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3 **EXECUTIVE SUMMARY**

4 This Comprehensive Plan for the City of Sunset Valley is an update of The Master Plan
5 for the City of Sunset Valley adopted on February 21, 1995, which it also replaces. It is
6 the Comprehensive Plan required in Chapter 211, specifically 211.004, of the Local
7 Government Code of Texas with which zoning regulations must comply within the
8 incorporated area. It is also the development guide for other implementing ordinances,
9 including but not limited to the Subdivision Ordinance and the Watershed Ordinance,
10 that apply to the city’s incorporated area and its extraterritorial jurisdiction (ETJ),
11 especially as to the density of development, the location of roads and utilities, the
12 protection of environmental quality, preservation of the area’s natural resources and
13 places of historical, cultural or architectural significance and the promotion of the
14 health, safety, and general welfare of the community.

15

16 This Comprehensive Plan constitutes the adopted policy of the City of Sunset Valley
17 toward land use, development and redevelopment, capital improvements, and the
18 provision of services within the incorporated area and the ETJ.

19

20

21

22

23 **ARTICLE OF INTRODUCTION**

24
25 **Section 101. Purpose of Resolution**

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

31
32 The policies reflect the desire that Sunset Valley continues to be a pleasant and relaxing
33 community “where yards are wide, people are few and roadways are narrow,” by
34 providing orderly development; lessening congestion in the street; securing safety;
35 providing adequate light and clean air; preventing the overcrowding of land; avoiding
36 undue concentration of population; maintaining the environmental balance of the area;
37 and facilitating public services in order to preserve the quiet, family-orientated
38 character of the residential neighborhoods.

39
40 The policies of the Comprehensive Plan have been made with consideration, among
41 other things, to the unique character of the City, and the most appropriate use of land
42 throughout the community to preserve the value of property, attractive homes and
43 surroundings and the pleasant quality of life.

44
45 **Section 102. The City of Sunset Valley**

46 The City of Sunset Valley is a general law City incorporated in 1954. In 1990, the City
47 had a population of 312; by 2000, the population of the City grew to 365. Additional
48 residential areas developed between 2000-2008 raised the City’s population to 575; it is
49 not anticipated that over the next decade that significant increases to the population
50 will occur. The City covers 639.6 acres (approximately one square mile). With
51 annexation of the extraterritorial jurisdiction, the City could cover 711.3 acres.

52
53 The City of Sunset Valley is located on lands first populated by Native American
54 Indians. During the early 1800’s, Mexican colonization laws offered grants of a leaguer
55 of land (approx. 4,428 acres) to heads of families who agreed to migrate to the area. In
56 1835, Theodore Bissell signed a petition requesting a grant of one league of land. Over
57 the years, portions of the Bissell league were sold to property owners such as James
58 Brodie, the Allred’s, and the Pillow family. In 1954, residents voted to incorporate into
59 the City known as Sunset Valley.

60
61 The name, Sunset Valley, was chosen because of the area’s topography and location. In
62 1954, the entire region was a lovely tree-filled valley surrounded by gentle rolling hills.

63 Located twelve miles from the western edge of Austin, it was closest to the sunset, thus
64 the name, Sunset Valley.

65 The City of Sunset Valley is a single-family residential community comprised of large-
66 lot ownership and ranch land that has manipulated its rural character even as the
67 growth of the City of Austin has surrounded the community. This rural character is
68 further defined by the existing narrow residential streets with roadside drainage
69 instead of curb and gutter, heavily wooded areas, and branches of Williamson Creek
70 that provide not only natural beauty and open space for the community but also
71 wildlife habitat and recharge to the Barton Springs Edward Aquifer. Beginning in 1993,
72 significant retail development occurred in Sunset Valley on Brodie Lane and US
73 Highway 290. Other high intensity retail and public uses also exist along US Highway
74 290.

75

76 **Section 103. Definitions.**

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

82

83 **Section 104. Administration and Enforcement**

84 **A. Boundaries of Jurisdiction**

85 This Comprehensive Plan provides guidance for local decision-making, formulation
86 and management of public policy pertaining to both the undeveloped and built
87 environments. It is Sunset Valley's long-term planning tool for the development of the
88 City and the extraterritorial jurisdiction (ETJ). It is the City's vision for the future. The
89 goals, policies and standards adopted and established in this Comprehensive Plan shall
90 act as a guide and shall be applied to all development within the city's incorporated
91 area and extraterritorial jurisdiction (ETJ).

92

93 **B. Administration**

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

98

99 **C. Effective Date**

100 This Comprehensive Plan Resolution shall become effective on the 22nd day of
101 November, 2010.

102

103 **ARTICLE II: GOALS**

104
105 **Section 201. Goals**

106
107 ❖ **Preserve and protect the pleasant quality of life.** The City of Sunset Valley is a
108 unique and pleasant place to live, work and play. Its very special quality is
109 derived from its terrain, beautiful views, dense foliage, unspoiled creeks, wildlife,
110 and large areas of relatively low-population density. The City recognizes these
111 characteristics of Sunset Valley as important and desires preservation of the quality
112 and integrity of the same.

113
114 ❖ **Preserve the community’s natural resources, including the native wildlife**
115 **habitat, natural site features, and underground water supply.** The City of Sunset
116 Valley was founded on a deep-rooted kinship with, and respect for the native
117 vegetation and wildlife. Vital to this historically symbiotic relationship with nature
118 is the City’s goal of stewardship of the basic elements of wildlife habitat including
119 ample space, fresh water, fresh air and habitat diversity that fosters varied plant
120 life.

121
122 The City is located in the Barton Creek and Williamson Creek watersheds and is in
123 close proximity to Barton Springs Edwards Aquifer Recharge Zone. Intensive
124 development of land overlying aquifer recharge zones may adversely affect the
125 aquifer.

126
127 ❖ **Protect existing and future development from increased flooding potential and**
128 **erosion of soils.** The City recognizes that the area’s topography and soil are such
129 that heavy rainfall creates hazards to life and property through flooding.

130
131 ❖ **Promote healthy development that maintains and enhances the City’s unique**
132 **character.** The City of Sunset Valley celebrates its independent identity from the
133 adjacent City of Austin and desires to remain a primarily rural residential
134 community.

135 The City desires compatible development that will retain the character and
136 aesthetic value of the natural land form.

137
138 ❖ **Provide quality services and public facilities without burdensome fees or taxes**

141 **ARTICLE III: DESIGN AND SITE PLAN DEVELOPMENT**

142
143 **Section 301. Design and Site Planning Overview**

144
145 A comprehensive site plan focuses on the overall pattern of land uses in the City at the
146 vicinity area level, the planning area level and the design of individual sites.
147 Components of the Site Plan consist of spatial and structural development including
148 landscaping, color schemes, architectural qualities, open space, project entries, and
149 traffic circulation networks. Plan elements should be carefully considered to reflect
150 the goals of this Comprehensive Plan. The relationship between these components is
151 the primary consideration in site planning. These components, when combined in an
152 interesting and effective manner, can create a sense of community identity, vibrancy,
153 and vitality.

154
155 A well designed site plan is essential to planning a quality development. A good site
156 plan layout will maximize and enhance the positive natural site features of the
157 property, such as native vegetation, geological formations, creek tributaries, and
158 existing topography contours. A good site plan will also minimize unattractive views,
159 noise and traffic conditions.

160
161 The policies of this Comprehensive Plan include the following objectives:

- 162 ❖ To develop a visually dynamic identity for the City with identifiable City edges,
163 pathways, entry points, and landmarks to distinguish Sunset Valley from the
164 surrounding region.
- 165 ❖ To create a hierarchy of City components that consist of city, planning area,
166 neighborhood, site project and individual building scales, and use building
167 masses, architecture and landscaping to help reinforce the identity and image of
168 those components by creating visually beautiful and functional buildings in a
169 cohesive, yet diversified, image and identity for the community.

170
171 Large lots are a basic ingredient to the rural characteristic of Sunset Valley and help
172 maintain low-density populations, protect the ecosystems, mitigate flooding and protect
173 water-quality. Density standards, large lot sizes, impervious cover regulation, height
174 restrictions, landscape, setback requirements, and other necessary standards ought to be
175 applied to both residential and non-residential developments to achieve the goals set
176 forth in this Comprehensive Plan.

180 **A. Entries, Lot and Roadway Placement**

181 Entry placement and design can have a significant impact on the image of a
182 development. Existing natural site features and roads may indicate where to locate safe
183 and attractive entries. Within the project, streets and circulation should be arranged to
184 preserve existing topography, views and native vegetation. Open space should be
185 incorporated into the development to the highest degree possible so that unique areas
186 of special beauty will remain in public spaces and in their natural state for all to enjoy.
187 Non-vehicular travel is strongly encouraged and to that end, the city embraces open
188 spaces with pedestrian and bicycle pathways creatively placed to link existing and
189 future development.

190
191 Placing lots, roadways, conservation areas and open space areas along existing
192 topographic contours such as following the contour of meandering creek tributary,
193 adds attractive design to a development and—enhances the neighborhood image.
194 Placing traffic ways as borders adjacent to open space may maximize public enjoyment
195 of open space. Such clear views may also serve to promote public safety, a sense of
196 security and well being.

197
198 Amenities may be added to open space and public areas to allow for increased
199 enjoyment. These amenities might include playgrounds, pedestrian and bicycle
200 pathways, equestrian trails, tennis courts, swimming pools or meditation areas.

201
202 **B. Building Placement**

203 Generous setback requirements are basic to the rural residential character of Sunset
204 Valley, however, non-residential building sites should generally be located closer to the
205 major arterial roadway than the back lot line. Residential building sites should have
206 generous front and side setback requirements to allow for an adequate sense of privacy.
207 Physical distances between home sites and roadways should be incorporated into the
208 site plan to maximize the privacy of individual homeowners. Special consideration
209 should be paid to nearby residential neighborhoods and adjacent property owners
210 regarding such matters as light intrusion, noise, auto/pedestrian conflicts, and general
211 privacy.

212
213 Site plans should incorporate, to the maximum extent possible, existing trees,
214 vegetation and natural site features so as to preserve and highlight such features.

215
216 **C. Architectural Style and Building Materials**

217 The City encourages innovative architectural styles that blend with the rural Central
218 Texas environment, create a sense of village and community and harmonize with
219 surrounding neighborhoods. Building materials and architectural design should reflect

220 high standards of quality, not short-lived trends. Architectural features and facades
221 that provide visual variation and/or relief but do not serve as living or working space
222 may be permitted to exceed the height limits by a specified distance. Building materials
223 should be genuine, not simulated, and should be durable, safe and long-lasting.
224 Natural elements native to the area, such as limestone, are encouraged for surface
225 treatments. Natural colors (earth tones) should be favored and bright colors avoided
226 for purposes other than accents. When possible, water-based products are preferred.
227 Conservation practices, recycling, and the use of recycled products are strongly
228 encouraged.

229

230 **D. Accessory Structures, Fences and Walls**

231 Accessory structures, fences and walls should be consistent with the primary
232 building(s) in terms of building materials, architectural style, and color. When non-
233 residential fences and walls are visible from both sides by off-site and on-site users,
234 equal finishing should be used on both sides. Landscaping should integrate elements
235 with the overall site design and the environment.

236

237 **Section 302. Streets**

238

239 The City desires to maintain and improve the current mobility level for all residential
240 and commercial property owners, to ensure the safety of auto drivers, pedestrians and
241 bicyclists in the city, to enhance the natural beauty of street rights-of-way, and to
242 improve traffic flow and safety by the optimal application of traffic control devices. The
243 system is now largely built out and arguably represents the largest single set of
244 historical expenditures made in any asset category. Regular monitoring of street and
245 traffic conditions and the proactive scheduling of maintenance and rehabilitation
246 activities will significantly extend pavement life over the coming decade.

247

248 The following objectives are provided as a framework for future planning of City
249 owned and maintained streets.

250

251 ❖ Maintain the existing street network by monitoring pavement conditions for the
252 early detection of conditions that trigger preservation actions; performing
253 periodic scheduled pavement maintenance; repairing and cleaning culverts,
254 bridges, and drainage related street facilities as needed; and monitoring city
255 meters, utility lines, utility cuts, and test fire hydrants.

256

257 ❖ Maintain current mobility level for all residential and commercial properties by
258 providing connections among all residential and commercial properties and
259 connections with the surrounding street network; exploring opportunities to

260 reduce congestion on major traffic arterials; providing non-auto (walking and/or
261 cycling) connections among all residential properties and connections to SSV trail
262 network to ADA standards; enforcing parking restrictions based on adopted fire
263 codes, access to hydrants and passage of emergency vehicles;

264
265 ❖ Maintain the safety of auto drivers, pedestrians and bicyclists by maintaining
266 effectiveness of all signs, striping, reflectors and lighting (illumination), safety
267 appurtenances on higher speed streets (guard rails, safety end treatments, traffic
268 barriers, vehicle impact attenuators, energy absorption terminals), clear zone
269 widths according to design guidelines; enforcing speed limits on all streets;
270 monitoring traffic demand and operational service levels on all streets;
271 maintaining records including time and location of all accidents on Sunset Valley
272 streets; and, identifying high accident locations and implement appropriate
273 remedial measures.

274
275 ❖ Maintain and enhance the natural beauty of street rights-of-way through the
276 prevention of private encroachment on city owned property; continuing seasonal
277 mowing and tree trimming programs within city rights-of-way; planting native
278 wild flowers along grass right-of-way areas and maintaining all natural and non-
279 native plants in all right-of-way areas subject to driver line of sight requirements.

280
281 ❖ Ensure optimal application of traffic control devices by installing traffic control
282 devices (signs, signals and pavement markings) according to the specifications of
283 the Texas Manual on Uniform Traffic Control Devices; limiting the use of traffic
284 control devices so as to perpetuate a rural look and feel of all streets except major
285 arterials including Brodie Lane, Jones Road, and US 290 frontage roads; and,
286 using traffic control devices and synchronized timing on major arterial streets to
287 improve traffic flow and reduce congestion.

288

289 **Section 303. Scenic Streets and Landscaping**

290
291 Streetscapes, setbacks, and landscaping, whether natural or human-made, should retain
292 the characteristics and features of the surrounding natural environment to help
293 reinforce the image that distinguishes the City of Sunset Valley from the surrounding
294 area. The design of streetscapes, setbacks, and landscaping should take into
295 consideration: surrounding building, existing streetscapes setbacks and landscaping,
296 vehicle, pedestrian, bicycle, equestrian and wildlife traffic, water quality and quantity

297 protection, lighting, nature trails, and other factors determined to be relevant to design,
298 budget, implementation and maintenance

299
300 These projects should also help satisfy specific city objectives such as reinforcing
301 boundaries and buffer areas, conservation and wildlife policies, incorporating natural
302 (native) or xeriscape vegetation, and reducing pollution (noise, air, and light).

303
304 Streetscapes, setbacks, and landscaping should be designed with consideration of
305 vehicle, pedestrian, bicycle, equestrian, and wildlife traffic use. These areas should not
306 be used for parking or service zones. They should enhance the natural beauty of the
307 surrounding environment and make potentially unpleasant sites more attractive
308 whenever possible. Natural site features and existing stands of vegetation should be
309 incorporated into the landscape design to the maximum extent possible. Existing
310 stands of native vegetation, including canopy, understory and groundcover vegetation
311 deserve special care and protection.

312 It is also important to consider water conservation and quality when designing
313 streetscapes, setbacks, and landscaping. Irrigation systems should be designed to
314 minimize waste and should be properly maintained. The use of fertilizers and
315 herbicides should be discouraged to avoid potential pollution of our water sources.
316 Natural methods of fertilizing are preferred. Detention basins and filtration ponds
317 should be located in a non-visible area or hidden by a vegetative buffer unless designed
318 to appear as a natural feature of the landscape. Structural walls should be made of
319 natural materials.

320

321 **Section 304. Public Safety and Community Policing**

322
323 The mission of the Sunset Valley Police Department is to provide a secure environment
324 fostering a sense of safety and well being, by providing timely, effective and efficient
325 public safety services.

326

327 **Section 304.A Community Policing**

328
329 Community Policing is the foundation of the City's Public Safety Policy and includes
330 goals and strategies that actively prevent and suppress criminal activity. Through
331 innovative programs, education and developing close meaningful relationships with

332 businesses, residents and guests in our city, the department works to study,
333 understand, identify and resolve the underlying causes of crime and other perils.

334

335 The nature of the Police Department’s responsibilities requires special consideration to
336 the recruitment and retention of highly qualified professionals who exemplify our
337 ideals of community policing. Maintaining a well educated, well equipped and
338 technologically advanced cadre of officers and public safety providers is important to
339 meeting these goals.

340

341 The City values community programs that foster citizen participation and volunteerism
342 in public safety and emergency response activities, and supports community awareness
343 and interaction by maintaining open communications throughout the neighborhoods
344 and commercial districts.

345

346 **Section 304.B Emergency Preparedness and Regional Involvement**

347

348 Having all first responders and volunteers trained and ready to respond to any
349 emergency that threatens the lives or property of citizens, businesses and guests,
350 conducting readiness planning and active participation in exercises with outside
351 agencies will increase the City’s ability to effectively respond to most emergencies.

352

353 **Section 304.C Role in Planning**

354

355 Public Safety is an integral part of all city planning and close coordination with police,
356 fire and emergency medical services providers and is an essential component in the
357 decision making process. Adherence to standards of public safety considerations during
358 all planning and legislating is strongly encouraged.

359

360

361 **Section 304.D Policies, Results and Measures**

362

363 Public Safety providers are expected to maintain an exceptional level of readiness,
364 professionalism and expertise. To accomplish this and to meet the needs and
365 expectations of the city, providers to the city are encouraged to maintain and regularly
366 review their policies, monitor results and grade the measures of their performance at
367 individual and department levels. When a public safety service is outsourced to a
368 contracted provider, it is imperative that the provider’s performance, level of readiness
369 and expertise be reviewed and measured on a regular basis.

370

371 **Section 305. Water Quality and Conservation**

372
373 The City of Sunset Valley is located almost entirely in the Williamson Creek watershed,
374 but a small area in the northern portion of the City is located in the Barton Creek
375 watershed. The corporate limits of the City and its ETJ are located inside the Barton
376 Springs Edwards Aquifer Recharge Zone. The northeastern corner of the City is located
377 downstream of the recharge zone.

378
379 Aquatic habitats are susceptible to silting, toxic discharges and nutrient loading,
380 especially during the dry season. In recognition of the lack of significant filtration of
381 water recharged in to the Edwards Aquifer, development/redevelopment in the
382 recharge zone of the Edwards Aquifer within Sunset Valley should provide for the
383 control of sediment during the construction phase and provide for mitigation of the
384 water quality of storm water contributions to creeks crossing the recharge zone of the
385 Edwards Aquifer.

386
387 The policies of this Comprehensive Plan to protect water quality and conservation of
388 water resources include the following objectives:

- 389 ❖ To carefully monitor the effectiveness of impervious cover restrictions and
390 structural controls to avoid degradation to the community's water source.
- 391 ❖ To allow the opportunity for mitigation of construction-related sediment loads.
- 392 ❖ To avoid development that would significantly increase storm water runoff.
- 393 ❖ To avoid construction activities that directly impact long-standing recharge
394 features including caves and sinkholes.
- 395 ❖ To protect the natural creek side floral and faunal ecosystems and prohibit
396 development that would significantly disturb creek side habitats or the aquifer
397 recharge regime.
- 398 ❖ To achieve increased water quality through intergovernmental coordination
399 and dissemination of information to the public regarding the effects and means
400 of mitigating water quality degradation.
- 401 ❖ To encourage continued study of improved alternative water quality control
402 methods and technology
- 403 ❖ To encourage landscaping with water conserving plants, indigenous or
404 naturalized vegetation, and use of on-site water run off.

- 405 ❖ To encourage water conservation through reduced consumption, increased
406 efficiency and changes in individual behavior, including encouraging reuse and
407 capture through the use of gray water recycling and rain barns.
- 408 ❖ To regulate the type and intensity of development in the recharge zone through
409 appropriate standard conditions and special conditions as needed.
- 410 ❖ To apply the most current available planning resources for evaluating land use
411 compatibility and land use intensity.
- 412 ❖ To provide rebates and other incentive programs.
- 413 ❖ To provide education programs on conservation and water quality protection
414 including the most recent innovations and technologies

415
416 **Section 306. Topography, Grading and Drainage**
417

418 The City of Sunset Valley’s elevation ranges from approximately 645 feet above sea
419 level along the banks of Williamson Creek to approximately 740 feet above sea level
420 atop the hills south of Oakdale Drive. Instead of being radically altered, major
421 topographical and drainage patterns, should be incorporated into development plans.
422 Natural erosion control measures should be implemented when applicable.
423 Construction on slopes of more than twenty percent (20%) presents special problems,
424 such as erosion and excessive runoff, and should not be permitted unless the City
425 Council is satisfied that no unnecessary environmental damage will be caused. Sunset
426 Valley has several types of soils. The most prevalent soils group is Del Rio Clay. Other
427 common soil groups include Buda Limestone and High Terrace Deposits. The clay and
428 clay complex soils have high shrink-swell potential and low permeability. A soils
429 analysis is recommended prior to site development.

430
431 Site grading should be kept to a minimum in order to protect natural slopes, ridges, and
432 drainage features, thereby preserving the rural character of the City. Emerging
433 technologies and traditional techniques should be used to improve management of
434 runoff and ground water recharge.

435
436 The following goals and objectives are provided as a framework to guide future actions
437 regarding grading and drainage in the City of Sunset Valley.

- 438
439 ❖ Implement appropriate safeguards in the City of Sunset Valley’s Land
440 Development Code to protect and preserve existing topographic features and
441 to restore features impacted by historical actions to the extent practicable.
- 442
443 ❖ Explore the possibility of constructing broad shallow terraces on vacant city-
444 owned parcels to encourage water retention and percolation. The feasibility

445 of a similar program for privately owned parcels should be investigated in
446 which the City would cost-share or rebate portions of the development costs
447 in order to achieve the desired benefits, such as reduce runoff, improve water
448 quality, and provide additional opportunities for aquifer recharge.

449
450 ❖ Adopt a proactive stance regarding new ways to deal with existing runoff,
451 including investigating methods for improving water quality and controlling
452 runoff from existing large paved surfaces including the Tony Burger Center,
453 that portion of U.S. 290 within the City’s corporate limits, and the 3 major
454 commercial centers.

455
456 ❖ Reexamine existing drainage plans to determine if surface flows can be
457 redirected to existing recharge features or creek beds where accelerated
458 recharge is known to exist without exacerbating flooding concerns.

459
460 ❖ Investigate the feasibility of expanding existing floodwater retention basins
461 and catchment ponds beyond their current design to increase impoundment
462 capacity and recharge volumes to improve water quality and flood control.

463
464 ❖ Coordinate with the City of Austin to improve roadside drainage along
465 Westgate Boulevard in the area behind the residential lots on Sunset Trail to
466 reduce flooding of private properties

467
468 ❖ Reconstruct as necessary existing bar ditches, culverts, and bridge crossings
469 of creeks to improve water flow from private property and public rights-of-
470 way into drainage easements and creek channels.

471
472 **Section 307. Energy Conservation**

473
474 Energy resources can be categorized as non-renewable and renewable. Non-renewable
475 energy sources cannot be restored whereas renewable sources can be harnessed
476 indefinitely. Examples of non-renewable sources are petroleum fuels and natural gas.
477 Renewable energy sources include solar, wind, hydroelectric and geothermal steam.

478
479 Nonrenewable energy sources are subject to price fluctuation and interruptions in
480 supply. In addition, air pollution, water pollution, and acid rain are some examples of
481 the by-products produced from converting petroleum fuel to energy. Conservation can
482 be accomplished through reduced consumption, increased efficiency and changes in
483 individual behavior. Development should maximize conservation measures through
484 the use of Green Building techniques

485
486 Sunset Valley encourages conservation through the use of renewable energy sources in
487 new construction or through retrofitting existing structures. Rebates, incentive
488 program and education should be made available.

489
490 **Section 308. Flood Hazard Areas**

491
492 The geographic location and topographic conditions within Sunset Valley place the city
493 at extreme risk from two sources of flooding; Riverine Flooding when rising water over-
494 tops the creek channels that traverse the city, and Localized Flooding when rainfall
495 pools within residential areas due to generally flat topography.

496
497 The city lies ‘mid-stream’ in the Williamson Creek watershed zone. Heavy rainfall that
498 occurs in the watershed upstream of the City’s corporate limits may raise creek levels
499 and ‘back up’ into Sunset Valley due to channel designs and flow restrictions that exist
500 in the watershed below its corporate limits.

501
502 Williamson Creek, Gaines Creek, and Dry Fork Creek are subject to flash flooding and
503 should be allowed to function unhindered by structures in the creek channels or
504 floodways. The floodway is that portion of the 100-year flood plain in which the
505 hazardous flow of the flood waters occurs. Very limited development is allowed within
506 the floodway. Development in the 100-year flood plain is discouraged due to flooding
507 concerns and because these plains often support habitat for various plants and animals
508 that have become scarce with the previous losses of such habitat to development and
509 agriculture.

510
511 The Storm Water Management Program develops and implements methods for
512 reducing flood impacts upon its citizens and city-owned facilities, and to improve the
513 City’s ability to participate in local and regional flood management planning initiatives.

514
515 The following goals and objectives provide the framework to the development of
516 methods to mitigate flooding issues within the City of Sunset Valley.

- 517
518 ❖ Establish a dedicated on-going revenue source to support a unified Storm
519 Water Management Program by developing a plan to establish a permanent
520 funding mechanism for the support of storm water management activities;
521 implementing a funding strategy to support storm water management
522 activities; and, monitoring funding levels to meet established goals of the
523 program.

- 524 ❖ Create a Storm Water Management Program in order to evaluate historical
525 and current conditions contributing to flooding; identify specific areas of risk
526 to life and property, and develop options for dealing with each area of risk.
527 implement projects (after approval by citizens and the Council) to reduce
528 flood hazards identified as risks to life and property; implement regulations
529 to prohibit new construction in creek beds; perform an inventory of existing
530 man-made and natural structures that inhibit free flow of water within creek
531 beds; develop and implement plans for removing structures that inhibit free
532 flow of water within creek beds, or mitigating for their impacts if removal is
533 not practical; improve existing creek channel flows and capacities within the
534 corporate boundaries of Sunset Valley; institutionalize a Creek Maintenance
535 Program to: identify and remove non-structural hindrances to flow (e.g.
536 debris/vegetation) on a regular basis, and develop inter-local agreements to
537 facilitate emergency removal of creek blockage or cleaning activities that are
538 beyond the capability of Sunset Valley staff & equipment; develop and fund
539 a Program to purchase flood prone properties subject to owner's agreement
540 (both inside and adjacent to the City) that improve the protection of life and
541 property within the city; design and construct storm water retention and
542 management features to reduce flows based on existing or new engineering
543 data; pursue the removal of unutilized or undesired impervious cover; and
544 investigate the use of emerging technologies to modify existing hard scapes to
545 improve water percolation and/or retention.
- 546 ❖ Develop and implement a Flood Event Warning System to monitor rainfall in
547 key areas upstream of the City and alert citizens to potential flooding.
- 548 ❖ Pursue intergovernmental partnerships and negotiations with private
549 property owners to identify and implement actions that serve to reduce the
550 impact of floodwater contributions above Sunset Valley and flow
551 impediments downstream from its corporate limits by identifying and
552 implementing actions that would reduce the likelihood of severe flooding
553 within Sunset Valley due to conditions upstream or downstream from city
554 boundaries.
- 555 ❖ Establish a process to inform prospective purchasers of residential and
556 commercial property of all use limitations resulting from environmental,
557 topographical, or water quality and control regulations.

558
559
560

561 **Section 309. Solid Waste Management, Waste Water and Recycling**

562

563 The City of Sunset Valley should develop a unified approach to all city efforts regarding
564 solid waste management and recycling to reduce landfill contributions. Development
565 of a master plan for the management of solid waste materials and recycling programs,
566 as well as continued sponsorship of community programs that include street side
567 material pick-up, centralized collection or drop-off locations, and community education
568 initiatives.

569

570 **Section 310. Public Facilities**

571

572 If public facilities are developed for the City's use, every consideration should be given
573 for secondary uses by the citizens. City facilities used by the public should only be
574 done in a non-profit manner. Cost and efficiency benefits will be greater if
575 consideration is given to locate as many of City departments in one structure. These
576 benefits include lower impacts on the environment, adherence to impervious cover and
577 drainage regulations, decreased maintenance and construction costs, as well as
578 streamlined communication with citizens and staff.

579

580 **Section 311. Noise**

581

582 Sunset Valley is a Dark Sky City. Noise and light pollution should be monitored by the
583 city and mitigation for these pollutants should be encouraged. Residences, commercial
584 establishments and city facilities should direct outdoor lighting to stay within property
585 boundaries, should not exceed brightness indices, and should not interfere with
586 neighbors' enjoyment and tranquility of their own properties and yet maintain an
587 acceptable level of safety. Lighting technology is available to achieve all these goals.

588

589 Noise, for the purposes of this document, is defined as generally unwanted sound
590 which is considered unpleasant and bothersome. Unwanted noise can affect people
591 both physically and psychologically. Land uses in which people are especially sensitive
592 to noise include residential areas, libraries, churches and schools. The most pervasive
593 noise in Sunset Valley comes from motor vehicles and activities scheduled at Toney
594 Burger Activity Center. Noise can be mitigated and should be considered in the
595 development process to achieve maximum efficiency in noise abatement and to ensure
596 that residents are not exposed to excessive noise levels.

597

598 Light pollution is exposure to excessive and inappropriate artificial light. The four
599 components of light pollution are often combined and may overlap: Urban Sky Glow –
600 the brightening of the night sky over inhabited areas; Light Trespass – light falling

601 where it is not intended, wanted or needed; Glare - excessive brightness which causes
602 visual discomfort; and Clutter – bright, confusing, and excessive groupings of light
603 sources, commonly found in over-lit urban areas. The proliferation of clutter
604 contributes to urban sky glow, light trespass and glare.

605

606 **Section 312. Utilities**

607

608 The City will implement an on-going comprehensive utility mapping program to
609 accurately locate and identify all city-owned and private utilities within the corporate
610 boundaries of Sunset Valley and its ETJ, and to track changes in these utilities as they
611 occur. This information will improve safety during excavation projects and reduce
612 project planning and execution costs. Accurate location information will also aid City
613 staff as they respond to system failures, thereby reducing impacts to residential and
614 commercial utility customers.

615

616 Electric: New utilities will be located underground (electric distribution as well as
617 telecom) in order to ensure reliability of service (less chance of downed lines during
618 storm events), improving safety (removal of poles along Brodie Lane and Jones Road
619 will minimize risk of accidents) and improving aesthetics. Existing utilities will be
620 converted to underground utilities during reconstruction projects.

621 The City will encourage private, commercial, and municipal energy conservation and
622 the utilization of renewable energy alternatives through education, rebate programs,
623 and planning assistance where appropriate.

624

625 Water: The City should investigate continuing the current dual municipal water supply
626 system. When the investigation is completed a public education program should
627 provide full disclosure of the costs and benefits of such a system to all citizens. Using
628 citizen input obtained during the education process the City should develop a list of
629 water supply options, including their respective costs and funding mechanisms. These
630 options should be considered in a public referendum and results of the referendum
631 used to guide future water system development in the City of Sunset Valley.

632 Rainwater harvesting, water conservation education programs, and pursuit of emerging
633 water conservation technologies should be emphasized as priorities of the City in its
634 project prioritization and budgeting processes.

635 The city will investigate grey water recycling technologies in an effort to identify
636 options applicable to private and commercial customers in the City of Sunset Valley,
637 and should implement a rebate system for approved systems.

638

639 Waste Water: The City should pursue the decommissioning of non-monitored septic
640 systems through a phasing out of permit renewals, and institutionalize the periodic
641 inspection of all waste water lines and associated infrastructure within the City of
642 Sunset Valley to ensure proper cleaning, maintenance, sealing, and security of the
643 system. This program should include a mechanism for tracking Sunset Valley and City
644 of Austin wastewater maintenance and inspection activities to ensure compliance with
645 established schedules.

646

647 Natural Gas: The City should pursue the upgrading of all gas distribution lines to
648 current industry standards during utility repair and street repair/replacement projects.

649

650 **Section 313. Parks, Conservation Areas and Open Spaces**

651

652 Native vegetation and habitat are an important cultural and environmental resource to
653 Sunset Valley and should be an integral part of the community design. Preservation of
654 contiguous existing vegetation greenbelts in land use and open space placement that is
655 sensitive to the diverse biotic communities should be integrated into site developments.
656 These open spaces can further benefit the community by providing a network of linked
657 pathways. Land that is unsuitable for building due to hazards to public health, safety
658 and welfare, such as the floodways should be preserved as conservation areas.

659

660 Open space within a development project should conform to the Parks and Open Space
661 Management Plan and Trails Master Plan to encourage non-vehicular access throughout
662 the City. Consideration should be given to paths which are comfortably separate from
663 vehicular traffic; recreational potential to residents and amenities appropriate to the
664 area; preservation of creeks and natural areas for wildlife habitat and native flora;
665 avoidance of activities along the creek banks which may plug or constrain natural seeps
666 and springs which feed the critical base flow system or directly impact long-standing
667 recharge features; public enjoyment of attractive views, natural site features or other
668 focal points; adequate distance of pathways and amenities from private property;
669 discourage crime and vandalism through environmental design; protection of wildlife;
670 protection of native plants; removal of invasive, non-native, or deleterious plants and

671 the judicious management of Ashe Juniper (*Juniperus asheii*), that impact native species
672 through water consumption and/or competition that takes food or shelter away from
673 native plants and animals; and impact on carbon footprint.

674

675 **Section 314. Redevelopment**

676

677 Redevelopment is a tool of the City to undertake economic development efforts for the
678 retention and attraction of businesses to the community. Redevelopment may follow
679 natural or manmade disaster or undertaken to revitalize and rehabilitate commercial
680 centers in order to eliminate blight and deteriorated conditions. Project areas for
681 redevelopment would consist of the commercial corridors along Brodie Lane and Hwy
682 290.

683

684 Redevelopment should be in a manner consistent with the needs of the City of Sunset
685 Valley and complementary to the overall goals and objectives of the Master Plan.

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**ARTICLE IV: DEVELOPMENT STANDARDS SPECIFIC
TO NON-RESIDENTIAL LAND USES**

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Section 401. Vicinity Site Plan Layout

When evaluating a site, it is necessary to consider its relationship to its surroundings. Special consideration should be paid to nearby residential neighborhoods and adjacent property owners regarding such matters as lighting, noise, auto/pedestrian conflicts, general privacy, landscaping, security, and environmental concerns. Whenever possible link the commercial areas with trails and sidewalks for pedestrian access.

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. Entry ways 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 paving.

Section 403. Site Furnishings

Furnishings should be of uniform design, encourage pedestrian use, and enhance the visual appeal of the commercial areas. Site furnishings should be limited in number and variety, and constructed of durable, genuine materials. Site furnishings could include benches, fountains and ornamental pools, outdoor sculpture, planters, sun shades, mailboxes, bicycle racks, and trash receptacles.

Section 404. Architectural Style and Building Materials

The City encourages innovative architectural styles that blend with Sunset Valley, to create a sense of community. Continuity within a commercial development is important. Building materials should harmonize with native building materials, such as limestone, rough granite, and cedar. Colors should be subdued. Colors should not be used to “sign” the building or site or compete for attention with other nearby buildings.

Section 405. Façades

Building facades should harmonize with other buildings in the commercial area and with the landscape on the same or near-by sites. Façade materials, colors and detail

729 features should complement building structure and serve to integrate buildings and
730 create visual diversity.

731

732

733 **Section 406. Auxiliary and Accessory Structures**

734 Undesirable but necessary elements such as trash enclosures and recycling receptacles
735 should be effectively screened on all sides. Exterior vending machines are discouraged.

736

737

738 **Section 407. Roofs**

739 Roof lines should complement a building's mass and façade and, where appropriate,
740 form and overall integrated appearance within a commercial development. Roofs
741 should be designed to enhance a building's architectural interest and avoid clashes in
742 style with other nearby buildings. Roof-mounted equipment should be effectively
743 screened.

744

745

746 **Section 408. Paving and Surface Treatments**

747 Attractive variations in paving materials and pathway surface treatments are
748 encouraged to direct pedestrian movement and enhance visual appeal. Pervious
749 material is preferred. Asphalt and tinted concrete are acceptable, but the use of other
750 materials such as tile, brick, natural stone and exposed aggregate is preferred. Changes
751 in paving color and texture could direct pedestrian use and delineate uses, for example
752 pedestrian walkways, seating area, and plazas. For example, a five-foot wide brick
753 surface that crosses over a limestone-tinted concrete might indicate a pedestrian
754 pathway that dissects vehicular traffic. Instead of traditional curbing, a limestone edge
755 would act as a more attractive street edge. Sidewalk surfaces should be treated, at the
756 minimum, with a tinted concrete. More decorative surface treatments are preferred.

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760 **Section 409. Signage**

761 Signage should be planned for each development that adequately orients shoppers and
762 identifies businesses and activities with the fewest possible number of signs. Signage
763 design should reflect the development’s architectural style, and blend with the
764 landscape.

765

766 **Section 410. Entries and Circulation**

767 Buildings and entryways should be planned so they are effectively identified and
768 present a welcoming appearance. Entries should be safe and easy to identify.

769

770 **Section 411. Parking**

771 Parking within non-residential developments should provide accessible spaces for each
772 tenant, clear pedestrian sight-lines and landmarks, and abundant shade for parking and
773 pedestrian areas. Parking layouts should be designed to accommodate building
774 clusters, instead of building layout revolving around huge parking lots.

775

776 Crosswalks and landscaped pedestrian pathways should be designed for safety and
777 convenience. Plantings should act as accents and provide visual interest. Landscaped
778 islands should be large enough to accommodate native, drought-tolerant trees and
779 understory plants.

780

781 New and existing parking lots should be selectively partially screened from street
782 views. Varied landscape such as buffers, plantings and berms should be used in lieu of
783 single row hedges.

784

785

786 **Section 412. Lights**

787 An attractive integrated system of lighting should be planned for each development.
788 Site lighting for commercial and office projects should be designed to enhance the
789 project’s visual appeal and provide a safe environment for pedestrians and vehicles.
790 The lowest lighting levels compatible with safety should be used and light intrusion
791 into residential neighborhoods or open space should be minimized. Dark Sky lighting
792 is encouraged.

793

794 Lighting installation should conform to local and national lighting codes. Energy
795 efficient lighting is strongly encouraged and lighting in the blue, white or soft yellow
796 ranges is preferred. Accent illumination is encouraged. Entry signage should be
797 illuminated with flood lights or internal back lighting. All wiring for exterior lighting
798 should be underground.

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Section 413. Loading dock areas

If a loading dock area faces a street, the loading dock area should have appropriate setback distance from the curb/street and should be screened from view from adjacent streets and property owners, preferably with native drought-tolerant plantings. Restricting the hours when deliveries may be accepted should also be considered. Loading docks should be located so that vehicular and non-vehicular traffic flow is unhindered/not significantly impacted.

Section 414. Landscaping

Landscaping with native or naturalized plants and architectural buffering is encouraged for both decorative and functional uses. Functional landscaping purposes include: screening on site views, views from adjacent properties and streetside views; providing a method of cooling parking areas with shade; reducing visual glare from reflective surfaces; reducing noise, and helping to identify pedestrian and vehicular traffic routes.

Loading docks, trash bins, mechanical equipment and utility boxes should be attractively screened from the view of patrons, and residential areas. Rooftop equipment should also be attractively screened.

822 **ARTICLE V. LAND USE DISTRICTS**

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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. 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 an harmonious, balance costs and benefits over time and meet the goals, standard and policies of this document. Planning areas form the boundary for allocating and monitoring building intensity.






ARTICLE VI. EXISTING LAND USE CONDITIONS AND MAP

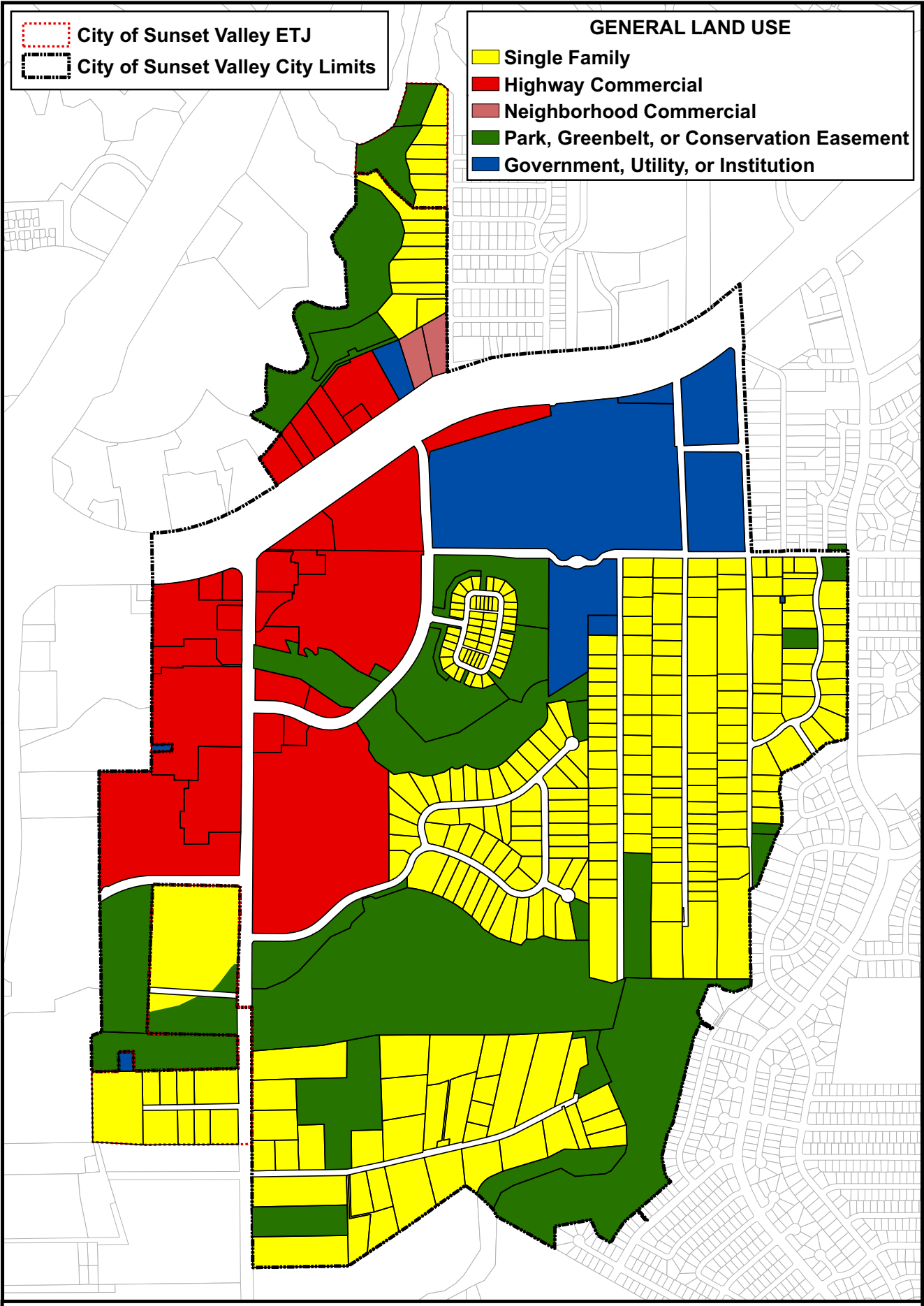
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The City of Sunset Valley is predominately a single-family residential community comprised of large-lot ownership and ranch land that has maintained its rural character even as the growth of the City of Austin has surrounded the community. Significant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

 City of Sunset Valley ETJ
 City of Sunset Valley City Limits

GENERAL LAND USE

-  Single Family
-  Highway Commercial
-  Neighborhood Commercial
-  Park, Greenbelt, or Conservation Easement
-  Government, Utility, or Institution



**City of Sunset Valley
Future Land Use Map
2010**

