



NOTICE OF A REGULAR MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
THURSDAY, AUGUST 5<sup>th</sup>, 2021  
6:00 P.M. - 8:00 P.M.

This meeting will be held virtually. To actively participate in the meeting virtually, please register at:  
<https://attendee.gototraining.com/r/6213372511148573442>

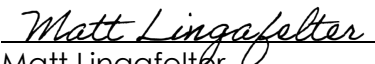
**You may also call into the meeting by calling:** Long Distance: +1 (510) 365-3231 Access Code: 186-674-533

Notice is hereby given that the Planning and Environmental Committee of the City of Sunset Valley, Texas will hold a regular meeting on Thursday August 5<sup>th</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 July 1<sup>st</sup> meeting.
4. City Council Liaison Report
5. Public Works and Environmental Services Update
6. Discussion and possible recommendation regarding Article III, IV, and the Future Land Use Map of the Comprehensive Plan. ([Open Gov Story Link to Committee Work Page](#))
7. Discussion and possible recommendation to council regarding impervious cover exemptions on single family properties within Chapter 4 of the Land Development Code.
8. Discussion and possible recommendation to Council regarding the joint Committee and Council meeting held on July 30<sup>th</sup>, 2021.
9. Discussion regarding past agenda item and their statuses.
10. Discussion regarding future agenda items.
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 2<sup>nd</sup> day of August 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 CALLED MEETING OF THE  
**PLANNING AND ENVIRONMENTAL COMMITTEE**  
OF THE CITY OF SUNSET VALLEY, TEXAS  
THURSDAY JULY 1<sup>st</sup>, 2021  
6:00 P.M. - 8:00 P.M.

**Community Members Present:**

*Dawn Dickson, Committee Member*  
*Alice Duffy, Committee Member*  
*Melissa Gonzales, Committee Member*  
*Katherine Johnson, Committee Vice Chair*  
*Michael Moore, Committee Alternate*  
*Lisa Versaci, Committee Member*  
*Zoe Trieff, Committee Chair*  
*Karen Medicus, City Council Liaison*  
*Alfonso Carmona, City Council Member*  
*Carolyn Meredith, Parks and Natural Resource Manager*

1. Call to Order  
*Meeting called to order at 6:14.*
2. Citizen Comments  
*Melissa commented on the concerns regarding links instead of pdf's on the website. Zoe commented on making it easier to find the meeting links. Lisa commented on resident concerns with stacks of brush and updating residents about TDS brush regulations.*
3. Approval of Minutes from June 3<sup>rd</sup> meeting.  
*Minutes from June 3<sup>rd</sup>, approved. Katherine motioned, Lisa seconded. All in favor.*
4. City Council Liaison Report  
*Council approved a brush clean up effort following the storm. There have been several discussions regarding TDS. TDS has come around and completed a pickup on a different day. The City is also exploring the option to look for a different brush service provider. Council approved a new logo and tagline for the City. Staff is working with Ampersand for potential budget items. 4715 South Lamar site plan will return to Council in July. Watershed variance for 12 Pillow Road was also approved. Upper Cougar Creek public meetings have been completed and a revised proposal will be presented at Council in July. The council and committee chair meeting may occur on July 30<sup>th</sup>.*
5. Public Works and Environmental Services Update  
*The committee was updated on brush chipping, dead brush removal, and wildfire mitigation in the greenspaces.*
6. Discussion and possible recommendation regarding a timeline for reviewing the Comprehensive Plan and Land Development Code.

- i. Action Sought: The committee will discuss parts of the code and plan they will be reviewing and smaller items that need to be addressed.
  - ii. Action Approved:
  - iii. Next Meeting Steps: *The Committee will receive a draft of the next section of the code. The Committee will then review the plan and return comments. The comments will be merged into a final document that the committee will review at the August 5<sup>th</sup> Meeting. Additionally, the committee has reserved Saturday, November 13<sup>th</sup> for a work session between 9:00-3:00. The committee would like to conduct this meeting as a hybrid session so that people can attend in person and online.*
  - iv. Adoption:
  - v. Supporting Documents:
- 7. 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: The committee will discuss and recommend accessory use, size, and location of structures also known as "tiny libraries".
  - ii. Action Approved: *The committee motioned to request that the zoning commission consider:*
    - 1. *Privately constructed tiny libraries cannot be located within the ROW*
    - 2. *Not subject to Setback requirements*
    - 3. *Not considered an accessory structure*
    - 4. *Less than 10 square feet, exempt from impervious cover.*
    - 5. *Proclamation in support of tiny libraries.**Melissa motioned; Alice seconded. Jay abstained, All others in favor.*
  - iii. Next Meeting Steps:
  - iv. Adoption:
  - v. Supporting Documents:
- 8. Discussion and possible recommendation to council regarding exemption to impervious cover found in Chapter 4 of the Land Development Code.
  - i. Action Sought: The Committee will discuss and possibly recommend to City Council those items that should be exempt from the impervious cover calculations.
  - ii. Action Approved:
  - iii. Next Meeting Steps: *Staff will provide an example of a tiered structure for impervious cover totals based on different size lots, accessibility for compliance, comparison from other cities, members will fill out their comments on the worksheet and send to staff to aggregate responses.*
  - iv. Adoption:
  - v. Supporting Documents:
- 9. Discussion regarding future agenda items.
  - a. Comprehensive Plan next stage
- 10. Adjourn  
*Meeting adjourned at 8:20.*

COMMITTEE MEETING DATE: AUGUST 5<sup>TH</sup>, 2021



## PLANNING AND ENVIRONMENTAL COMMITTEE AGENDA ITEM #6

---

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 Article III, IV, and the Future Land Use Map of the Comprehensive Plan.

BACKGROUND: Committee will discuss Article III and the Future Land Use Map. The committee will also provide direction for items to be included in sections of Article IV. The Committee has completed review of Articles I and II.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED: [OPENGOV STORY LINK](#)

## Proposed Revisions to Comprehensive Plan

Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

### Existing Language

#### ARTICLE I: INTRODUCTION

##### Section 101. Purpose of Resolution

State law provides that cities shall have an adopted Comprehensive Plan. By requiring comprehensive plans, the State can be assured of a consistent framework for decisions while still allowing for local control. The policies of this Comprehensive Plan are established to protect and preserve the area's natural resources and to promote the health, safety, and general welfare of the community.

The policies reflect the desire that Sunset Valley continues to be a pleasant and relaxing community "where yards are wide, people are few and roadways are narrow," by providing orderly development; lessening congestion in the street ; securing safety; preventing the overcrowding of land; avoiding undue concentration of population; maintaining the environmental balance and integrity of the area; and facilitating public services in order to preserve the quiet, family oriented character of the residential neighborhoods.

The policies of the Comprehensive Plan have been made with consideration, among other things, to the unique character of the City, and the most appropriate use of land throughout the community to preserve the value of property, surroundings, and the pleasant quality of life.

### Proposed Language

#### ARTICLE I: INTRODUCTION

##### Section 101. Purpose of Resolution

State law provides that cities shall have an adopted Comprehensive Plan. By requiring comprehensive plans, the State can be assured of a consistent framework for decisions while still allowing for local control. The policies of this Comprehensive Plan are established to protect and preserve the area's natural resources and to promote the health, safety, and general welfare of the community. The Comprehensive Plan guides all other development regulations within the City.

Sunset Valley is an autonomous City founded in 1954. When first incorporated, the area surrounding the City and the City itself was considered rural. The Toney Burger Activity Center didn't exist, and Highway 290 was just a road. Today, because of the growth of Austin and the development of the area along Brodie Lane, Sunset Valley has changed substantially with additional commercial services and new neighborhoods.

The policies set forth in this comprehensive plan reflect the desire of the City of Sunset Valley to preserve the rural history and pleasant quality of life while balancing the complimentary current and future needs of residents, commercial businesses, and visitors to the city. The City will achieve this by:

- Providing for orderly, low-density development that distinguishes the City of Sunset Valley from the surrounding area.
- Protecting natural resources, wildlife habitat, open spaces, dark skies, and water quality to maintain environmental balance.
- Providing public spaces and trails which provide connectivity within and outside of the City.
- Securing safety of the community and reducing traffic congestion.
- Providing excellent public services to preserve the quiet, community-oriented character of the City.
- Creating our City through resident engagement.

Proposed Revisions to Comprehensive Plan  
Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

**Section 102. The City of Sunset Valley**

The City of Sunset Valley is a general law City incorporated in 1954. In 1990, the City had a population of 312; by 2000, the population of the City grew to 365. Additional residential areas developed between 2000-2008 raised the City's population to 575; it is not anticipated that over the next decade significant increases to the population will occur. The City covers 639.6 acres (approximately one square mile) with an additional 71.7 acres in its ETJ.

The City of Sunset Valley is located on lands first populated by Native American Indians. During the early 1800s, Mexican colonization laws offered grants of a league of land (approximately 4,428 acres) to heads of families who agreed to migrate to the area. In 1835, Theodore Bissell signed a petition requesting a grant of one league of land. Over the years, portions of the Bissell league were sold to property owners such as James Brodie, the Allred's, and the Pillow family. In 1954, residents voted to incorporate into the city known as Sunset Valley.

The name, Sunset Valley, was chosen because of the area's topography and location. In 1954, the entire region was a lovely tree-filled valley surrounded by gently rolling hills.

The City of Sunset Valley is a single-family residential community comprised primarily of large-lot ownership and former ranch land that has maintained its rural character even as the growth of the City of Austin has surrounded the community. This rural character is further defined by the existing narrow residential streets with road side drainage instead of curb and gutter with heavily wooded areas. Williamson Creek and its tributaries provide not only natural beauty and open space for the community but also wildlife habitat and recharge to the Barton Springs Edward Aquifer. Beginning in 1993, significant retail development occurred in Sunset Valley on Brodie Lane and US Highway 290.

**Section 102. The City of Sunset Valley**

The City of Sunset Valley is located on lands first populated by Native Americans. During the early 1800s, Mexican colonization laws offered grants of a league of land (approximately 4,428 acres) to heads of families who agreed to migrate to the area. In 1835, Theodore Bissell signed a petition requesting a grant of one league of land. Over the years, portions of the Bissell league were sold to property owners such as James Brodie and the Allred and Pillow families.

In 1954, residents voted to incorporate into the city known as Sunset Valley. The name, Sunset Valley, was chosen because of the area's topography and location. The City of Sunset Valley is a general law City that covers 639.6 acres (approximately one square mile) with an additional 71.7 acres in its extra-territorial jurisdiction (ETJ).

In 1954, the entire region was a lovely tree-filled valley surrounded by gently rolling hills. In 1990, the population of Sunset Valley was estimated to be 312 and in 2020 it was estimated to be 748. In addition to the residential growth the City has grown commercially. There are three established shopping centers and additional businesses along Highway 290 and Brodie Lane.

The City of Sunset Valley is primarily a single-family residential community with one multi-family development within its ETJ. Since 1954, the City of Austin has grown and developed around the City of Sunset Valley. When commercial development began within Sunset Valley in the early 1990's, Sunset Valley was able to preserve over one-quarter of the City as open space. The City has continued to prioritize protection of the Barton Springs segment of the Edwards aquifer. Much of the preserved area surrounds Williamson Creek and its tributaries. This provides not only natural beauty and outdoor opportunities for the community but also wildlife habitat and recharge to the aquifer.

Proposed Revisions to Comprehensive Plan  
Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

**Section 103. Definitions.**

Words used in this Comprehensive Plan and not defined in this article shall have their ordinarily accepted meaning. Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular; the word "building" includes the word "structure;" the word "lot" includes the word "plot;" and "shall" is mandatory rather than discretionary.

**Section 104. Administration and Enforcement**

**A. Boundaries of Jurisdiction**

This Comprehensive Plan provides guidance for local decision making, and the formulation and management of public policy pertaining to both the undeveloped and built environments. This plan is Sunset Valley's long-term planning tool for the development of the City and its ETJ. It is the City's vision for the future. The goals, policies and standards adopted and established in this Comprehensive Plan is a guide for all development within the city's incorporated area and ETJ.

**B. Administration**

Proposals for development shall be evaluated in terms of their consistency with the Comprehensive Plan policies, standards, and goals set forth in this document. Preservation of the standards of Sunset Valley requires the cooperative efforts of responsible city officials, developers, and an informed citizenry.

**C. Effective Date**

This Comprehensive Plan Resolution shall become effective on April 5, 2011.

**Section 103. Definitions.**

Words used in this Comprehensive Plan and not defined in this article shall have their ordinarily accepted meaning. Words used in the present tense include the future; words in the singular number include the plural number, and words in the plural number include the singular; the word "building" includes the word "structure;" the word "lot" includes the word "plot;" and "shall" is mandatory rather than discretionary. Definitions for development purposes are found in Chapter 1 of the adopted Land Development Code.

**Section 104. Administration and Enforcement**

**A. Boundaries of Jurisdiction**

This Comprehensive Plan provides guidance for local decision making, and the formulation and management of public policy pertaining to both the undeveloped and built environments. This plan is Sunset Valley's long-term planning tool for the development of the City and its ETJ. It is the City's vision for the future. The goals, policies and standards adopted and established in this Comprehensive Plan are a guide for all development within the city's incorporated area and ETJ. Currently, only watershed development and signage are regulated within the ETJ.

**B. Administration**

Proposals for development shall be evaluated in terms of their consistency with the Comprehensive Plan policies, standards, and goals set forth in this document. Preservation of the standards of Sunset Valley requires the cooperative efforts of responsible city officials, supporting committees and commissions, property developers, and an informed citizenry.

**C. Effective Date**

This Comprehensive Plan Resolution shall become effective on \_\_\_\_\_.

## Proposed Revisions to Comprehensive Plan

Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

### ARTICLE II: GOALS

#### Section 201. Goals

- Preserve and protect the pleasant quality of life. The City of Sunset Valley is a unique and pleasant place to live, work and play. Its very special quality is derived from its terrain, beautiful views, dense foliage, unspoiled creeks, wildlife, and large areas of relatively low population density. The City recognizes these characteristics of Sunset Valley as important and desires preservation of the quality and integrity of the same.
- Preserve the community's natural resources, including the native wildlife habitat, natural site features, and underground water supply. The City of Sunset Valley has a deep-rooted kinship with, and respect for the native vegetation and wildlife. Vital to this historically symbiotic relationship with nature is the City's goal of stewardship of the basic elements of wildlife habitat including ample space, fresh water, fresh air, and habitat diversity that fosters varied plant life. The City is located in the Barton Creek and Williamson Creek watersheds and the majority is within the Barton Springs Edwards Aquifer Recharge Zone. Intensive development of land overlying aquifer recharge zones may adversely affect the aquifer.
- Protect existing and future development from increased flooding potential and erosion of soils. The City recognizes that the area's topography and soil are such that heavy rainfall creates hazards to life and property through flooding.
- Promote healthy development that maintains and enhances the City's unique character. The City of Sunset Valley celebrates its independent identity from the adjacent City of Austin and desires to remain a primarily rural residential community. The City desires compatible development that will retain the character and aesthetic value of the natural landform.
- Provide quality services and public facilities without burdensome fees or taxes.

### ARTICLE II: GOALS

#### Section 201. Goals

- Preserve and protect the pleasant quality of life for Sunset Valley residents.
- Preserve the community's natural resources, including the native wildlife habitat.
- Protect and improve water quality.
- Protect against the potential for increased flooding, prolonged droughts, and wildfires.
- Promote responsible development and re-development that maintains and enhances the City's unique character distinct from the City of Austin.
- Preserve the rural history of the City while balancing the current and future needs of residents, commercial businesses and visitors to the City.
- Provide quality services and public facilities while maintaining autonomy from the City of Austin and being fiscally prudent.

Proposed Revisions to Comprehensive Plan  
Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

ARTICLE V: LAND USE DISTRICTS

Section 501. General Overview

Every land use decision should serve to protect the residential neighborhoods and the long-term needs of the City as a whole. The City of Sunset Valley and its ETJ are virtually landlocked by the City of Austin. All land use considerations should serve to provide adequate transition and buffering to single family residents and to serve the immediate needs of the neighborhoods.

High-density development should generally not extend more than three hundred feet (300') from the major roadways. All other districts should be placed as transitional densities to adequately preserve and buffer the residential areas. Highway Commercial and transitional land uses should be zoned at no more than the minimum amount necessary to provide adequate buffering to residential areas and should target land uses directly useful to the immediate neighborhood.

No land uses should be permitted which are determined to be inappropriate or detrimental to the quality of life or character of the City of Sunset Valley or which creates problems for adjacent property or vicinity properties.

Section 502. Existing and Future Land Use

The City of Sunset Valley is predominately a single-family residential community comprised of large-lot ownership, often with agricultural purposes, that has maintained its rural character even as the growth of the City of Austin has surrounded the community. Significant retail development has already occurred in Sunset Valley on Brodie Lane. Other high-density retail and public uses also exist along US Highway 290.

The Future Land Use Map provides a long-term guide for the development and use of land within the City and its ETJ. Land Use Districts shall be contained within the present boundary limits of the City and its ETJ. The Future Land Use Map graphically portrays the land uses the City desires for the future development of the City and its ETJ.

The Future Land Use Map is divided into planning areas established to provide compatible relationships between land uses that meet basic human needs, are efficient and harmonious, balance costs and benefits over time, and meet the goals, standards, and policies of this document. Planning areas form the boundary for allocating and monitoring building density.

ARTICLE III: Land Use Districts

Section 300: General Overview

One of the pillars of the Comprehensive Plan is to serve as a guide for future development or redevelopment. Much of this is accomplished by the creation of a Future Land Use Map. Future Land Use classifications do not carry the same legal weight as zoning; however, the Future Land Use Map provides guidance for future zoning categories and requests to change zoning. Future Land Use categories do not have to follow property lines and provide more of a conceptual boundary. Zoning classifications are applied on a parcel-by-parcel basis. Zoning classifications determine how land can be developed. The Future Land Use Map found in this Comprehensive Plan depicts how land will be used in the future and what zoning changes are recommended for the future.

Section 301: Existing and Future Land Use

The City of Sunset Valley is predominately a single-family residential community. Some of these parcels have agriculture purposes that has helped Sunset Valley to retain its rural character as the area surrounding the City has become more urbanized. Every land use decision should serve to preserve the quality of life within residential neighborhoods while protecting the long-term needs of the City.

The City of Sunset Valley and its ETJ are landlocked by the City of Austin. Significant retail development has occurred in Sunset Valley along Brodie Lane and Highway 290. ~~Some of these areas are expressing a new experiencing-a need for redevelopment or revitalization. This can follow natural or manmade disasters but can also be undertaken to revitalize and rehabilitate commercial centers to eliminate vacancies, blight, and or to deteriorated conditions-meet the changing needs of consumers.~~ -The Future Land Use map takes this need into consideration.

The Future Land Use Map is divided into planning areas established to provide compatible relationships between land uses that meet basic human needs, are efficient and harmonious, balance costs and benefits over time, and meet the goals, standards, and policies of this document. Planning areas form the boundary for allocating and monitoring building density. No land uses should be permitted which are determined to be inappropriate or detrimental to the quality of life or character of the City of Sunset Valley or which creates problems for adjacent property or vicinity properties.

**Commented [CM1]:** Melissa Gonzales- (better deleted)  
This is unneeded, inaccurate and inappropriate commentary.  
I would be offended if this was a description of commercial property that I owned.

## Proposed Revisions to Comprehensive Plan

Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

### ARTICLE III: DESIGN AND SITE PLAN DEVELOPMENT

#### Section 301. Design and Site Planning Overview

A comprehensive site plan focuses on the overall pattern of land uses in the City at the vicinity area level, the planning area level, and the design of individual sites. Components of the site plan consist of spatial and structural development including landscaping, color schemes, architectural qualities, open space, project entries, and traffic circulation networks. Plan elements should be carefully considered to reflect the goals of this Comprehensive Plan. The relationship between these components is the primary consideration in site planning. These components, when combined in an interesting and effective manner, can create a sense of community identity, vibrancy, and vitality.

A well-designed site plan is essential to planning a quality development. A good site plan layout will maximize and enhance the positive natural site features of the property, such as native vegetation, geological formations, creek tributaries, and existing topography contours. A good site plan will also minimize unattractive views, traffic congestion, and light and noise pollution. The policies of this Comprehensive Plan include the following objectives:

- To develop a visually dynamic identity for the City with identifiable City edges, pathways, entry points, and landmarks to distinguish Sunset Valley from the surrounding area.
- To first create a hierarchy of City components that consist of city, planning area, neighborhood, site project, and individual building scales then use building masses, architecture, and landscaping to help reinforce the identity and image of those components in a cohesive, yet diversified identity for the community.

Large lots are a basic ingredient to the rural characteristic of Sunset Valley and help maintain low density populations, protect ecosystems, mitigate flooding, and protect water quality. Density standards, large lot sizes, impervious cover regulation, height restrictions, landscape, setback requirements, and other necessary standards should be applied to both residential and non-residential developments to achieve the goals set forth in this Comprehensive Plan.

Article IV: Envisioning **Sunset Valley 2040**

**Section 400: Reaching Goals through Design**

Section 401: Preserve and Protect Quality of Life

- A. Low Density Development
- B. Trail Connectivity
- C. Noise and Light Pollution
- D. Greenspace and Recreational Opportunities
- E. Scenic streets
- F. Accessory structures, fences, walls

Section 402: Preserve the community's natural resources, including the native wildlife habitat.

- A. Park and Open Space Preservation
- B. Urban Forestry
- C. Wildlife Corridors
- D. Energy Conservation

**Section 403: Protect and improve water quality.**

- A. Watershed Protection

Section 404: Protect against the potential for increased flooding, prolonged droughts, and **wildfires**.

- A. Water Conservation
- B. Waterwise Landscaping
- C. Firewise Principles
- D. Topography, Grading, Drainage
- E. Flood Hazard Areas

**Section 405: Promote responsible development and re-development that maintains and enhances the City's unique character distinct from the City of Austin.**

- A. Site Plan Layout
- B. **Village Clusters**
- C. Landscaping
- D. Setbacks
- E. Site Amenities
- F. Transportation
- G. Architectural Styles
- H. Screening
- I. Signage
- J. Parking

**Section 406: Preserve the rural history of the City while balancing the current and future needs of residents, commercial businesses and visitors to the City.**

- A. Rural Heritage

Section 407: Provide quality services and public facilities while maintaining autonomy from the City of Austin and being fiscally prudent.

- A. Community Policing

**Commented [CM2]:** Karen-I don't think we need a date here

**Commented [CM3]:** What would you like to see in each of the sections below?

**Commented [CM4]:** (Katherine) I don't know if this should go with 403 or 405, but I think it would be good to have something on acceptable forms of mitigation and even limits.

**Commented [CM5]:** (Katherine) Do we need to include either education or requirements for responsibly clearing debris from property that could pose fire risks? Worth discussion maybe. Karen- Would the Wildfire Plan go here?

**Commented [CM6]:** Karen- Would traffic control come under transportation here

**Commented [CM7]:** Melissa Gonzales-Please describe

**Commented [CM8R7]:** Copy of the language from existing comprehensive plan below.

**Commented [CM9]:** (Katherine) Will there be a section devoted to livestock/animals allowed? That seems like a big distinction worth noting between SV and Austin.

## Proposed Revisions to Comprehensive Plan

Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

- B. Water
- C. Wastewater
- D. Solid Waste
- E. Streets
- F. Stormwater
- G. Community Services and Programs
- H. Development Services

Snapshot of existing section on Village Clusters

### **Section 402. Village Clusters**

A complex of smaller buildings with interspersed usable space, rather than one large building, will help create a village character compatible with the rural Sunset Valley setting. Courtyards, arbors, and fountains will help contribute to a pleasant identity which will enhance user interest. Entryways should be richly developed with site amenities, such as special paving, benches, trees, grates, and bedding plants to provide a positive shopping experience. Where possible use pervious materials.

COMMITTEE MEETING DATE: AUGUST 5<sup>TH</sup>, 2021



## PLANNING AND ENVIRONMENTAL COMMITTEE AGENDA ITEM #7

---

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 regarding impervious cover exemptions on single family properties within Chapter 4 of the Land Development Code.

BACKGROUND: The Committee has been discussing various discrepancies within Chapter 4 of the Land Development Code. Some of these affect exemptions on Residential properties. The committee had requested a tiered approach to impervious cover exemptions based on the size of the lots. The committee will review the suggested changes and make a possible recommendation to the City Council regarding these changes.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED: REVISIONS TO EXEMPTIONS IN CHAPTER 4

**Sec. 4.301 Impervious Cover (Amended 9/8/09)**

(i) Although a certain percentage of impervious cover is discussed and designated within this Section, nothing in this Section shall release a person from meeting the requirements of the zoning, landscape, and other provisions of this Code.

(j) (1) Impervious cover and calculations thereof shall include, but shall not be limited the following:

(3) Alleys, streets, and any kind of pavement driveways, and parking areas used for vehicular purposes. For roadways or streets located within the boundaries of a proposed subdivision, the area to be included in an impervious cover calculation will be based on roadways widths of up to and including twenty-four feet (24'). Requirements for sizing water quality controls or detention facilities for runoff from such roadways are not affected by this provision.

(4) Buildings, concrete, and other impermeable construction covering the natural land surface.

(5) Roadways or streets located adjacent to a development area shall be included in the calculation of impervious cover as described in the City of Austin Environmental Criteria Manual, as amended, except that this provision does not apply to those roadways that either already have Water Quality Controls in place or Water Quality Controls have been previously approved for construction by the City Council and construction of such controls timely occurs as approved before the earlier of expiration of the permit or one year after the issuance of the subject watershed development permit.

(6) Site area used for the storage of scrap, auto, and metal salvage.

(2) Impervious cover and calculations thereof shall not include the following when located on property zoned and used for single family residential purposes: **(Amended 9/8/09)**

(A) Water surface area of a swimming pool, hot tub, wading pond, fountain, bird bath, fish pond, and other similar city-approved structure.

(B) Uncovered decks meeting the following standards:

- (i) The deck must be constructed on piers or posts to allow for the unabated flow or passage of water underneath the deck;
- (ii) The deck floor must be constructed of slatted material that provides for a minimum of ¼-inch drainage spaces between the slats; and
- (iii) The deck must be constructed over pervious cover.

(C) Up to 350 square feet of City-Approved rainwater harvesting systems whose sole purpose is for the collection, treatment, and/or storage of rainwater for on-site use. **(Amended 5-20-2014)**

~~(D)~~ Walkways and uncovered patios used for landscaping and pedestrian use only that are placed on pervious material and allow for the unobstructed passage of water between or through the material used in the construction thereof, as permitted pursuant to regulations adopted by the Director of Public Works for pervious structures.

~~(D)~~(E) Pads for air conditioning units provided they are less than 10 square feet in area per unit.

(k) In calculating projected impervious cover, all existing impervious surfaces shall be included in the calculations and charged against impervious cover allowances. This provision does not include any “natural” imperviousness, such as rock outcrops, or any surfaces excluded from impervious cover pursuant to the terms of subsections (e) or (f) of Section 4.301, provided there is full compliance with any pollution reduction measures required pursuant such subsections. Pedestrian sidewalks located within public right-of-way and approved water quality controls/treatment devices and other drainage facilities are not impervious cover for the purposes of impervious cover calculations. In addition, trails in greenspaces and conservation areas no more than 11 feet wide constructed of natural soil, granite gravel, and stabilized soil aggregate, with concrete or stone edging no more than 6 inches wide on each side, are exempted from impervious cover calculations. Pervious concrete may also be exempted from impervious cover calculations in trail areas prone to high erosion. **(Amended 10-13-2015)**

(l) Roads, parking area, buildings and other construction are to be assumed as one hundred (100) percent impermeable unless specific proposed alternate surfaces are authorized as being less than such by the City Council.

~~(m) Subject to the provisions of subsection 4.301(h) regarding maximum impervious cover on a single lot or undivided tract, impervious cover calculations will specifically exclude the items described in this subsection that are located in the Uplands Zone or Water Quality Transition Zone on property that is zoned and used for single family residential purposes; provided, however, that the items described in this subsection shall be subject to the administrative approval standards and procedures provided in Section 4.103(g) if located in the Water Quality Transition Zone on property which is zoned and used for Single Family Residential purposes, and further provided that such items located in the Water Quality Transition Zone shall be excluded from impervious cover calculations only to the extent that there is full compliance with any required pollution reduction measure. **(Amended 9/8/09)**~~

~~(1) Up to 350 square feet of pedestrian sidewalk or walkway that is (i) not greater than 3.5 feet in width; (ii) connects to the primary single family residential structure, and (iii) has a minimum of 1 foot of pervious cover on each side.~~

~~(2) Up to 350 square feet of covered decks or gazebos meeting the following specifications:~~

- ~~a. The deck or gazebo must be constructed on piers or posts to allow for the substantially unobstructed flow or passage of water underneath the deck or gazebo;~~
- ~~b. The deck or gazebo floor must be constructed of slatted material that provides for a minimum of ¼ inch drainage spaces between the slats;~~
- ~~c. The deck or gazebo must be constructed over pervious cover; and~~
- ~~d. Each wall of the deck or gazebo, excluding those sides of the structure adjoining a primary single-family residential structure, does not exceed 20 percent of the area measured from the top of the overhead cover to the top of the floor.~~

~~(3) Up to 350 square feet and a maximum width of eighteen inches (18”) of coping, if any, on: a swimming pool, hot tub, wading pond, fountain, bird bath, fish pond, and other similar city-approved structures.~~

~~(4) Up to 350 square feet of solar or wind power structures and facilities used for the primary purpose of providing on-site energy.~~

~~(5) Up to 350 square feet of an accessory building that is elevated to allow for the substantially unobstructed flow or passage of water over pervious cover underneath. Nothing in this subsection~~

shall exempt a lot or accessory structure from the requirements of Chapter 2 of the Land Development Code, including but not limited to the limitations on the number of structures allowed per lot.

Subsection 4.301(f) is deleted in its entirety, and no reference appearing elsewhere in the Code to such deleted subsection 4.301(f) shall have the effect of providing for any right, privilege, or procedure formerly included in the provisions of deleted subsection 4.301(f). ~~(Amended 5-5-09)~~

- ~~(n) Single family lots shall not exceed one residential unit per acre nor 18 percent aggregate impervious cover.~~
- ~~(o) The projected impervious cover on any single lot or undivided tract in the upland zone shall not exceed eighteen (18) percent. Notwithstanding anything to the contrary in subsection (e) of this Section 4.301, the items listed in subsection (e) shall not be excluded from impervious cover calculations to the extent that the area of any such item, when added to the area of impervious cover located on the affected lot, results in a total area in excess of 18% of the area of such lot. The projected impervious cover on any part of any single lot or undivided tract, regardless what zones(s) are located on such lot or undivided tract shall not exceed eighteen percent. ~~(Amended 9-8-09)~~~~

(m) Residential Impervious Cover Exemption Allowance

(1) Properties zoned and used for single family residential purposes will be allowed the following exemptions from impervious cover totals:

<u>Impervious Cover Exemptions</u>	
<u>Lot Size</u>	<u>Total Exemption in Square Feet</u>
<u>Up to <math>\frac{1}{8}</math> acre</u>	<u>Up to 100 ft<sup>2</sup></u>
<u>Between <math>\frac{1}{8}</math> acre and <math>\frac{1}{4}</math> acre</u>	<u>Up to 200 ft<sup>2</sup></u>
<u>Between <math>\frac{1}{4}</math> acre and <math>\frac{1}{2}</math> acre</u>	<u>Up to 400 ft<sup>2</sup></u>
<u>Between <math>\frac{1}{2}</math> acre and <math>\frac{3}{4}</math> acre</u>	<u>Up to 600 ft<sup>2</sup></u>
<u>Between <math>\frac{3}{4}</math> acre and 1 acre</u>	<u>Up to 800 ft<sup>2</sup></u>
<u>Greater than 1 acre</u>	<u>800 ft<sup>2</sup> + an additional 50 ft<sup>2</sup> per <math>\frac{1}{4}</math> acre.</u>

(2) Exempted items shall fall within the following categories:

- (a) pedestrian sidewalk or walkway that is:
- i Not greater than 3.5 feet in width;
  - ii Connects to the primary single-family residential structure; and,
  - iii Has a minimum of 1 foot of pervious cover on each side.
- (b) Covered decks or gazebos meeting the following specifications:
- i The deck or gazebo must be constructed on piers or posts to allow for the substantially unobstructed flow or passage of water underneath the deck or gazebo;
  - ii The deck or gazebo floor must be constructed of slatted material that provides for a minimum of ¼-inch drainage spaces between the slats;
  - iii The deck or gazebo must be constructed over pervious cover; and
  - iv Each wall of the deck or gazebo, excluding those sides of the structure adjoining a primary single-family residential structure, does not exceed 20-percent of the area measured from the top of the overhead cover to the

top of the floor.

(c) Coping with a maximum width of eighteen inches (18") for a swimming pool, hot tub, wading pond, fountain, bird bath, fishpond, and other similar structures.

(d) Solar or wind power structures and facilities used for the primary purpose of providing on-site energy.

(e) An accessory building meeting the following specifications:

i Structure is elevated to allow for the substantially unobstructed flow or passage of water underneath the structure.

ii Structure is constructed over pervious cover.

(3) Nothing in this subsection shall exempt a lot or accessory structure from the requirements of Chapter 2 of the Land Development Code, including but not limited to the limitations on the number of structures allowed per lot or setback requirements.

|

COMMITTEE MEETING DATE: AUGUST 5<sup>TH</sup>, 2021



## PLANNING AND ENVIRONMENTAL COMMITTEE AGENDA ITEM #8

---

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 regarding the joint Committee and Council meeting held on July 30<sup>th</sup>, 2021.

BACKGROUND: On July 30<sup>th</sup>, the City Council met with Committee Chairs and Vice-Chairs to discuss goals, objectives, and possible changes for the future. This included possibly restructuring committees. For example, the possibility of the Planning and Environmental Committee focusing more on Parks and Recreation and the Zoning Commission becoming the Planning and Zoning Commission was discussed. Additionally, the idea of appointing committee members in October and having two year committee terms was also proposed by participants. The Committee will discuss some of these proposals and provide a recommendation to Council on the various ideas.

APPLICABLE CODE SECTIONS:

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED: