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**EXECUTIVE SUMMARY**

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

14

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.

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

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

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

62 The name, Sunset Valley, was chosen because of the area’s topography and location. In  
63 1954, the entire region was a lovely tree-filled valley surrounded by gentle rolling hills.  
64 Located twelve miles from the western edge of Austin, it was closest to the sunset, thus  
65 the name, Sunset Valley.

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

76  
77

78 **Section 103. Definitions.**

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

84  
85

86 **Section 104. Administration and Enforcement**

87 **A. Boundaries of Jurisdiction**

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

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96 **B. Administration**

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

101

102 **C. Effective Date**

103 This Comprehensive Plan Resolution shall become effective on the XX day of May,  
104 2010.

105

106 **ARTICLE II: GOALS**

107  
108 **Section 201. Goals**

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

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

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

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

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

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

139  
140  
141 ❖ **Provide quality services and public facilities without burdensome fees or taxes**

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

145  
146 **Section 301. Design and Site Planning Overview**

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

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

162  
163 The policies of this Comprehensive Plan include the following objectives:

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

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

179  
180  
181 **A. Entries, Lot and Roadway Placement**

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

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

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

202  
203 **B. Building Placement**

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

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

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

218 The City encourages innovative architectural styles that blend with the rural Central  
219 Texas environment, create a sense of village and community and harmonize with  
220 surrounding neighborhoods. Building materials and architectural design should reflect  
221 high standards of quality, not short-lived trends. Architectural features and facades

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

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

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

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241 **Section 302. Streets**

242

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

251

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

254

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

260

- 261 ❖ Maintain current mobility level for all residential and commercial properties by  
 262 providing connections among all residential and commercial properties and  
 263 connections with the surrounding street network; exploring opportunities to  
 264 reduce congestion on major traffic arterials; providing non-auto (walking and/or  
 265 cycling) connections among all residential properties and connections to SSV trail  
 266 network to ADA standards; enforcing parking restrictions based on adopted fire  
 267 codes, access to hydrants and passage of emergency vehicles;  
 268
- 269 ❖ Maintain the safety of auto drivers, pedestrians and bicyclists by maintaining  
 270 effectiveness of all signs, striping, reflectors and lighting (illumination), safety  
 271 appurtenances on higher speed streets (guard rails, safety end treatments, traffic  
 272 barriers, vehicle impact attenuators, energy absorption terminals), clear zone  
 273 widths according to design guidelines; enforcing speed limits on all streets;  
 274 monitoring traffic demand and operational service levels on all streets;  
 275 maintaining records including time and location of all accidents on Sunset Valley  
 276 streets; and, identifying high accident locations and implement appropriate  
 277 remedial measures.  
 278
- 279 ❖ Maintain and enhance the natural beauty of street rights-of-way through the  
 280 prevention of private encroachment on city owned property; continuing seasonal  
 281 mowing and tree trimming programs within city rights-of-way; planting native  
 282 wild flowers along grass right-of-way areas and maintaining all natural and non-  
 283 native plants in all right-of-way areas subject to driver line of sight requirements.  
 284
- 285 ❖ Ensure optimal application of traffic control devices by installing traffic control  
 286 devices (signs, signals and pavement markings) according to the specifications of  
 287 the Texas Manual on Uniform Traffic Control Devices; limiting the use of traffic  
 288 control devices so as to perpetuate a rural look and feel of all streets except major  
 289 arterials including Brodie Lane, Jones Road, and US 290 frontage roads; and,  
 290 using traffic control devices and synchronized timing on major arterial streets to  
 291 improve traffic flow and reduce congestion.  
 292

293 **Section 303. Scenic Streets and Landscaping**  
 294

295 Streetscapes, setbacks, and landscaping, whether natural or human-made, should retain  
 296 the characteristics and features of the surrounding natural environment to help  
 297 reinforce the image that distinguishes the City of Sunset Valley from the surrounding  
 298 area. The design of streetscapes, setbacks, and landscaping should take into  
 299 consideration: surrounding building, existing streetscapes setbacks and landscaping,

300 vehicle, pedestrian, bicycle, equestrian and wildlife traffic, water quality and quantity  
301 protection, lighting, nature trails, and other factors determined to be relevant to design,  
302 budget, implementation and maintenance

303  
304 These projects should also help satisfy specific city objectives such as reinforcing  
305 boundaries and buffer areas, conservation and wildlife policies, incorporating natural  
306 (native) or xeriscape vegetation, and reducing pollution (noise, air, and light).

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

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

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#### 326 **Section 304. Public Safety and Community Policing**

327  
328 The mission of the Sunset Valley Police Department is to provide a secure environment  
329 fostering a sense of safety and well being, by providing timely, effective and efficient  
330 public safety services.

#### 331 332 **Section 304.A Community Policing**

333  
334 Community Policing is the foundation of the City's Public Safety Policy and includes  
335 goals and strategies that actively prevent and suppress criminal activity. Through

336 innovative programs, education and developing close meaningful relationships with  
337 businesses, residents and guests in our city, the department works to study,  
338 understand, identify and resolve the underlying causes of crime and other perils.

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

345  
346 The City values community programs that foster citizen participation and volunteerism  
347 in public safety and emergency response activities, and supports community awareness  
348 and interaction by maintaining open communications throughout the neighborhoods  
349 and commercial districts.

350

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

352  
353 Having all first responders and volunteers trained and ready to respond to any  
354 emergency that threatens the lives or property of citizens, businesses and guests,  
355 conducting readiness planning and active participation in exercises with outside  
356 agencies will increase the City’s ability to effectively respond to most emergencies.

357

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

359  
360 Public Safety is an integral part of all city planning and close coordination with police,  
361 fire and emergency medical services providers and is an essential component in the  
362 decision making process. Adherence to standards of public safety considerations during  
363 all planning and legislating is strongly encouraged.

364

365

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

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

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**Section 305. Water Quality and Conservation**

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

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

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

- ❖ To carefully monitor the effectiveness of impervious cover restrictions and structural controls to avoid degradation to the community’s water source.
- ❖ To allow the opportunity for mitigation of construction-related sediment loads.
- ❖ To avoid development that would significantly increase storm water runoff.
- ❖ To avoid construction activities that directly impact long-standing recharge features including caves and sinkholes.
- ❖ To protect the natural creekside floral and faunal ecosystems and prohibit development that would significantly disturb creekside habitats or the aquifer recharge regime.
- ❖ To achieve increased water quality through intergovernmental coordination and dissemination of information to the public regarding the effects and means of mitigating water quality degradation.
- ❖ To encourage continued study of improved alternative water quality control methods and technology

- 408 ❖ To encourage landscaping with water conserving plants, indigenous or  
409 naturalized vegetation, and use of on-site water run off.
- 410 ❖ To encourage water conservation through reduced consumption, increased  
411 efficiency and changes in individual behavior, including encouraging reuse and  
412 capture through the use of gray water recycling and rain barns.
- 413 ❖ To regulate the type and intensity of development in the recharge zone through  
414 appropriate standard conditions and special conditions as needed.
- 415 ❖ To apply the most current available planning resources for evaluating land use  
416 compatibility and land use intensity.
- 417 ❖ To provide rebates and other incentive programs.
- 418 ❖ To provide education programs on conservation and water quality protection  
419 including the most recent innovations and technologies

420  
421

### 422 **Section 306. Topography, Grading and Drainage**

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

435

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

440

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

443

- 444 ❖ Implement appropriate safeguards in the City of Sunset Valley’s Land  
445 Development Code to protect and preserve existing topographic features and  
446 to restore features impacted by historical actions to the extent practicable.

447

- 448 ❖ Explore the possibility of constructing broad shallow terraces on vacant city-  
449 owned parcels to encourage water retention and percolation. The feasibility  
450 of a similar program for privately owned parcels should be investigated in  
451 which the City would cost-share or rebate portions of the development costs  
452 in order to achieve the desired benefits, such as reduce runoff, improve water  
453 quality, and provide additional opportunities for aquifer recharge.  
454
- 455 ❖ Adopt a proactive stance regarding new ways to deal with existing runoff,  
456 including investigating methods for improving water quality and controlling  
457 runoff from existing large paved surfaces including the Tony Burger Center,  
458 that portion of U.S. 290 within the City's corporate limits, and the 3 major  
459 commercial centers.  
460
- 461 ❖ Reexamine existing drainage plans to determine if surface flows can be  
462 redirected to existing recharge features or creek beds where accelerated  
463 recharge is known to exist without exacerbating flooding concerns.  
464
- 465 ❖ Investigate the feasibility of expanding existing floodwater retention basins  
466 and catchment ponds beyond their current design to increase impoundment  
467 capacity and recharge volumes to improve water quality and flood control.  
468
- 469 ❖ Coordinate with the City of Austin to improve roadside drainage along  
470 Westgate Boulevard in the area behind the residential lots on Sunset Trail to  
471 reduce flooding of private properties  
472
- 473 ❖ Reconstruct as necessary existing bar ditches, culverts, and bridge crossings  
474 of creeks to improve water flow from private property and public rights-of-  
475 way into drainage easements and creek channels.  
476

### 477 **Section 307. Energy Conservation**

478 Energy resources can be categorized as non-renewable and renewable. Non-renewable  
479 energy sources cannot be restored whereas renewable sources can be harnessed  
480 indefinitely. Examples of non-renewable sources are petroleum fuels and natural gas.  
481 Renewable energy sources include solar, wind, hydroelectric and geothermal steam.  
482

483 Nonrenewable energy sources are subject to price fluctuation and interruptions in  
484 supply. In addition, air pollution, water pollution, and acid rain are some examples of  
485 the by-products produced from converting petroleum fuel to energy. Conservation can  
486 be accomplished through reduced consumption, increased efficiency and changes in

487 individual behavior. Development should maximize conservation measures through  
488 the use of Green Building techniques

489

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

493

#### 494 **Section 308. Flood Hazard Areas**

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

499

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

504

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

513

514 The Storm Water Management Program develops and implements methods for  
515 reducing flood impacts upon its citizens and city-owned facilities, and to improve the  
516 City's ability to participate in local and regional flood management planning initiatives.

517

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

520

- 521 ❖ Establish a dedicated on-going revenue source to support a unified Storm  
522 Water Management Program by developing a plan to establish a permanent  
523 funding mechanism for the support of storm water management activities;  
524 implementing a funding strategy to support storm water management

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

561

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

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

578

579 **Section 311. Noise**

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

586

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

595

596 Light pollution is exposure to excessive and inappropriate artificial light. The four  
597 components of light pollution are often combined and may overlap: Urban Sky Glow –  
598 the brightening of the night sky over inhabited areas; Light Trespass – light falling  
599 where it is not intended, wanted or needed; Glare - excessive brightness which causes  
600 visual discomfort; and Clutter – bright, confusing, and excessive groupings of light

601 sources, commonly found in over-lit urban areas. The proliferation of clutter  
602 contributes to urban sky glow, light trespass and glare.

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606 **Section 312. Utilities**

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

614

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

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

623

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

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

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

637

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

645

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

648

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.

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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

717 features should complement building structure and serve to integrate buildings and  
718 create visual diversity.

719

720

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

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

724

725

726 **Section 407. Roofs**

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

732

733

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

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

745

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748 **Section 409. Signage**

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

753

754 **Section 410. Entries and Circulation**

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

757

758 **Section 411. Parking**

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

763

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

768

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

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773

774 **Section 412. Lights**

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

781

782 Lighting installation should conform to local and national lighting codes. Energy  
783 efficient lighting is strongly encouraged and lighting in the blue, white or soft yellow  
784 ranges is preferred. Accent illumination is encouraged. Entry signage should be  
785 illuminated with flood lights or internal back lighting. All wiring for exterior lighting  
786 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.

810 **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 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.