EXECUTIVE SUMMARY

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

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

ARTICLE OF INTRODUCTION

Section 101. Purpose of Resolution

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

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

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

Section 102. The City of Sunset Valley

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

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

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

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

Section 103. Definitions.

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

Section 104. Administration and Enforcement

A. Boundaries of Jurisdiction

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

B. Administration

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

C. Effective Date

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

ARTICLE II: GOALS

Section 201. Goals

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

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

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

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

- **Promote healthy development that maintains and enhances the City's unique character.** The City of Sunset Valley celebrates its independent identity from the adjacent City of Austin and desires to remain a primarily rural residential community.
  The City desires compatible development that will retain the character and aesthetic value of the natural land form.

- **Provide quality services and public facilities without burdensome fees or taxes**

ARTICLE III: DESIGN AND SITE PLAN DEVELOPMENT

Section 301. Design and Site Planning Overview

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

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

The policies of this Comprehensive Plan include the following objectives:

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

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

A. Entries, Lot and Roadway Placement

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

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

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

B. Building Placement

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

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

C. Architectural Style and Building Materials

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

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

D. Accessory Structures, Fences and Walls

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

Section 302. Streets

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

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

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

- ❖ Maintain current mobility level for all residential and commercial properties by providing connections among all residential and commercial properties and connections with the surrounding street network; exploring opportunities to reduce congestion on major traffic arterials; providing non-auto (walking and/or cycling) connections among all residential properties and connections to SSV trail network to ADA standards; enforcing parking restrictions based on adopted fire codes, access to hydrants and passage of emergency vehicles;

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

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

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

Section 303. Scenic Streets and Landscaping

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

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

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

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

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

Section 304. Public Safety and Community Policing

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

Section 304.A Community Policing

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

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

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

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

Section 304.B Emergency Preparedness and Regional Involvement

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

Section 304.C Role in Planning

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

Section 304.D Policies, Results and Measures

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

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

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

Section 306. Topography, Grading and Drainage

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

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

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

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

- ❖ Explore the possibility of constructing broad shallow terraces on vacant city-owned parcels to encourage water retention and percolation. The feasibility of a similar program for privately owned parcels should be investigated in which the City would cost-share or rebate portions of the development costs in order to achieve the desired benefits, such as reduce runoff, improve water quality, and provide additional opportunities for aquifer recharge.

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

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

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

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

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

Section 307. Energy Conservation

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

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

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

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

Section 308. Flood Hazard Areas

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

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

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

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

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

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

activities; and, monitoring funding levels to meet established goals of the program.

- Create a Storm Water Management Program in order to evaluate historical and current conditions contributing to flooding; identify specific areas of risk to life and property, and develop options for dealing with each area of risk. implement projects (after approval by citizens and the Council) to reduce flood hazards identified as risks to life and property; implement regulations to prohibit new construction in creek beds; perform an inventory of existing man-made and natural structures that inhibit free flow of water within creek beds; develop and implement plans for removing structures that inhibit free flow of water within creek beds, or mitigating for their impacts if removal is not practical; improve existing creek channel flows and capacities within the corporate boundaries of Sunset Valley; institutionalize a Creek Maintenance Program to: identify and remove non-structural hindrances to flow (e.g. debris/vegetation) on a regular basis, and develop interlocal agreements to facilitate emergency removal of creek blockage or cleaning activities that are beyond the capability of Sunset Valley staff & equipment; develop and fund a Program to purchase flood prone properties subject to owner's agreement (both inside and adjacent to the City) that improve the protection of life and property within the city; design and construct storm water retention and management features to reduce flows based on existing or new engineering data; pursue the removal of unutilized or undesired impervious cover; and investigate the use of emerging technologies to modify existing hardscapes to improve water percolation and/or retention.

- Develop and implement a Flood Event Warning System to monitor rainfall in key areas upstream of the City and alert citizens to potential flooding.

- Pursue intergovernmental partnerships and negotiations with private property owners to identify and implement actions that serve to reduce the impact of floodwater contributions above Sunset Valley and flow impediments downstream from its corporate limits by identifying and implementing actions that would reduce the likelihood of severe flooding within Sunset Valley due to conditions upstream or downstream from city boundaries.

- Establish a process to inform prospective purchasers of residential and commercial property of all use limitations resulting from environmental, topographical, or water quality and control regulations.

Section309. Solid Waste Management, Waste Water and Recycling

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

Section 310. Public Facilities

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

Section 311. Noise

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

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

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

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

Section 312. Utilities

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

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

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

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

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

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

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

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

Section 313. Parks, Conservation Areas and Open Spaces

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

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

protection of native plants; removal of invasive, non-native, or deleterious plants and the judicious management of Ashe Juniper (*Juniperus asheii*), that impact native species through water consumption and/or competition that takes food or shelter away from native plants and animals; and impact on carbon footprint.

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

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

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

Section 406. Auxiliary and Accessory Structures

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

Section 407. Roofs

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

Section 408. Paving and Surface Treatments

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

Section 409. Signage

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

Section 410. Entries and Circulation

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

Section 411. Parking

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

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

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

Section 412. Lights

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

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

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.

ARTICLE V. LAND USE DISTRICTS

Section 501. General Overview

Every land use decision should serve to protect the residential neighborhoods and the long-term needs of the City as a whole. The City of Sunset Valley and its ETJ are completely landlocked by the City of Austin. 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 portraits 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

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.