency	\$100,000	
TOTAL	\$1,175,000	



Not to Scale

8" Sewer Line

The Barn

Brodie Lane

SHEET:

City of Sunset Valley  
Country White Lane Infrastructure  
Improvements

JOB:

DATE:



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

**Project Name:** Ernest Robles Way Street and Slope Stabilization Improvements

**Type of Improvements:** Street / Drainage

**Project Description:**

Repair street and slope/bank area at Upper Cougar Creek culvert crossing to stabilize street and drainage structures. The improvements include reconstructing concrete pavement, soil stabilization, replacing inlets, and rebuilding the stone stacks / landscaping.

**Notable Project Challenges:**

Traffic Control



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 40,000	
Right-of-way Acquisition		
Construction	\$175,000	
Contingency	\$ 35,000	
<b>TOTAL</b>	<b>\$250,000</b>	



Not to Scale



SHEET:

City of Sunset Valley  
Ernest Robles Way Bank Stabilization



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

JOB:  
DATE:

# PROJECT INFORMATION SHEET

Project Name: Pillow Drive Turnaround Enhancements

Type of Improvements: Street

**Project Description:**

Emergency vehicle turnaround enhancement at south end of Pillow Drive.

**Notable Project Challenges:**

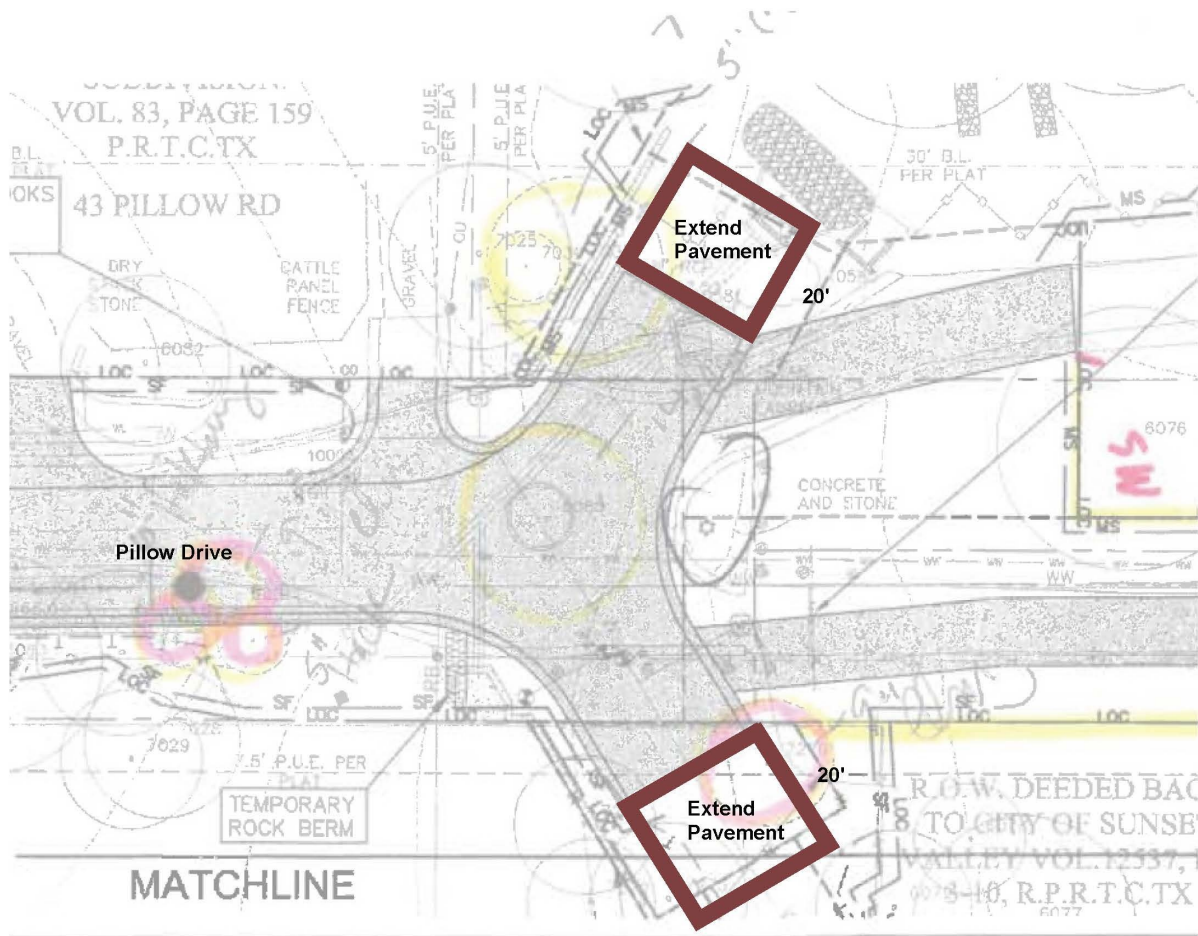
- Additional easements may be required at the end of Pillow Drive.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 5,000	
Right-of-way Acquisition	\$10,000	
Construction	\$25,000	
Contingency	\$ 5,000	
<b>TOTAL</b>	<b>\$45,000</b>	



Not to Scale



SHEET:

City of Sunset Valley  
Pillow Drive Emergency Vehicle  
Turnaround Enhancements



**Freeland Turk**  
ENGINEERING GROUP

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

JOB:

DATE:

## PROJECT INFORMATION SHEET

**Project Name:** Lone Oak Trail Turnaround Improvements

**Type of Improvements:** Street

**Project Description:**

Construct turnaround at the south end of Lone Oak Trail for emergency vehicles. The improvements include a handicap parking space.

**Notable Project Challenges:**

- Conversion of City Property to Right-of-way



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 15,000	
Right-of-way Acquisition	\$ 5,000	
Construction	\$ 50,000	
Contingency	\$ 10,000	
<b>TOTAL</b>	<b>\$ 80,000</b>	



Not To Scale



SHEET:

JOB:  
DATE:

City of Sunset Valley  
Lone Oak Trail Turnaround



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

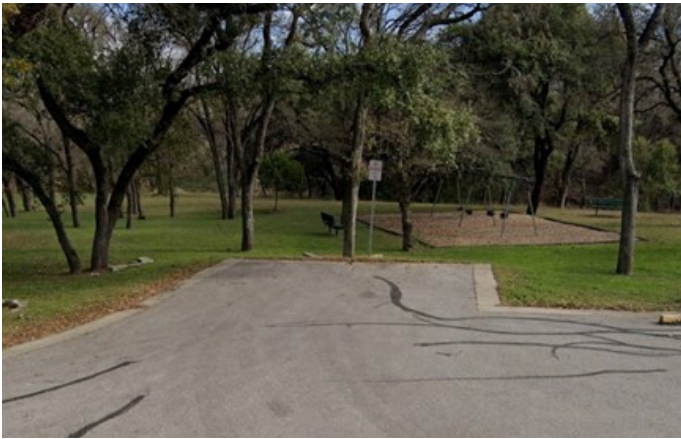
## PROJECT INFORMATION SHEET

**Project Name:** Reese Drive Emergency Vehicle Turnaround Enhancements

**Type of Improvement:** Street

**Project Description:**

Emergency vehicle turnaround enhancements at the end of Reese Drive (Valley Creek Park). The improvements include extending the pavement 20' to improve emergency vehicle turnaround.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 5,000	
Right-of-way Acquisition		
Construction	\$13,000	
Contingency	\$ 2,000	
<b>TOTAL</b>	<b>\$20,000</b>	



SHEET:	<b>City of Sunset Valley</b> <b>Reese Drive Emergency Vehicle Turnaround Enhancements</b>	 <b>Freeland Turk</b> <b>ENGINEERING GROUP</b> 160 CREEKSIDE PARK ROAD, SUITE 200 SPRING BRANCH, TX 78070 TBPE FIRM F-21047	
JOB:			
DATE:			

# PROJECT INFORMATION SHEET

**Project Name:** Oakdale Drive Emergency Vehicle Turnaround Enhancements

**Type of Improvement:** Street

**Project Description:**

Emergency vehicle turnaround enhancements at the end of Oakdale Drive. The improvements include widening the pavement to improve the turnaround.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 5,000	
Right-of-way Acquisition		
Construction	\$13,000	
Contingency	\$ 2,000	
<b>TOTAL</b>	<b>\$20,000</b>	



Not To Scale



SHEET:

JOB:  
DATE:

City of Sunset Valley  
Oakdale Drive Emergency Vehicle  
Turnaround Enhancements



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

**Project Name:** Sunflower Trail Cluster Mailbox Pullout

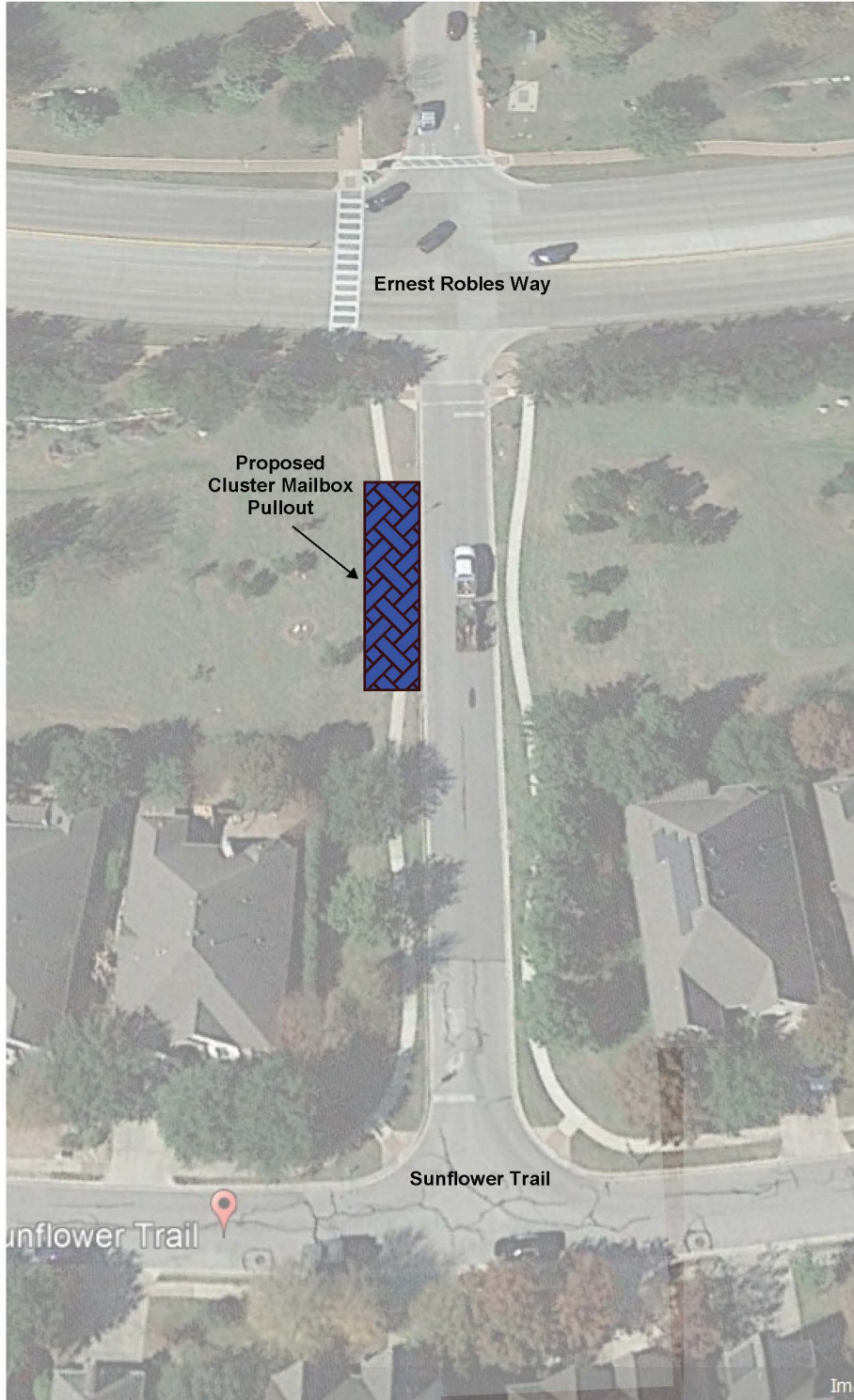
**Type of Improvement:** Street

**Project Description:**

Construct pullout for relocated cluster mailboxes for The Villas.

### Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning	\$ 5,000	
Right-of-way Acquisition		
Construction	\$25,000	
Contingency	\$ 5,000	
<b>TOTAL</b>	<b>\$35,000</b>	



Not to Scale

SHEET:

JOB:

DATE:

City of Sunset Valley  
Cluster Mailbox Pullout



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

# PROJECT INFORMATION SHEET

Project Name: Solar Powered Street Lights

Type of Improvements: Street

### Project Description:

Install solar powered, decorative streetlights on Brodie Lane, Ernest Robles Way, US 290, and Jones Road to improve safety, and enhance the aesthetics Sunset Valley's main thoroughfares.

### Notable Project Challenges:

- TxDOT Permitting
- Style Choice – Matching existing lights in the City

### Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning	\$ 50,000	
Right-of-way Acquisition		
Construction	\$350,000	
Contingency	\$ 40,000	
<b>TOTAL</b>	<b>\$440,000</b>	



# PROJECT INFORMATION SHEET

Project Name: 5-Year Street Maintenance Plan

Type of Improvements: Street

**Project Description:**

Maintenance of all streets in Sunset Valley including crack sealing, patching, joint repair, micro-surfacing, and mill and overlay.

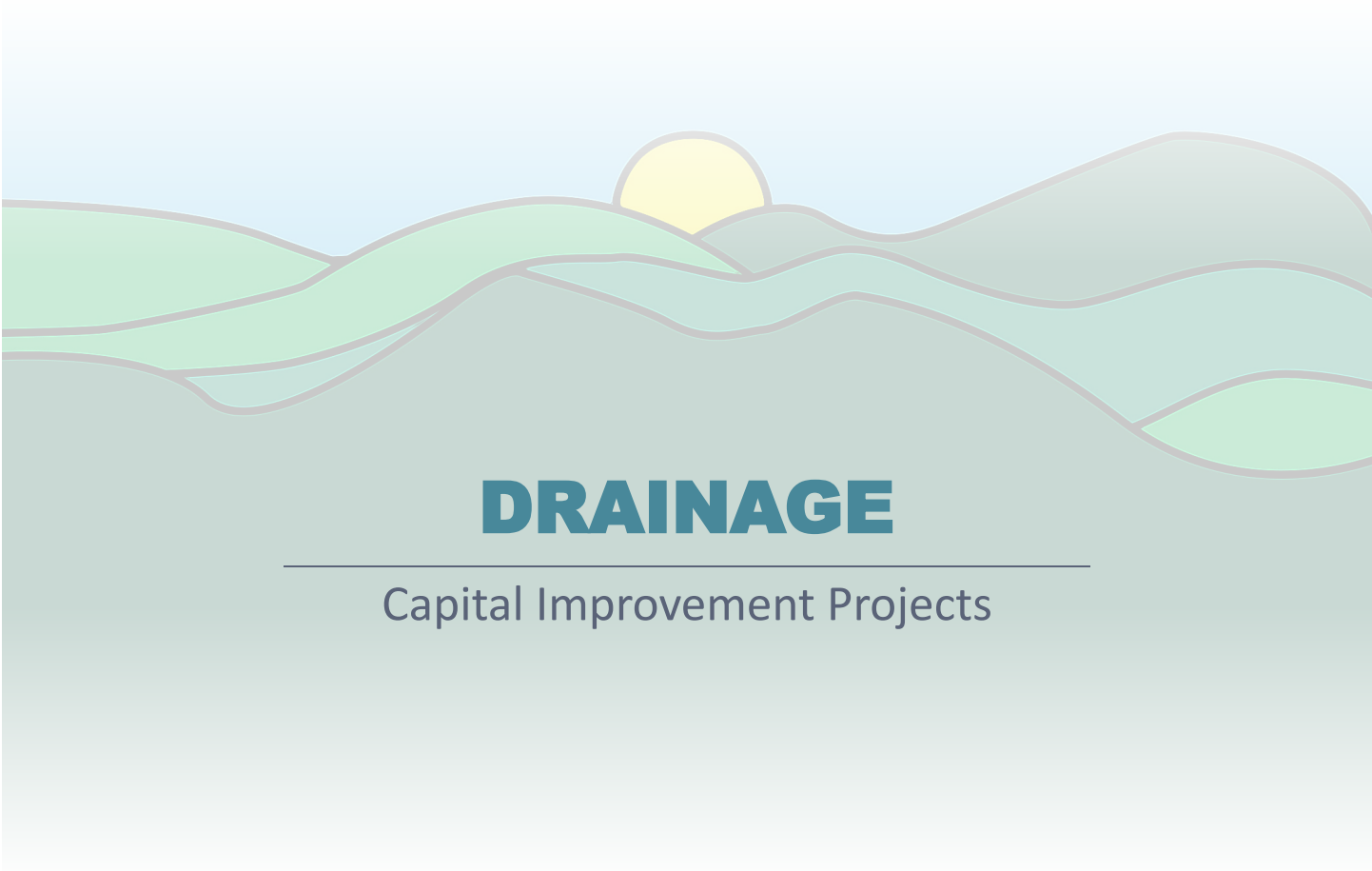


FREELAND TURK ENGINEERING GROUP, LLC FIRM F-21047  
 160 CREEKSIDE PARK ROAD, SUITE 160  
 SPRING BRANCH, TX 78070 830-377-4555

PROJECT CITY OF SUNSET VALLEY 5-YR STREET MAINTENANCE PROGRAM SUMMARY  
 DATE 4/15/2021

**5 YR STREET MAINTENANCE PROGRAM**

Street Name	Segment	Construction Type	Composite Rating		Lane-Foot (Estimated)	Patching / Joint Repair	Micro-surfacing	Mill & Overlay	5-Year Maintenance Cost
Crack Sealing Program	Citywide				109122.4				\$ 356,970.44
Brodie Lane	Entire	HMAC	59.5	Fair	22387.2				\$ 391,331.33
Ernest Robles Way	S of Jones Road	PCC	63.0	Fair	14439				\$ 213,772.36
Ernest Robles Way	N of Jones	HMAC	76.5	Good	2460				\$ 40,959.00
Jones Road	Entire	HMAC	70.0	Fair	10405				\$ 173,219.84
Home Depot Boulevard	Entire	PCC	66.5	Fair	7300				\$ 113,480.33
Oakdale Drive	Entire	HMAC	86.5	Good	5740				\$ -
Lovegrass Lane	Entire	HMAC	86.5	Good	7600				\$ -
Yellowtail Cove	Entire	HMAC	80.0	Good	3896				\$ -
Curley Mesquite	Entire	HMAC	80.0	Good	774				\$ -
Lone Oak Trail	Entire	HMAC	60.5	Fair	6124				\$ 239,126.08
Pillow Road	N of Jones Road	HMAC	80.0	Good	10466				\$ -
Reese Drive	S of Jones Road	HMAC	73.5	Good	4574				\$ -
Sunset Trail	Entire	HMAC	67.0	Fair	3908				\$ 143,003.49
Clarmac Drive	Entire	HMAC	67.0	Fair	340				\$ -
Sunflower Trail	Entire	HMAC	73.5	Good	4530				\$ -
Muni Complex Parking Lot	Entire	HMAC	83.5	Good	1300				\$ -
<b>Total 5-YR Maintenance Cost</b>									<b>\$ 1,671,862.86</b>



# **DRAINAGE**

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Capital Improvement Projects

# PROJECT INFORMATION SHEET

**Project Name:** Lovegrass Water Quality Pond Repairs

**Type of Improvements:** Drainage

**Project Description:**

Make repairs and return the water quality pond back to service. The improvements include the installation of a new pump and electrical controls, repair pond leak, and replace stone stack.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 10,000	
Right-of-way Acquisition		
Construction	\$ 50,000	
Contingency	\$ 5,000	
TOTAL	\$ 65,000	

## PROJECT INFORMATION SHEET

**Project Name:** Sunset Valley Regional Dam Improvements

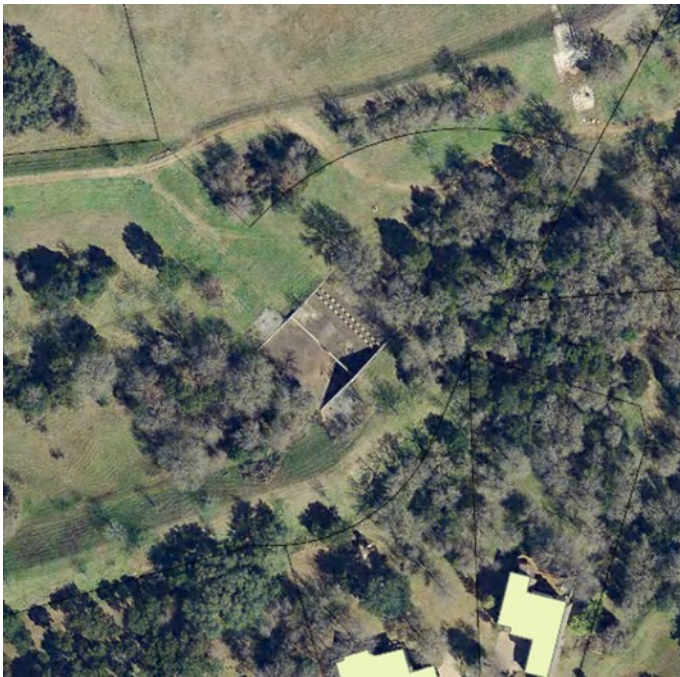
**Type of Improvements:** Drainage

**Project Description:**

Spillway modifications to the existing dam structure needed to bring the dam into compliance with TCEQ requirements. The improvements include the construction of a labyrinth spillway.

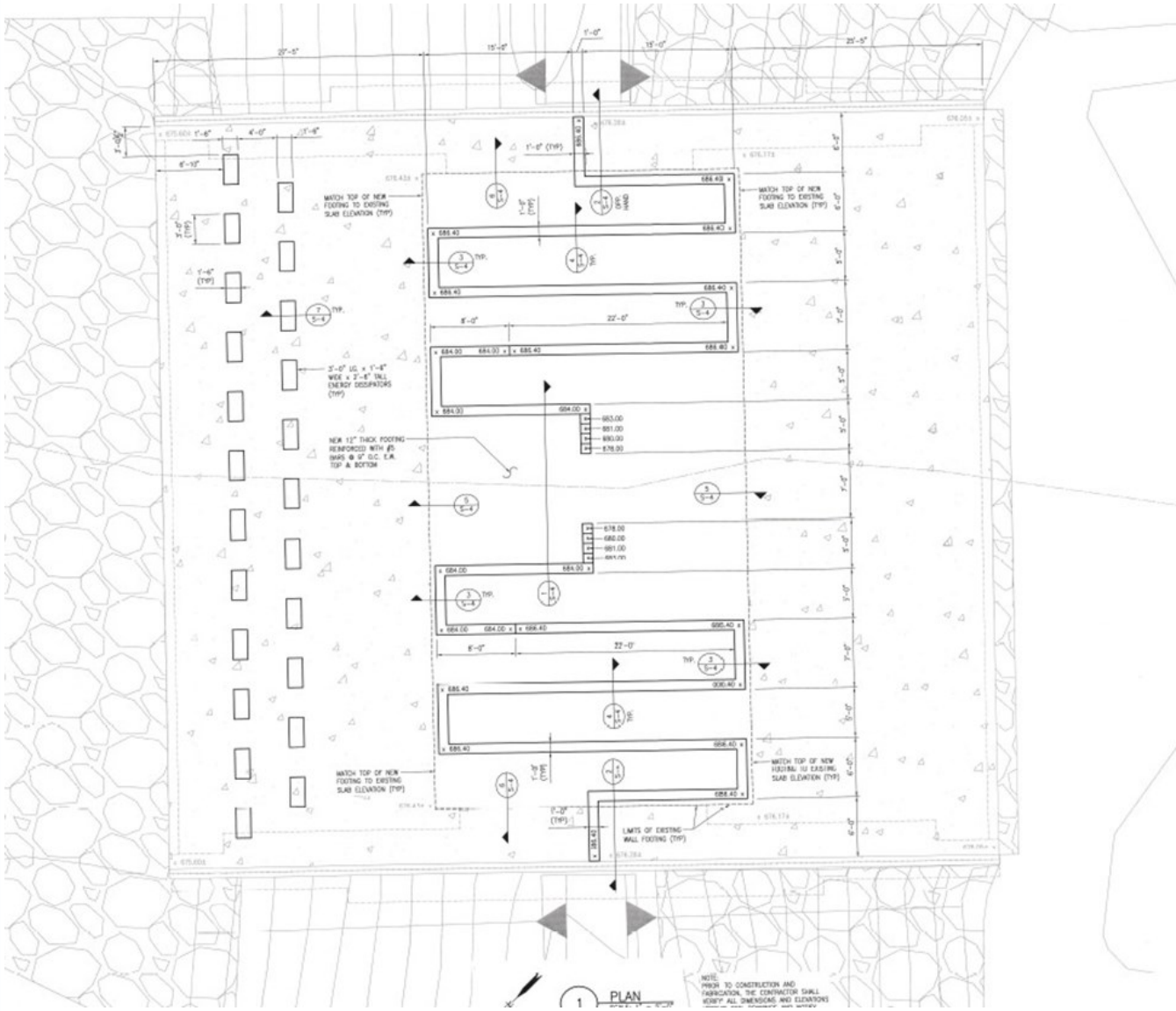
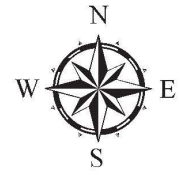
**Notable Project Challenges:**

- Impact of Atlas 14
- TWDB Grant Application



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 15,000	
Right-of-way Acquisition	\$ 0	
Construction	\$ 350,000	
Contingency	\$ 50,000	
TOTAL	\$ 415,000	



NOTE:  
 PRIOR TO CONSTRUCTION AND  
 FABRICATION, THE CONTRACTOR SHALL  
 VERIFY ALL DIMENSIONS AND ELEVATIONS

1 PLAN

SHEET:  
 JOB:  
 DATE:

City of Sunset Valley  
 Sunset Valley Regional Dam Improvements



160 CREEKSIDE PARK ROAD, SUITE 200  
 SPRING BRANCH, TX 78070  
 TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

**Project Name:** Yellow Tail Cove Drainage Improvements

**Type of Improvements:** Drainage

**Project Description:**

Drainage improvements to fill in deep roadside ditches on Yellow Tail Cove from Lovegrass Lane to the Yellow Tail Cove cul-de-sac. Improvements include installation of culverts, inlets and reconstructing driveways.

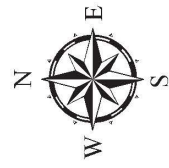
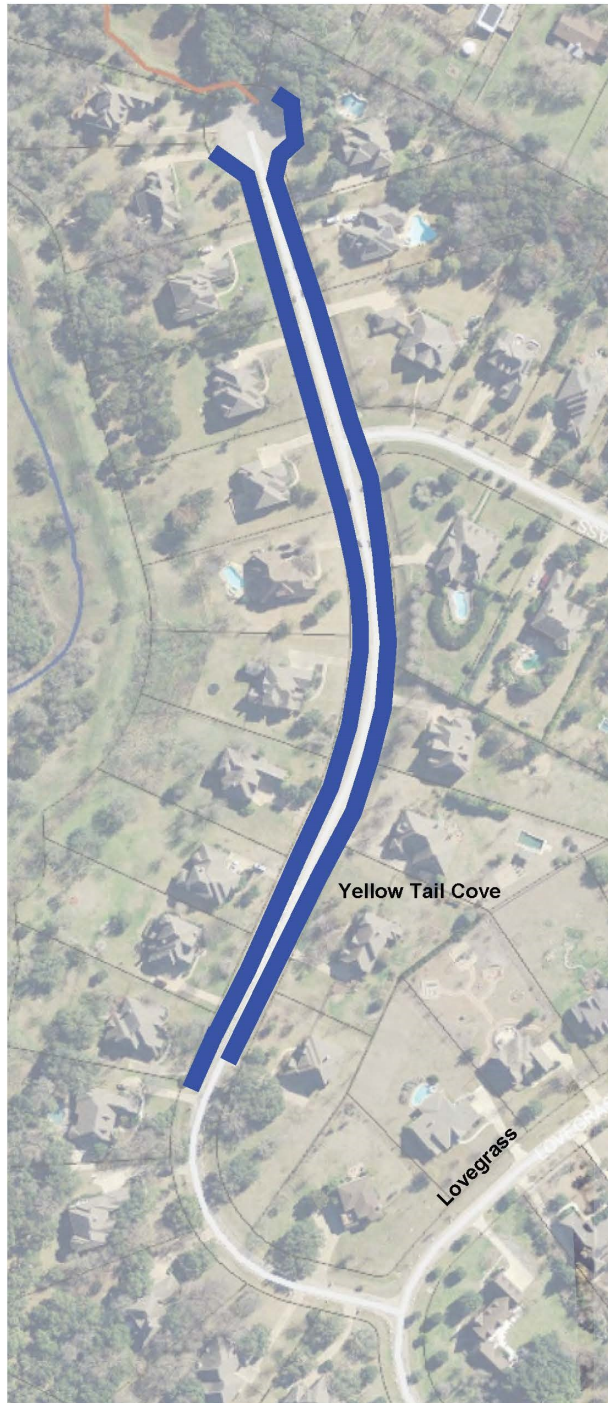
**Notable Project Challenges**

- Construction will be intrusive to residential lots.
- Project requires several temporary construction easements to reconstruct driveways.



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 90,000	
Right-of-way Acquisition	\$ 5,000	
Construction	\$600,000	
Contingency	\$ 55,000	
TOTAL	\$750,000	



Not to Scale



Roadside Ditch Improvements

SHEET:

JOB:

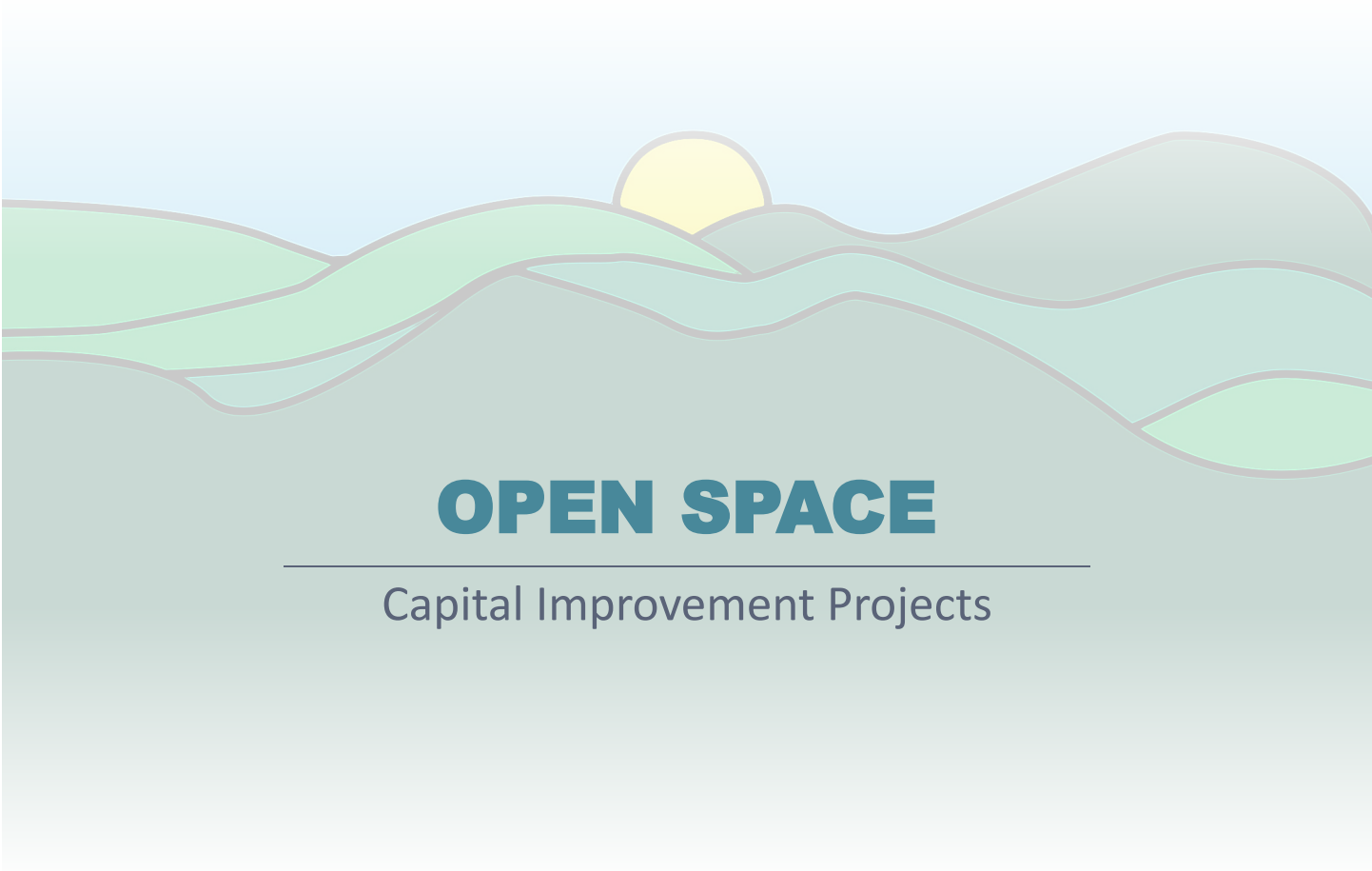
DATE:

City of Sunset Valley  
Yellow Tail Cove Roadside Drainage  
Improvements



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047



# **OPEN SPACE**

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Capital Improvement Projects

## PROJECT INFORMATION SHEET

**Project Name:** Valley Creek Park Trail Improvements

**Type of Improvement:** Open Space

**Project Description:**

Create a trailhead and extend trail across creek to South Hill Conservation Area trail.

**Notable Project Challenges:**

- Create a stable trail crossing at the creeks.



### Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning	\$ 5,000	
Right-of-way Acquisition		
Construction	\$30,000	
Contingency	\$ 5,000	
<b>TOTAL</b>	<b>\$40,000</b>	

Not to Scale



 New Trail

Pillow Drive

Reese Drive



SHEET:

City of Sunset Valley  
Valley Creek Park Trail

JOB:  
DATE:



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

## PROJECT INFORMATION SHEET

**Project Name:** Burger Center Trail Improvements

**Type of Improvements:** Open Space

**Project Description:**

Complete the trail around the Burger Center, including improvements along Ernest Robles Way, US 290, and MSG Horrigan Drive. This project connects to the Uplands development.

**Notable Project Challenges:**

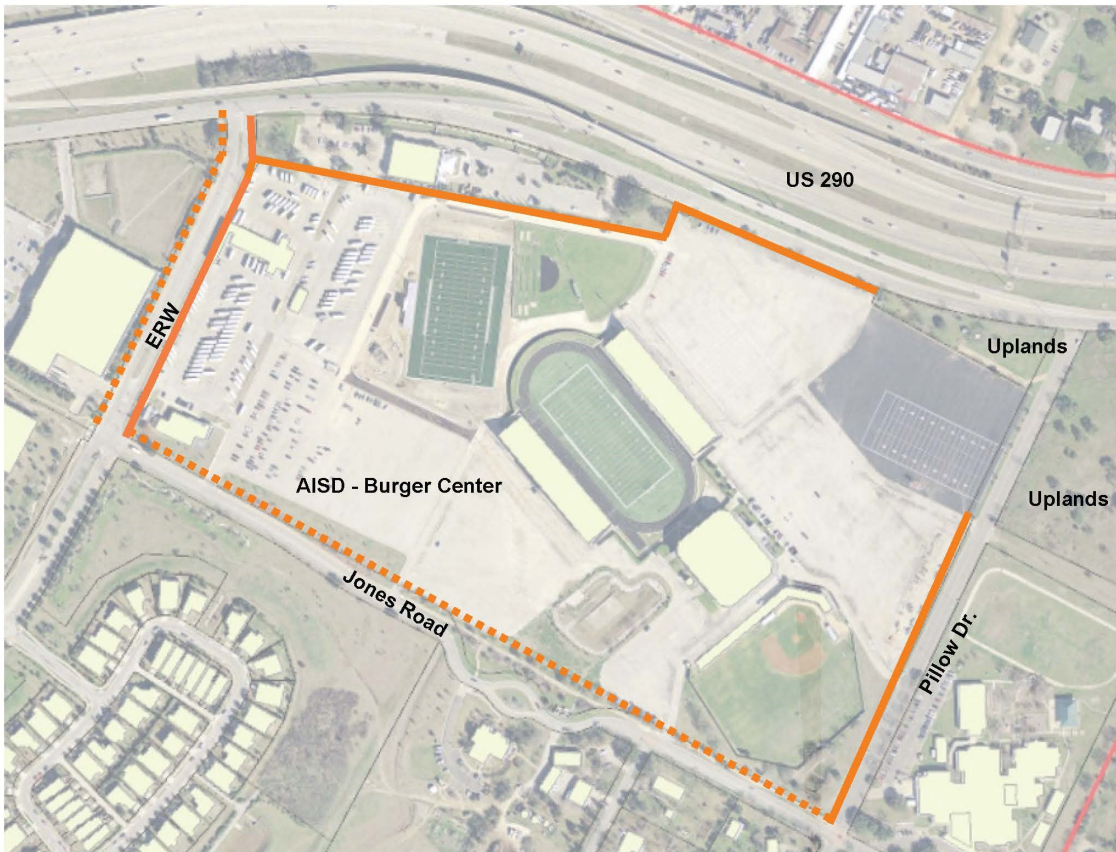
- Pedestrian easement acquisition from AISD and 4715 S. Lamar and possible permit from TxDOT.
- Coordinating improvements with AISD and 4715 S. Lamar future re-development plans.

**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 50,000	
Right-of-way Acquisition	\$ 80,000	
Construction	\$300,000	
Contingency	\$ 40,000	
TOTAL	\$470,000	



- Existing Trail
- New Trail



SHEET:  
 JOB:  
 DATE:

City of Sunset Valley  
 Burger Center Trail



**Freeland Turk**  
**ENGINEERING GROUP**  
 160 CREEKSIDE PARK ROAD, SUITE 200  
 SPRING BRANCH, TX 78070  
 TBPE FIRM F-21047

# PROJECT INFORMATION SHEET

Project Name: Uplands Tract Development

Type of Improvements: Open Space

## Project Description:

Construct additional open space improvements at the Uplands Tract. The improvements include trails, farmers market, market pavilion, art walk, picnic area, restrooms, visitor plaza, parking, outdoor classroom, signage, urban farm, and concert venue.



## Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning	\$ 130,000	
Right-of-way Acquisition	\$ 0	
Construction	\$1,300,000	
Contingency	\$ 150,000	
<b>TOTAL</b>	<b>\$1,580,000</b>	

# PROJECT INFORMATION SHEET

Project Name: Upper Cougar Creek Tract Development

Type of Improvements: Open Space

### Project Description:

Construct additional open space improvements at Upper Cougar Creek. The improvements include trails, interactive art, picnic area, open area, parking, streetscape, educational areas, amphitheater lawn, ponds, fountains, observation/fishing dock, and pedestrian bridges.

### Notable Project Challenges:

- Water source for ponds and fountains
- Easement / access acquisition
- Parking



### Cost and Project Timeline

Activity	Cost	Project Timeline
Engineering / Planning		
Right-of-way Acquisition		
Construction		
Contingency		
<b>TOTAL</b>	<b>\$ TBD</b>	

## PROJECT INFORMATION SHEET

Project Name: Dog Park

**Type of Improvements:** Open Space

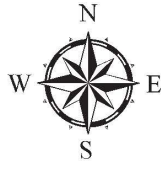
**Project Description:**

Construct one dog park selected from various locations, owned by the City of Sunset Valley, to provide a safe place to exercise dogs and enhance the quality of life.



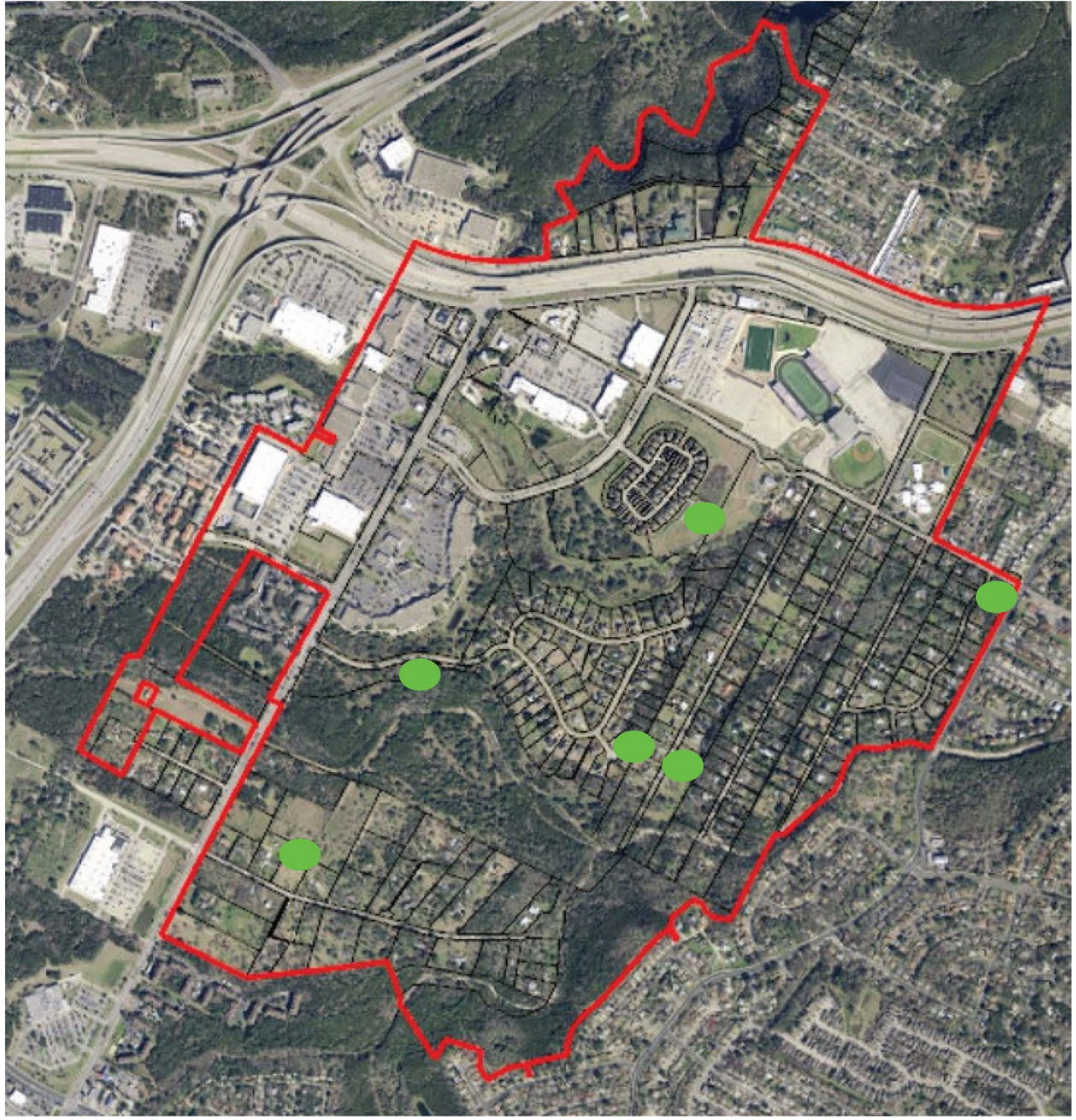
**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 15,000	
Right-of-way Acquisition		
Construction	\$ 75,000	
Contingency	\$ 10,000	
<b>TOTAL</b>	<b>\$100,000</b>	



● Potential Dog Park Locations

Not To Scale



SHEET:  
JOB:  
DATE:

City of Sunset Valley  
Dog Parks



**Freeland Turk**  
**ENGINEERING GROUP**  
160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047



# **FACILITIES**

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Capital Improvement Projects

## PROJECT INFORMATION SHEET

**Project Name:** Standby Power for City Hall and Public Works

**Type of Improvements:** Facilities

**Project Description:**

Provide electricity to City Hall and Public Works facilities during power outages. The improvements include installing generators and manual transfer switches at all three buildings.

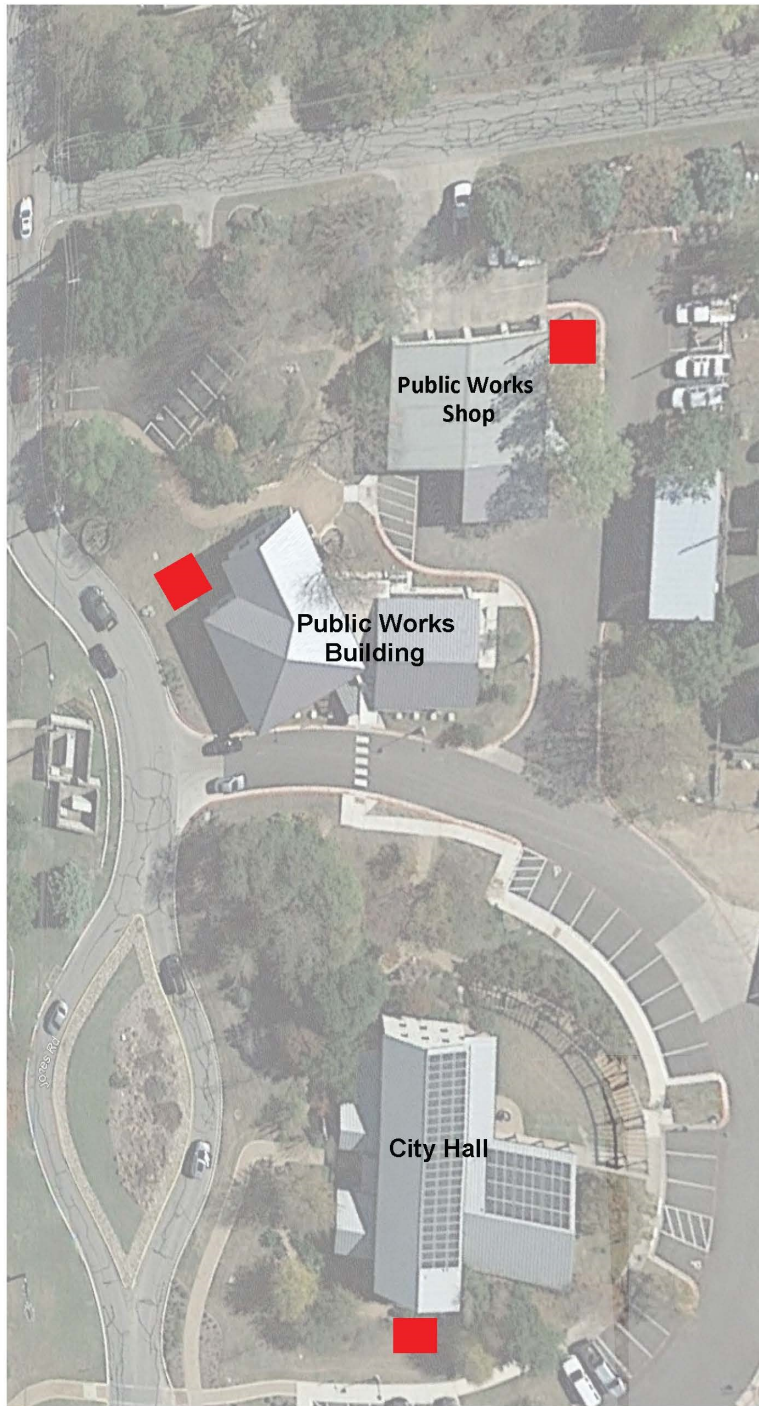
**Notable Project Challenges:**

- Aesthetics of generator placement for City Hall and the Public Works Building



**Cost and Project Timeline**

Activity	Cost	Project Timeline
Engineering / Planning	\$ 45,000	
Right-of-way Acquisition	\$ 0	
Construction	\$400,000	
Contingency	\$ 55,000	
<b>TOTAL</b>	<b>\$500,000</b>	



Not to Scale

 Generator and Transfer Switch

SHEET:

City of Sunset Valley

JOB:

Standby Power  
for  
City Hall and Public Works

DATE:



**Freeland Turk**  
**ENGINEERING GROUP**

160 CREEKSIDE PARK ROAD, SUITE 200  
SPRING BRANCH, TX 78070  
TBPE FIRM F-21047

COMMITTEE MEETING DATE: JUNE 3, 2021



## PLANNING AND ENVIRONMENTAL COMMITTEE AGENDA ITEM #8

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STAFF PREPARER/CONTACT INFORMATION: Carolyn Meredith  
[cmeredith@sunsetvalley.org](mailto:cmeredith@sunsetvalley.org)

SUBJECT: PUBLIC WORKS AND ENVIRONMENTAL SERVICES

DESCRIPTION: Discussion and possible recommendation to council and the zoning commission regarding structures within the front setback found in Chapter 2 of the Land Development Code.

BACKGROUND: There are several small structures (tiny libraries, art, etc) located within the front yard setback in the residential areas. By definition in the City's Land Development Code these may be considered accessory structures. Accessory structures are required to be located behind the principle structure.

Section 2:506 (a) (10):

All accessory buildings and structures, other than detached garages, must be located in the rear yard behind the principal building or structure, except where the principal building or structure is more than 75 feet from the front lot line. If the principal building or structure is more than 75 feet 2-38 from the front lot line, an accessory building or structure may be located in front or to the side of principal building or structure provided that the accessory building or structure is more than 75 feet from the front lot line. Unless the accessory building or structure is architecturally compatible in construction materials, color, and design to the principal building or structure, it must be screened by landscaping from being seen from the front or side lot lines. The landscaping providing the screening must be located within 25 feet from the front and side(s) of the accessory building or structure.

Definitions from Chapter 1:

"Accessory Structure": means a structure that is on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure.

"Structure": Anything, constructed or erected, which requires location on the ground, or attached to something having a location on the ground, but not including, advertising signs, billboards, and poster boards. The word "building" includes the word "structure." For purposes of the flood loss control provisions of this

Code, "structure" means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

The Committee will discuss these small structures and consider a possible exemption for these structures from the requirements of the code.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED: