

AGENDA DATE: April 14, 2010

SUBJECT: Presentation on the 1995 Future Land Use Map and current Zoning Map (Mayor Mills/Administration)

BACKGROUND: The City Council and Council Committees have been working on revisions to the 1995 Comprehensive Plan since last October. Most of the narrative text has been marked up and revised; however, one of the significant areas of the Comprehensive Plan, the Future Land Use Map, still needs to be considered.

The purpose of the joint worksession with the City Council and Zoning Commission is to review the 1995 Future Land Use Map and to consider updates to reflect Zoning Changes approved by the Council since 1995 as well as future uses that may be contemplated.

Attached is the current wording from the 1995 Plan regarding the Land Use Maps. While there may be some minor editing done to the wording, for the most part it still seems to be appropriate.

The work that needs to be done is to update the Future Land Use Map to reflect changes to the Zoning Map that have been approved since 1995. A series of maps have been prepared in a presentation to be given at the worksession that will be presented in the following sequence:

- 1) 1995 Future Land Use Map
- 2) Modifications to city limits and ETJ since 1995
- 3) Governmental Zoning changes since 1995
- 4) Open Space/Green Space Zoning changes since 1995
- 5) Commercial Zoning Changes since 1995

- 6) Revised Future Land Use map which incorporates Zoning Changes noted in #2 - #5

Remaining areas to consider

- 7) Comparison between Revised Future Land Use map and Zoning Map in 2 areas:
 - A. US 290
 - B. Brodie Lane

- 8) Consider how to treat ETJ areas in the Future Land Use Map

RECOMMENDATION: Discuss and consider revisions to the Future Land Use Map

Requesting Department: Administration

For More Information Contact: Clay Collins

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 completely landlocked by the City of Austin. Highway 290 West transverses the northern portion of the City and allows consideration for Sunset Valley's highest density development. 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 Highway. 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. Boundaries

The Future Land Use Map provides a long-term guide for the development and use of land within the City and ETJ. The 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 intensity.

ARTICLE VI. EXISTING LAND USE CONDITIONS AND MAP

The City of Sunset Valley is predominately a single-family residential community comprised of large-lot ownership and ranch land 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 the west side of Brodie Lane at U.S. Highway 290. Other high intensity retail and public uses also exist along U.S. Highway 290.