City of Sunset Valley
3205 Jones Road
Sunset Valley, TX 78745
P: 512-892-1383
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May 13, 2010

Dear Sunset Valley Resident,

As you may know, the City Council has been working on updating the City's Comprehensive Master Plan. The current Plan was adopted in 1995 and there have been many changes to our city in the past 15 years. One of the important parts of this Plan is the Future Land Use map. The purpose of the Future Land Use map is to provide a guide for future development in the city.

The city has a Zoning ordinance and each parcel of property falls into a specific Zoning district which determine what uses are allowed on the property. The Future Land Use map is different from the Zoning map in that the Future Land Use map shows the *projected long term use* that the city would like to see for the property and not just the current allowed or historical use. The Future Land Use map *does not dictate* the Zoning on a parcel of property, but it serves as a guide for future development. The Zoning Commission and the City Council use the Future Land Use map and the Comprehensive Master Plan as tools in considering zoning changes on particular properties.

The City Council and Zoning Commission recently held a work session to identify areas of concern and possible changes in the Future Land Use map. While it is not anticipated that most of the residential and commercial areas of Sunset Valley will be changed as a part of the process, the few undeveloped areas will need to be considered. The City Council has identified the following areas for specific consideration:

1) City properties acquired in the past few years
2) Property on the north side of US Highway 290 West
3) Property on the south part of Brodie Lane
4) Property in the City of Sunset Valley Extra-Territorial Jurisdiction (ETJ)
    a) North end of Stearns Lane
    b) Apartments on Brodie Lane
    c) Country White Lane

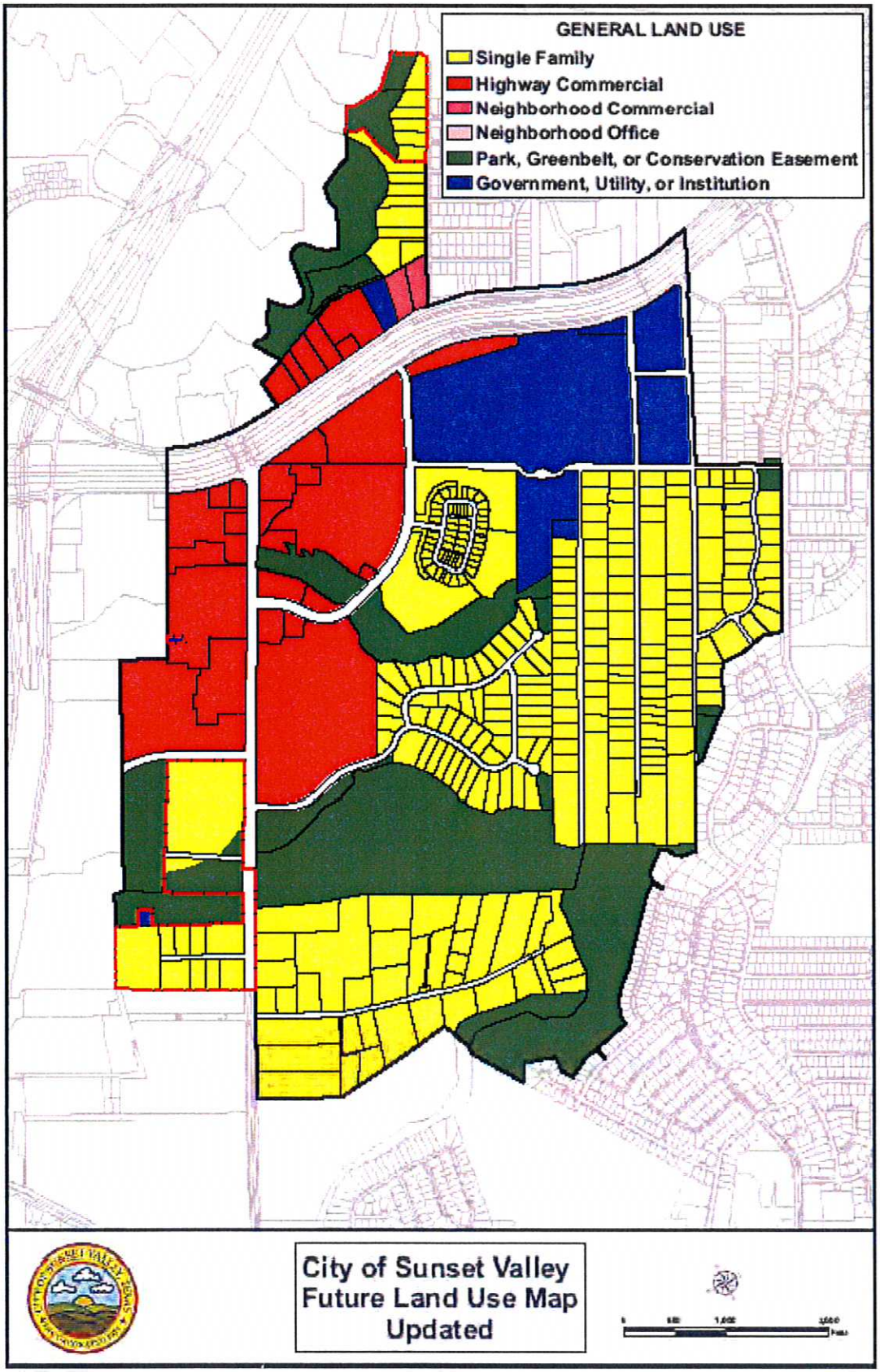
Attached are a series of options that have been identified for consideration during this process. A map has been included to accompany each option. The first map behind this letter is the 1995 Future Land Use map with updates that reflect zoning changes that have been approved in the past 15 years. This map serves as the new base map for the other options to be considered.

The City Council will be holding a public hearing to consider input on these options on Tuesday, June 22, 2010. If you have questions or wish to submit written comments in advance of this public hearing, please feel free to contact me. For additional information on the process for updating the Comprehensive Master Plan and for a draft of the plan, there is a link on the home page of the city's website at www.sunsetvalley.org.

Sincerely,

Clay Collins
City Administrator

MAP 1



Updated Future Land Use Map with Parcel Boundaries

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: City owned parcels of land

Map Reference: Maps 2 - 4

Addresses:

1. 6401 Brodie Lane
2. 762 Oakdale (Manley tract)
3. 798 Oakdale (Nance tract)
4. 37 Lone Oak
5. 10 Sunset Trail - Habitat Demonstration Gardens
6. Ernest Robles Drive Water Treatment Pond
7. Villas Detention Pond
8. Villas Buffer 1
9. Villas Buffer 2
10. Villas Buffer 3
11. Villas Buffer 4

Current Zoning: Single Family Residential

1995 Future Land Use: Single Family Residential

Option: Change Future Land Use to Park, Greenbelt, or Conservation Easement designation

Description of proposed option:

These parcels were all either dedicated by developers or purchased by the City with the intention of being used for water quality treatment, water quality protection, or other unspecified green space.

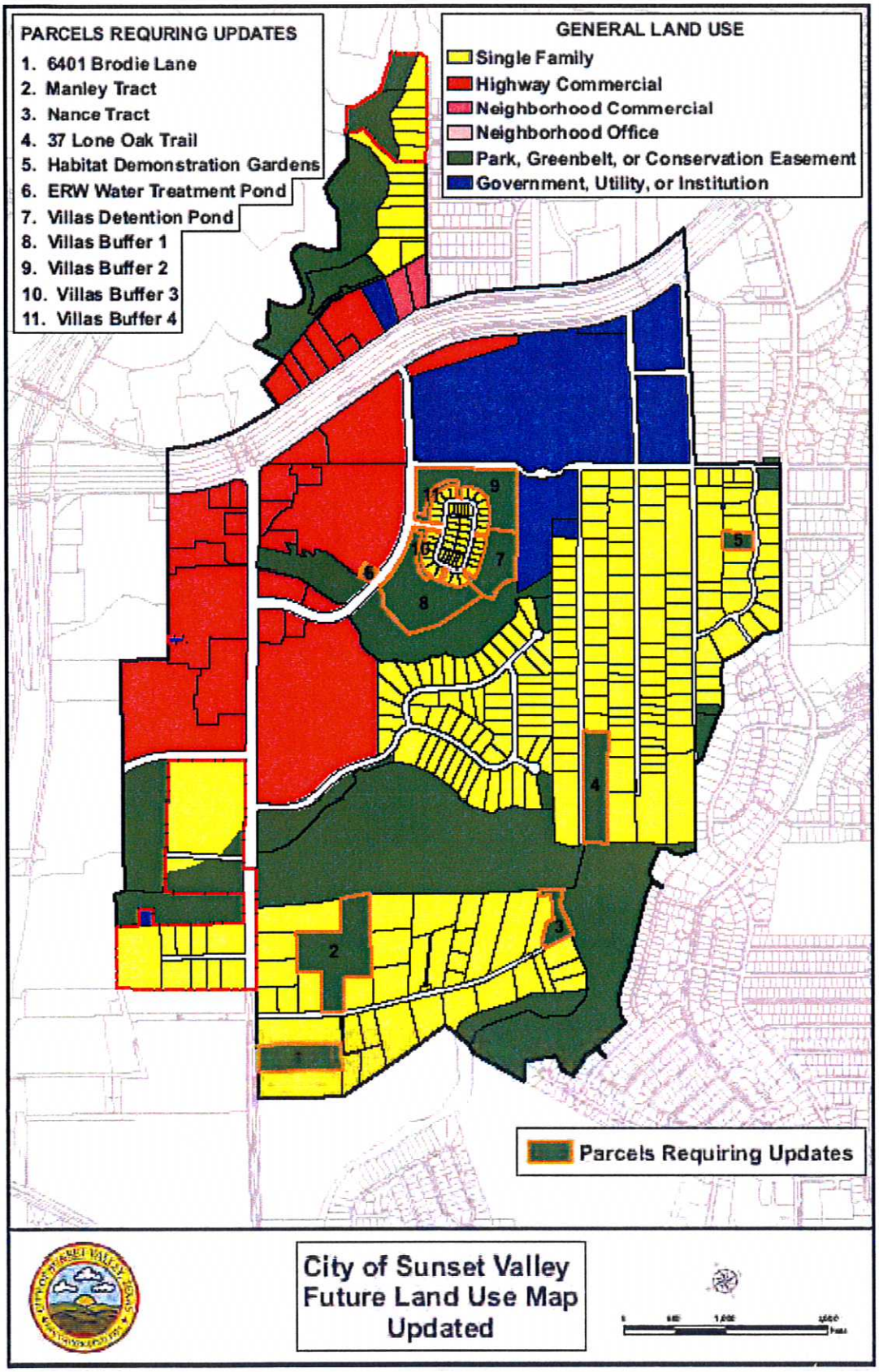
Advantages of proposed option:

Many of these parcels were acquired with funding that would not allow future single family use. Others may not have specific legal restrictions, but the intent was to not allow future development once they were acquired. Changing the future use to the Park, Greenbelt, or Conservation Easement category is a more accurate depiction of the intended future use. Changing the future use does not change the zoning, so single family use would still be an option unless the city proceeds with formal rezoning of the property.

Disadvantages of proposed option:

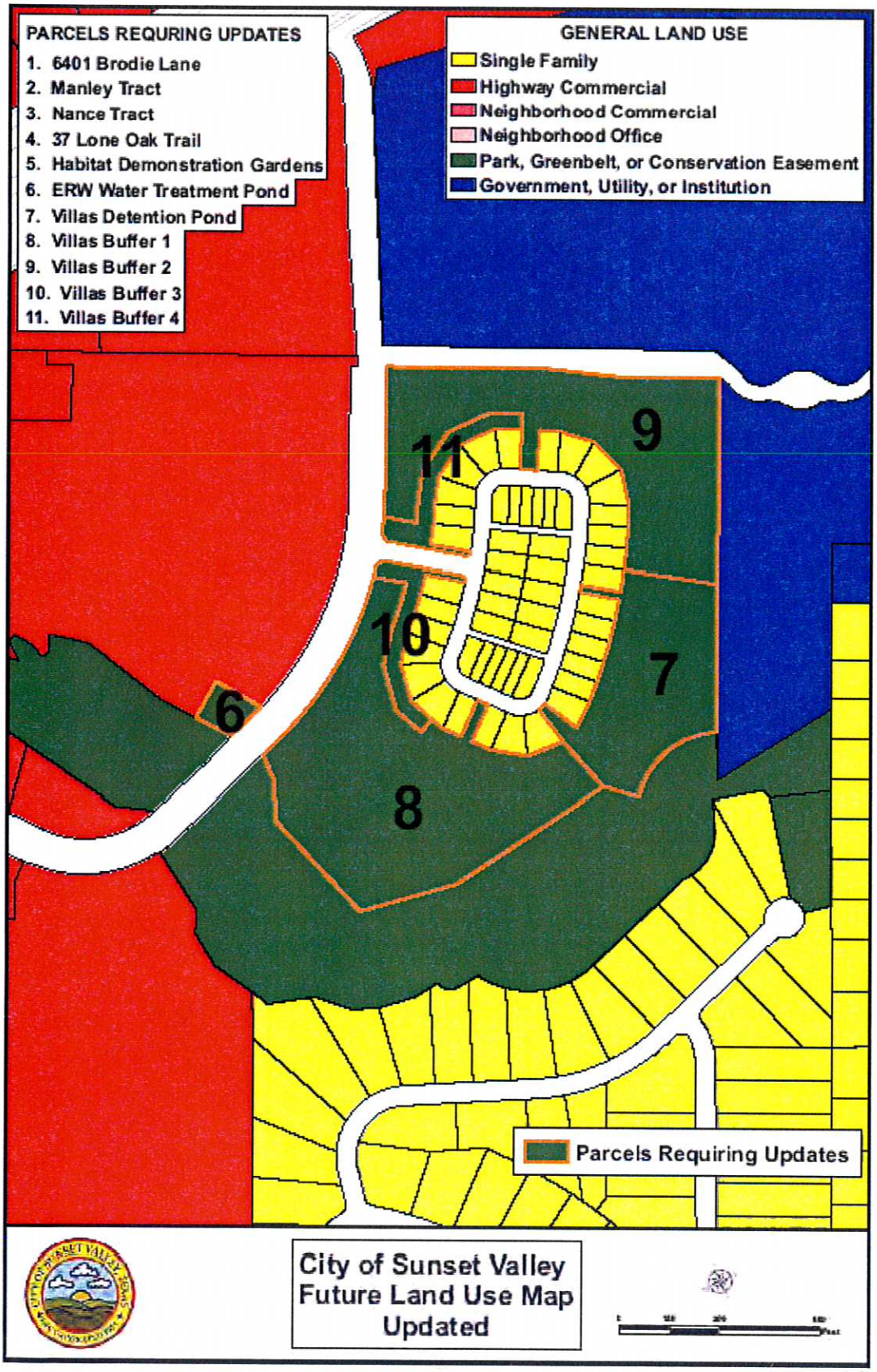
Changing the future land use designation would limit any options for future use other than Park, Greenbelt, or Conservation Easement in the event that the property is rezoned following completion of the Comprehensive Master Plan.

MAP 2



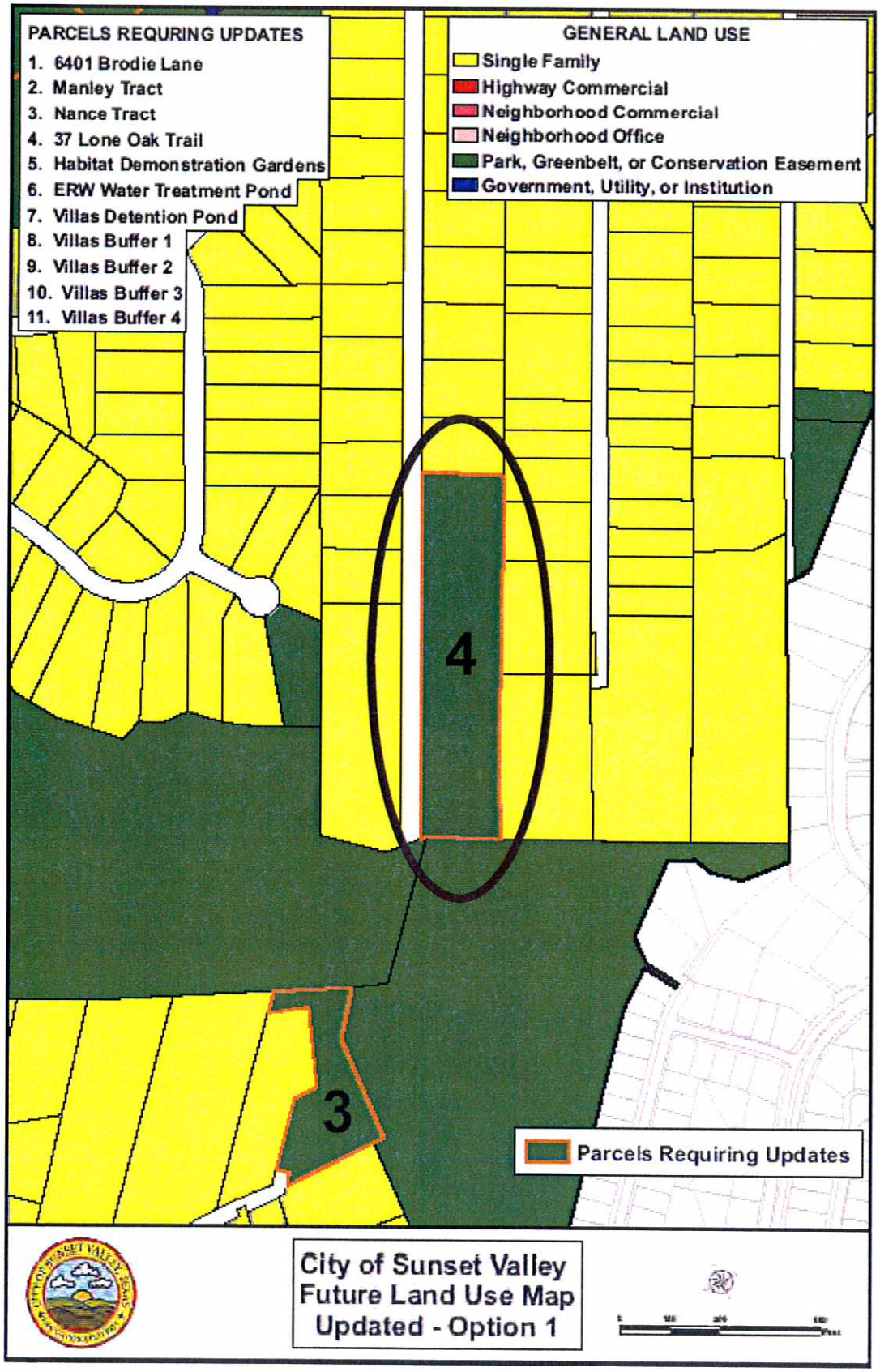
Parcels Requiring Updates

MAP 3



Parcels Requiring Updates

MAP 4


PARCELS REQURING UPDATES
1. 6401 Brodie Lane
2. Manley Tract
3. Nance Tract
4. 37 Lone Oak Trail
5. Habitat Demonstration Gardens
6. ERW Water Treatment Pond
7. Villas Detention Pond
8. Villas Buffer 1
9. Villas Buffer 2
10. Villas Buffer 3
11. Villas Buffer 4
GENERAL LAND USE
Single Family
Highway Commercial
Neighborhood Commercial
Neighborhood Office
Park, Greenbelt, or Conservation Easement
Government, Utility, or Institution
4
3
Parcels Requiring Updates
City of Sunset Valley
Future Land Use Map
Updated - Option 1

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: City owned parcels of land at 37 Lone Oak

Map Reference: Map 5

Address: 37 Lone Oak

Current Zoning: Single Family Residential

1995 Future Land Use: Single Family Residential

Option: Retain Single Family Residential on northern-most acre (approximate); show future use on remaining acreage as Park, Greenbelt, or Conservation Easement

Description of proposed option:

This parcel was purchased by the City with the intention of being used water quality protection; however it was purchased with unrestricted local funds, so there is no legal requirement that the entire tract be set aside for water quality protection. The northern part of the property is surrounded by other single family residential uses and is in the uplands, so it could be subdivided from the balance of the tract and sold as a single family lot

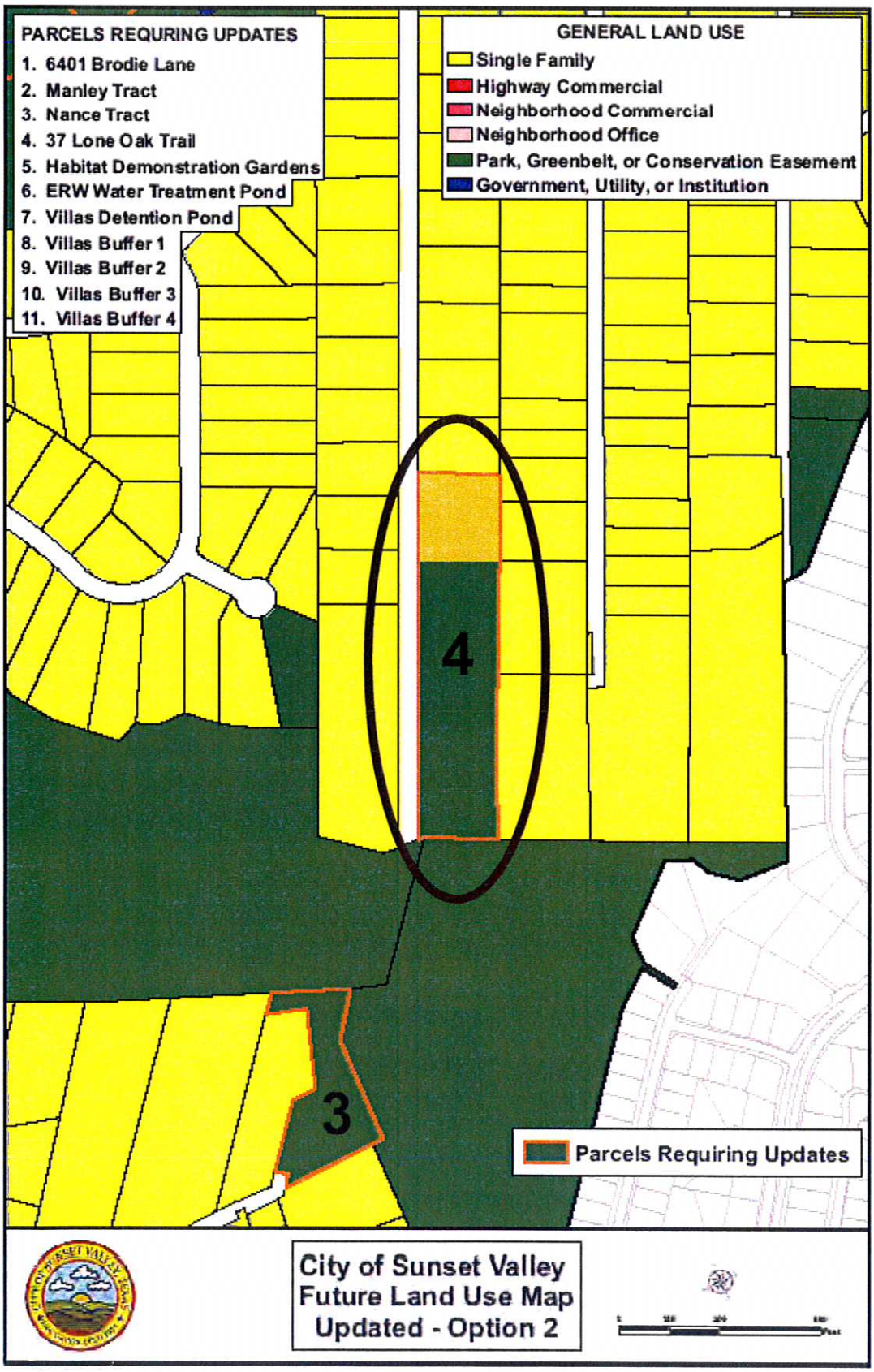
Advantages of proposed option:

The portion of the property that is not in a protected water quality zone could be subdivided and sold to allow a new single family home to be constructed. The proceeds from the sale could be used to acquire other property for water quality protection or for any use approved by the City Council.

Disadvantages of proposed option:

There would be expense associated with the platting of the proposed lot and the lot does not meet all current city requirements for a single family residential lot. Development of a lot that does not meet current city standards could set a precedent that would be difficult for the city to defend against if other property owners chose to request re-subdivision of existing lots that do not meet current standards.

MAP 5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Park, Greenbelt, or Conservation Easement
Government, Utility, or Institution
4
3
Parcels Requiring Updates
City of Sunset Valley
Future Land Use Map
Updated - Option 2

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: US 290/Stearns Lane

Map Reference: Map 6

Addresses:

1. 4800 W. Highway 290
2. 4812 W. Highway 290

Current Zoning: Single Family Residential

1995 Future Land Use: Neighborhood Commercial

Option: Retain future use as Neighborhood Commercial

Description of proposed option:

The two parcels are situated between Stearns Lane and the TxDOT Water Quality structure on US 290. The lot on the corner is vacant and the adjoining lot has been a single family residence for more than 50 years. When the 1995 Plan was developed, the Neighborhood Commercial use was projected to recognize that these lots are on a major highway frontage road, but that they also adjoin existing single family residential and are the entrance to a large single family neighborhood.

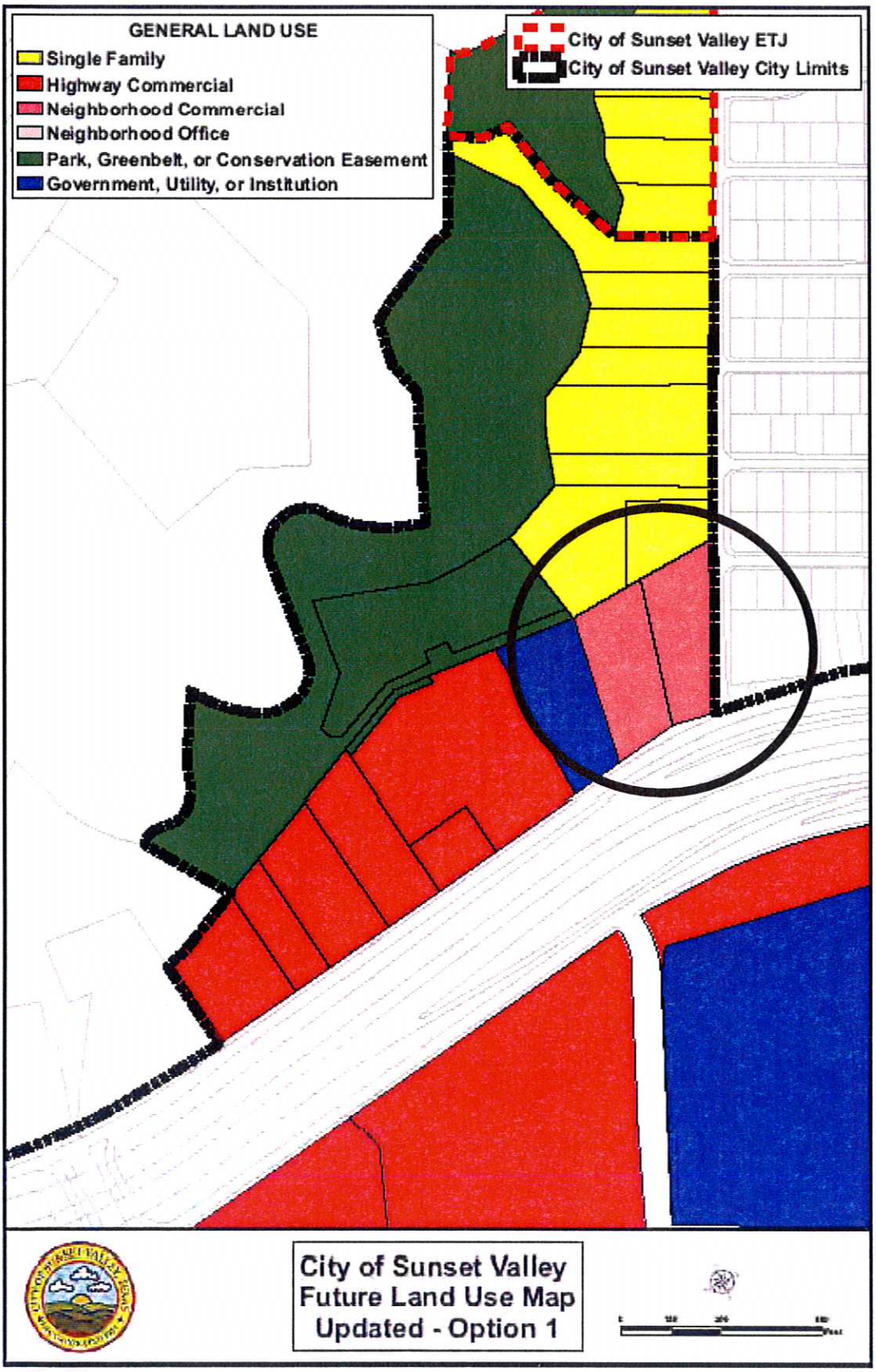
Advantages of proposed option:

Neighborhood Commercial uses are less intense uses that would be a good buffer with the existing single family uses on Stearns Lane. These parcels front on the access road of US 290, so it is not reasonable to expect them to remain as their historic single family use which dates to the incorporation of Sunset Valley when traffic was a fraction of its current volume. This option would leave the current single family zoning in place, but would recognize the long term use to be within the Neighborhood Commercial designation. Neighborhood Commercial uses include such uses as antique shop, bakery, ice cream parlor, pharmacy, art/dance studio, and toy store.

Disadvantages of proposed option:

These parcels are currently zoned as Single Family Residential and maintain the Neighborhood Commercial designation in the Future Land Use Plan will encourage future rezoning and commercial use which may not be compatible with the adjoining neighborhood.

MAP 6



WY 290 - OPTION 1

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: US 290/Stearns Lane

Map Reference: Map 7

Addresses:

1. 4800 W. Highway 290
2. 4812 W. Highway 290

Current Zoning: Single Family Residential

1995 Future Land Use: Neighborhood Commercial

Option: Change Future Land Use to Park, Greenbelt, or Conservation Easement designation

Description of proposed option:

The two parcels are situated between Stearns Lane and the TxDOT Water Quality structure on US 290. The lot on the corner is vacant and the adjoining lot has been a single family residence for more than 50 years. When the 1995 Plan was developed, the Neighborhood Commercial use was projected to recognize that these lots are on a major highway frontage road, but that they also adjoin existing single family residential and are the entrance to a large single family neighborhood. In the time since the 1995 Plan was adopted, the City has acquired properties for green space as an entrance into residential areas

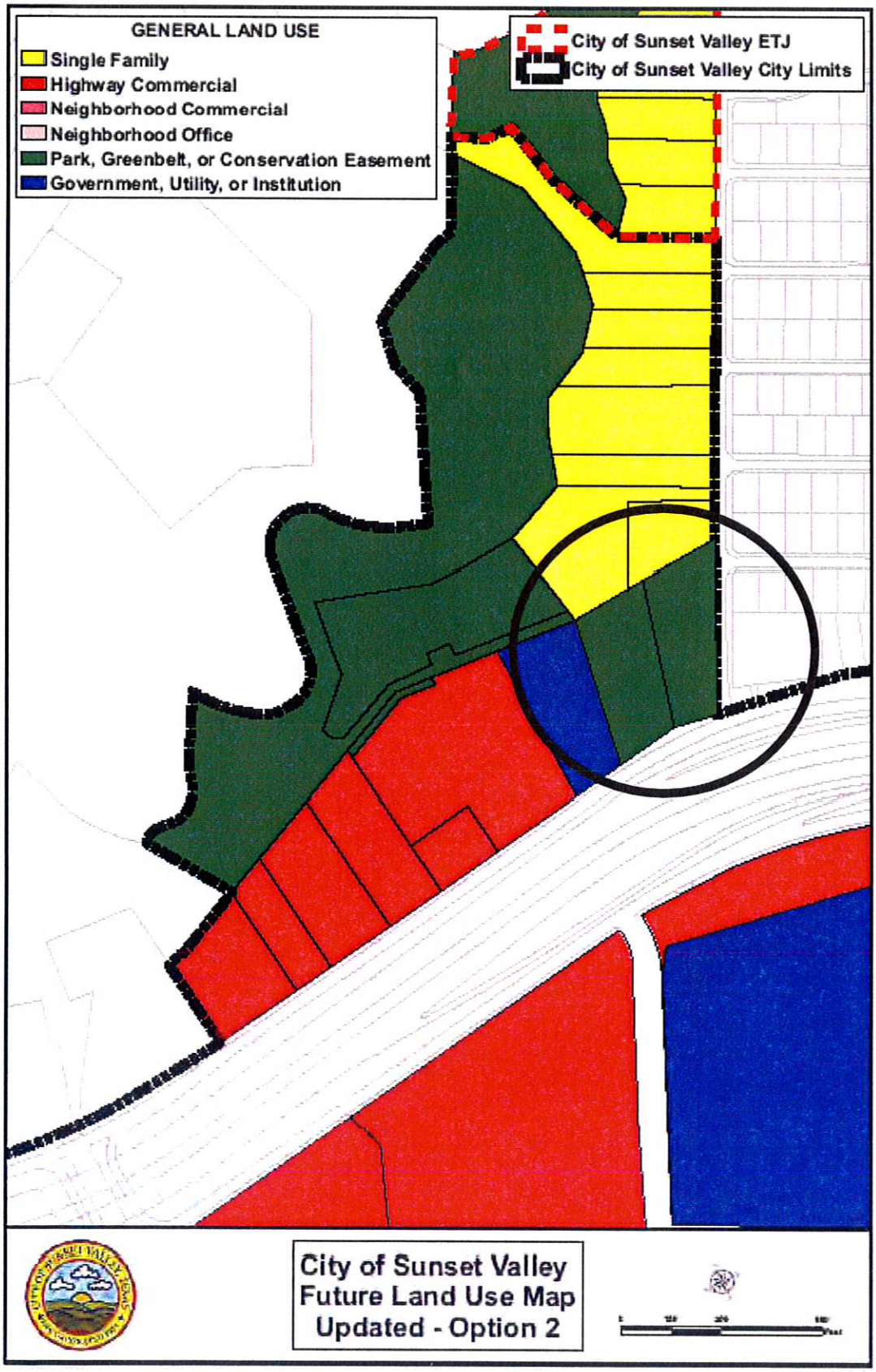
Advantages of proposed option:

Changing these two lots as Park, Greenbelt, or Conservation Easement designation would allow single family zoning to continue, but would not encourage future commercial development and would provide protection for the single family neighborhood uses behind this frontage property.

Disadvantages of proposed option:

The adjoining uses on US 290 are predominantly commercial or in transition. The city does not currently have a source of funding to acquire these properties, so changing the future land use to Greenbelt, or Conservation Easement would most likely prevent any change in use from the current single family zoning; however, it is not reasonable to expect single family use to be a long term viable use along a highway frontage road.

MAP 7


GENERAL LAND USE
Single Family
Highway Commercial
Neighborhood Commercial
Neighborhood Office
Park, Greenbelt, or Conservation Easement
Government, Utility, or Institution
City of Sunset Valley ETJ
City of Sunset Valley City Limits
City of Sunset Valley
Future Land Use Map
Updated - Option 2

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: US 290 - West of Holiday Inn

Map Reference: Map 8

Addresses:

1. 4910 W. Highway 290
2. 4924 W. Highway 290
3. 4934 W. Highway 290
4. 4942 W. Highway 290

Current Zoning: 3 different classifications on these properties; middle two are single family residential; property adjacent to Estancia Churrascaria restaurant is Neighborhood Commercial; Enviroplan Architect Office at 4942 W. Highway 290 is currently zoned Neighborhood Office.

1995 Future Land Use: Highway Commercial

Option: Retain Highway Commercial designation for Future Land Use

Description of proposed option:

When the 1995 Plan was adopted, there were no commercial uses on this section of Highway 290. In recognition of the potential for commercial development along this section, the Highway Commercial Use designated. Subsequently, there has been some development and rezoning, such as the Holiday Inn Express and Estancia Churrascaria restaurant which are Highway Commercial developments. This option would allow future uses to pursue Highway Commercial-type development.

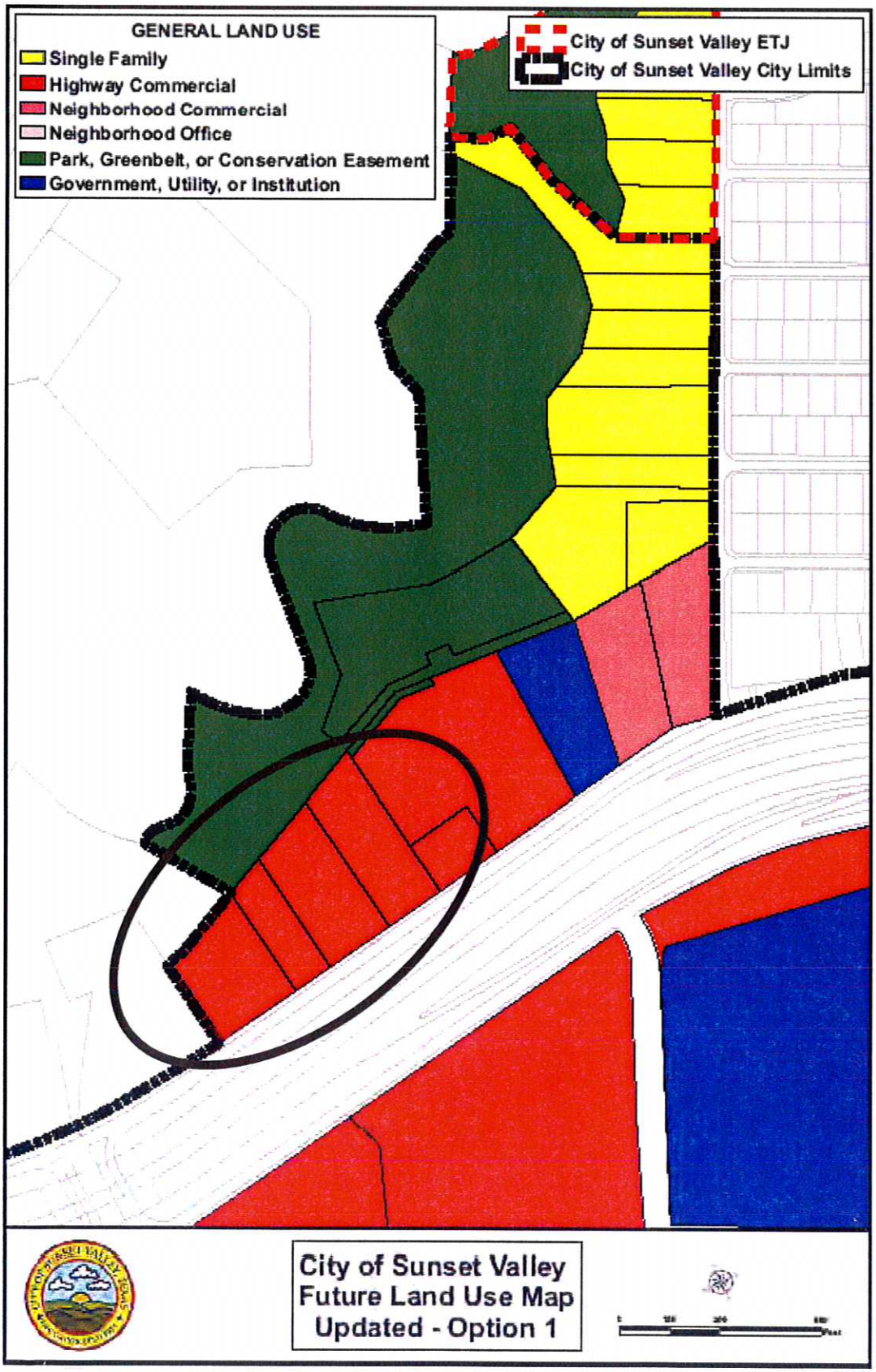
Advantages of proposed option:

There are no residential neighborhoods adjacent to these properties; the front on Highway 290 and back up to the Gaines Greenbelt. Retaining the Highway Commercial Future Use allows for this level of commercial use, but does not dictate it. Properties may continue to seek zoning changes in lesser commercial categories but with the option still available to pursue Highway Commercial projects.

Disadvantages of proposed option:

The Highway Commercial future use has been in place since 1995 and there are still some properties that have not developed. It is not feasible to develop a viable highway commercial project on these smaller tracts, so a lower tier of commercial use is more realistic.

MAP 8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City of Sunset Valley City Limits
City of Sunset Valley
Future Land Use Map
Updated - Option 1

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: US 290 - West of Holiday Inn

Map Reference: Map 9

Addresses:

1. 4910 W. Highway 290
2. 4924 W. Highway 290
3. 4934 W. Highway 290
4. 4942 W. Highway 290

Current Zoning: 3 different classifications on these properties; middle two are single family residential; property adjacent to Estancia Churrascaria restaurant is Neighborhood Commercial; Enviroplan Architect Office at 4942 W. Highway 290 is currently zoned Neighborhood Office.

1995 Future Land Use: Highway Commercial

Option: Change Future Land Use to a mixture of Neighborhood Commercial and Neighborhood Office

Description of proposed option:

When the 1995 Plan was adopted, there were no commercial uses on this section of Highway 290. In recognition of the potential for commercial development along this section, the Highway Commercial Use designated. The smaller parcels west of the restaurant have not developed as Highway Commercial, so changing the future land use to Neighborhood Office and Neighborhood Commercial is proposed.

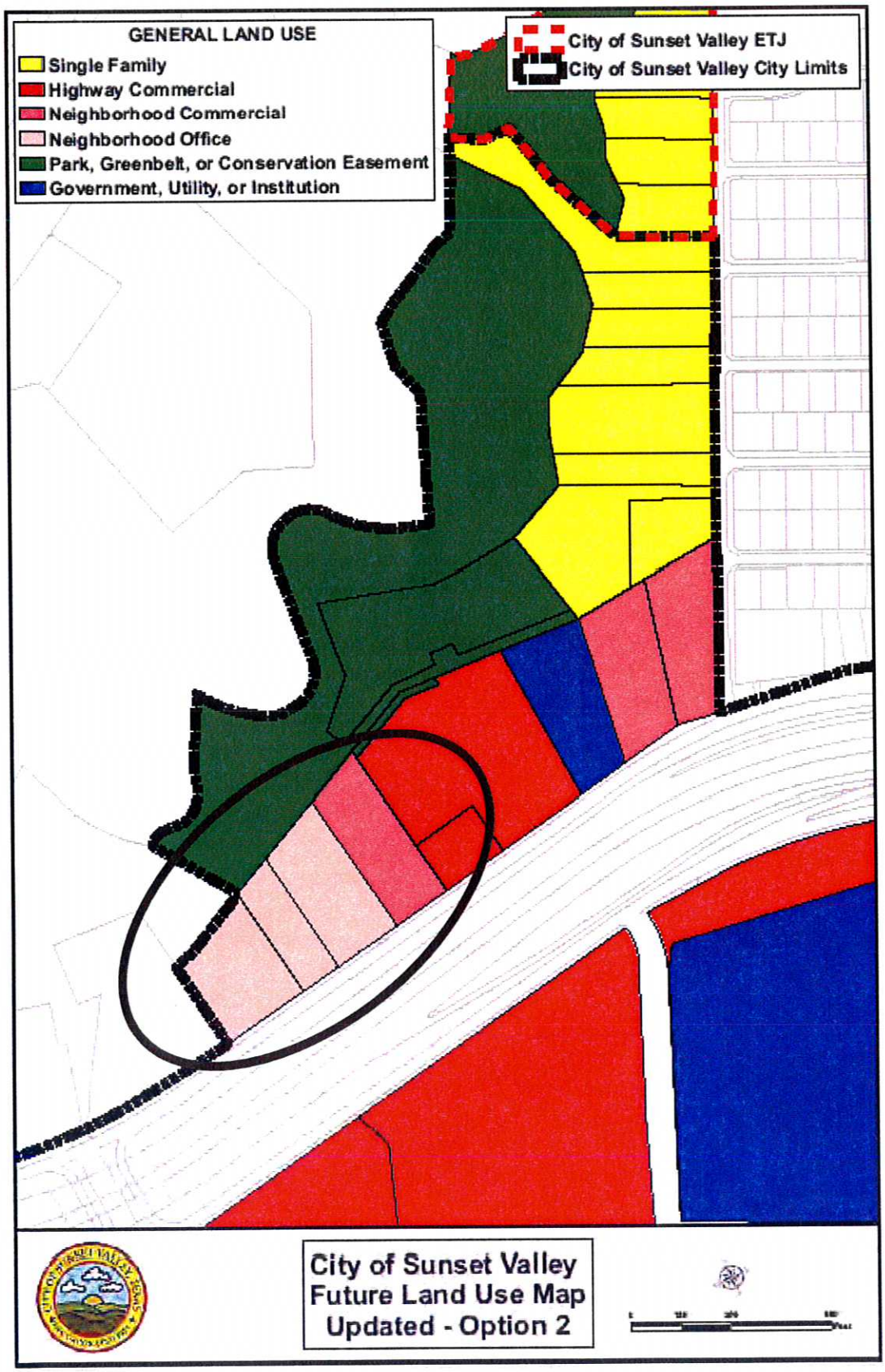
Advantages of proposed option:

Highway Commercial development has not occurred during the last 15 years and individual parcels have started to develop as either Neighborhood Commercial or Neighborhood Office. This appears to be the more likely use and so the Future Land Use should be adjusted accordingly.

Disadvantages of proposed option:

The Highway Commercial future use has been in place since 1995 and there are still some properties that have not developed. It is not feasible to develop a viable highway commercial project on these smaller tracts, so a lower tier of commercial use is more realistic.

MAP 9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City of Sunset Valley
Future Land Use Map
Updated - Option 2

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: Brodie Lane – east side of street, south of Williamson Creek bridge

Map Reference: Map 10

Addresses:

1. 6107 Brodie Lane

Current Zoning: Single Family

1995 Future Land Use: Single Family

Option: Change Future Land Use to Park, Greenbelt, or Conservation Easement designation

Description of proposed option:

This is currently a single family residence which lies within the flood plain. There can be no further development of the property and it can retain the current single family use; however for long term planning, it should not be considered as continuing as a single family use.

Advantages of proposed option:

At some point, the city may be in a position to acquire this property to prevent additional development and remove a flood prone structure.

Disadvantages of proposed option:

This is an historic single family use and changing the projected use to Park, Greenbelt, or Conservation Easement is not appropriate while the property is privately owned.

MAP 10

GENERAL LAND USE
Single Family
Highway Commercial
Neighborhood Commercial
Neighborhood Office
Park, Greenbelt, or Conservation Easement
Government, Utility, or Institution
City of Sunset Valley ETJ
City of Sunset Valley City Limits
City of Sunset Valley
Future Land Use Map
Updated - Option 1

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of areas under consideration: Brodie Lane – east side of street

Map Reference: Map 11

Addresses:

1. 6203 Brodie Lane
2. 6205 Brodie Lane

Current Zoning: Single Family

1995 Future Land Use: Single Family

Option: Change Future Land Use to Neighborhood Office

Description of proposed option:

There have been attempts for additional commercial development along Brodie Lane. Neighborhood Office is the least dense commercial development allowed and would allow for limited commercial development along Brodie Lane.

Advantages of proposed option:

The property values continue to increase and be classified as commercial uses even though the current development regulations in Sunset Valley do not allow commercial development in this area. The city has the ability to acquire some of the properties with the Green Tax, but it is not feasible to acquire all the properties. Allowing the least dense commercial development possible will strike a balance and allow for limited development.

Disadvantages of proposed option:

The city has been protective of additional development along Brodie Lane and the 1995 Plan provides for continued single family uses. The city can continue to acquire properties as they are made available to prevent additional development in this area.

MAP 11

GENERAL LAND USE
Single Family
Highway Commercial
Neighborhood Commercial
Neighborhood Office
Park, Greenbelt, or Conservation Easement
Government, Utility, or Institution
City of Sunset Valley ETJ
City of Sunset Valley City Limits
City of Sunset Valley
Future Land Use Map
Updated - Option 2

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of area under consideration: Stearns Lane – north of current city limits

Areas adjacent to the City of Sunset Valley that are outside the city limits and could be annexed into Sunset Valley; however, unlike the City of Austin, due to the fact that Sunset Valley is a general law city, annexation can only occur if requested by the property owner(s).

Map Reference: Map 12

Current Zoning: NOT ZONED (the city cannot regulate zoning outside the city limits)

1995 Future Land Use: Single Family

Option: no change

Description of proposed option:

Retain the future land use as single family residential; consider annexation if requested by property owners

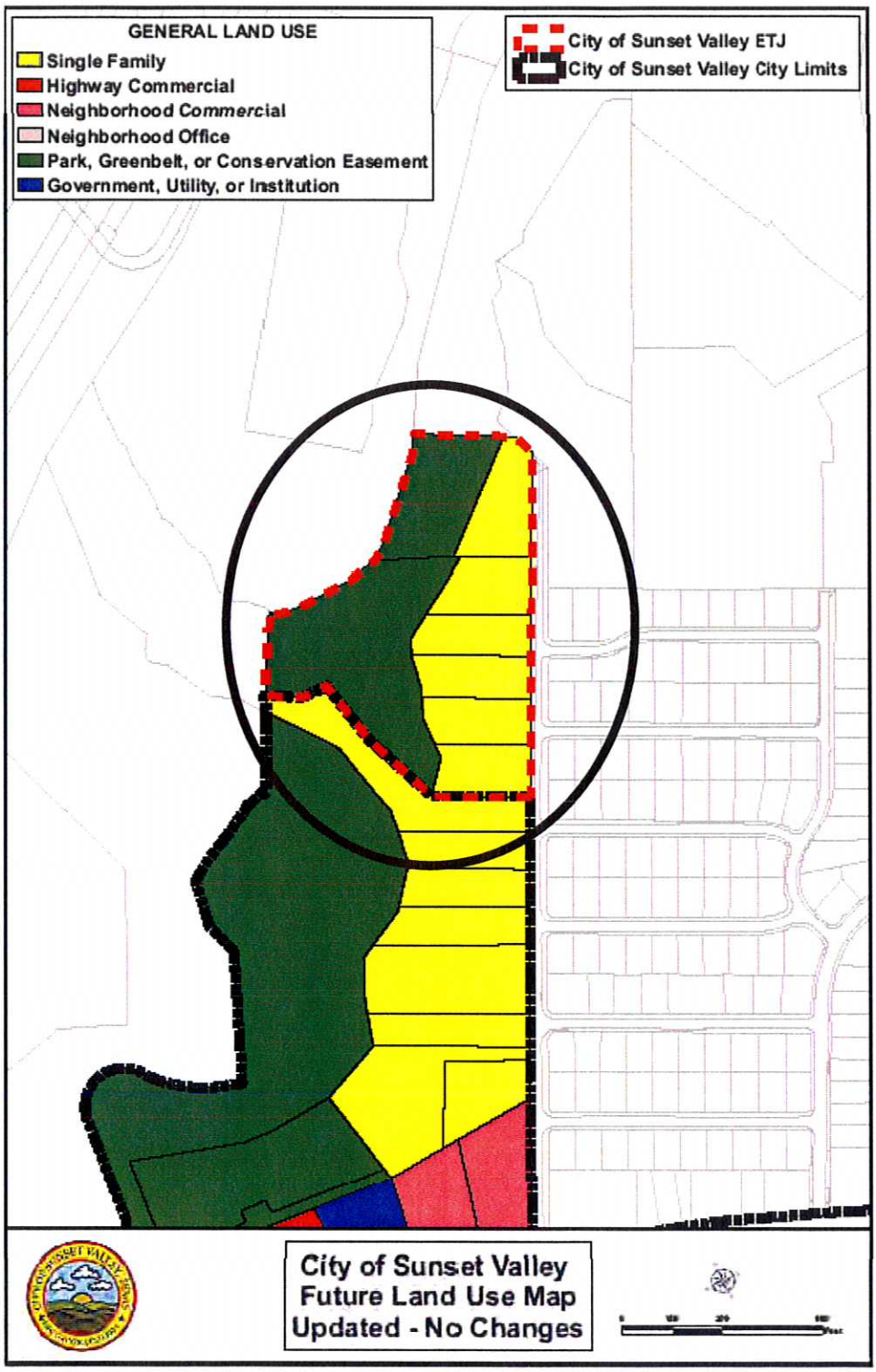
Advantages of annexation:

Annexation of this property would protect the existing single family residential uses on Stearns Lane and in the adjoining City of Austin neighborhood.

Disadvantages of annexation:

Annexation would require that the City provide city services. Water and Sewer services would require additional city infrastructure.

Map 12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City of Sunset Valley City Limits
City of Sunset Valley
Future Land Use Map
Updated - No Changes

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of area under consideration: 5800 Brodie Lane – Grand Reserve Apartments

Areas adjacent to the City of Sunset Valley that are outside the city limits and could be annexed into Sunset Valley; however, unlike the City of Austin, due to the fact that Sunset Valley is a general law city, annexation can only occur if requested by the property owner(s).

Map Reference: Map 13

Current Zoning: NOT ZONED (the city cannot regulate zoning outside the city limits)

1995 Future Land Use: Single Family

Option: no change

Description of proposed option:

Retain the future land use as single family residential; DO NOT consider annexation due to the increase in population and current multi-family use which is not consistent with the City's Zoning Ordinance or Development Regulations;

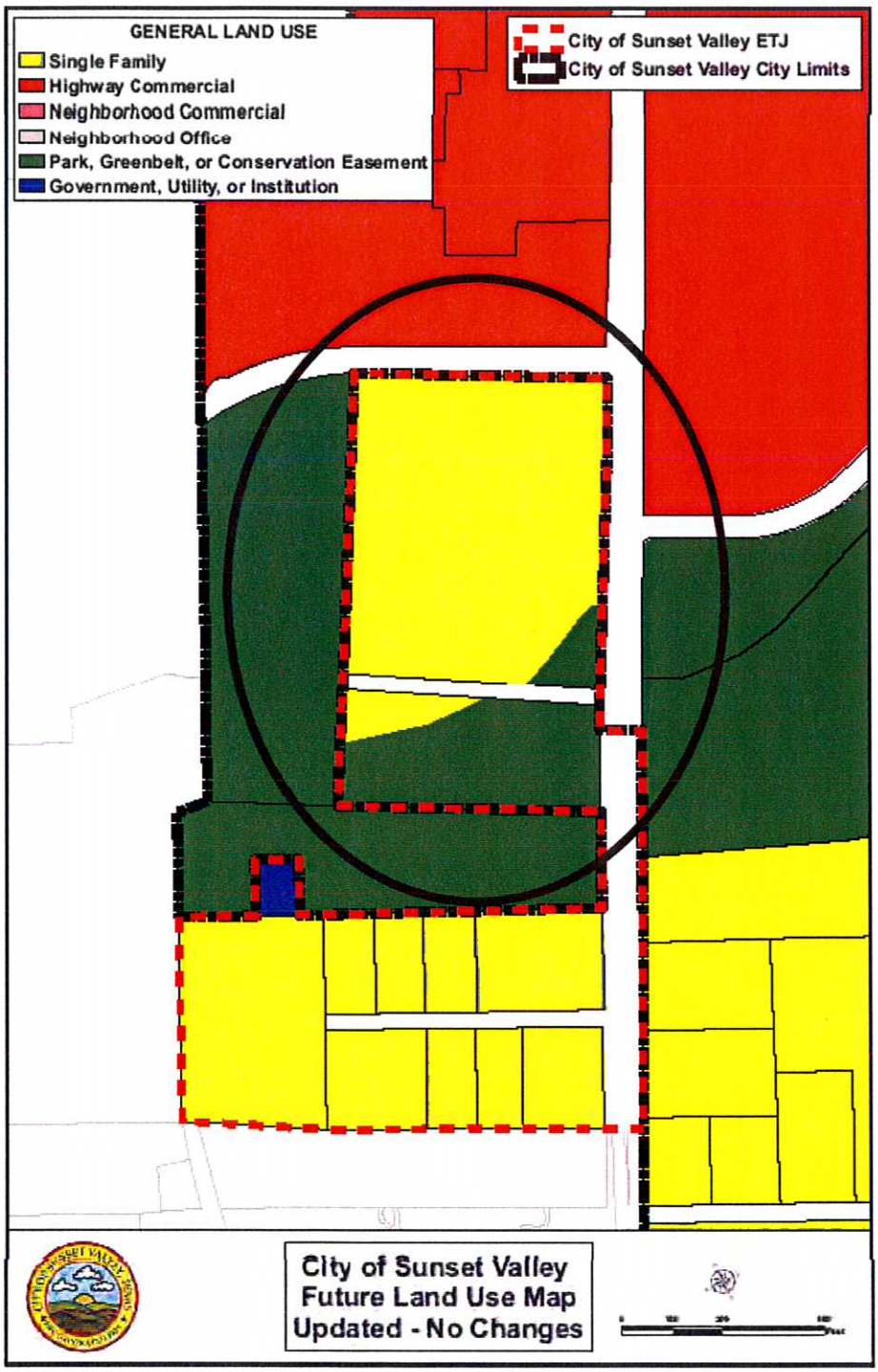
Advantages of annexation:

The City would gain control over the future use of this property.

Disadvantages of annexation:

Annexation of this property would bring a large number of residents into the city. Annexation would require that the City provide city services.

Map 13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City of Sunset Valley
Future Land Use Map
Updated - No Changes

City of Sunset Valley
Comprehensive Master Plan Project
Future Land Use Options

Location of area under consideration: Country White Lane

Areas adjacent to the City of Sunset Valley that are outside the city limits and could be annexed into Sunset Valley; however, unlike the City of Austin, due to the fact that Sunset Valley is a general law city, annexation can only occur if requested by the property owner(s).

Map Reference: Map 14 - 16

Current Zoning: NOT ZONED (the city cannot regulate zoning outside the city limits)

1995 Future Land Use: Single Family

Option:

Three options:

1. Retain as single family
2. Retain as single family except large lot at west end to be Park, Greenbelt, or Conservation Easement
3. Retain south side of Country White as single family and other areas as Park, Greenbelt, or Conservation Easement

Description of proposed option:

Encourage annexation and consider options for changing some designations to Park, Greenbelt, or Conservation Easement

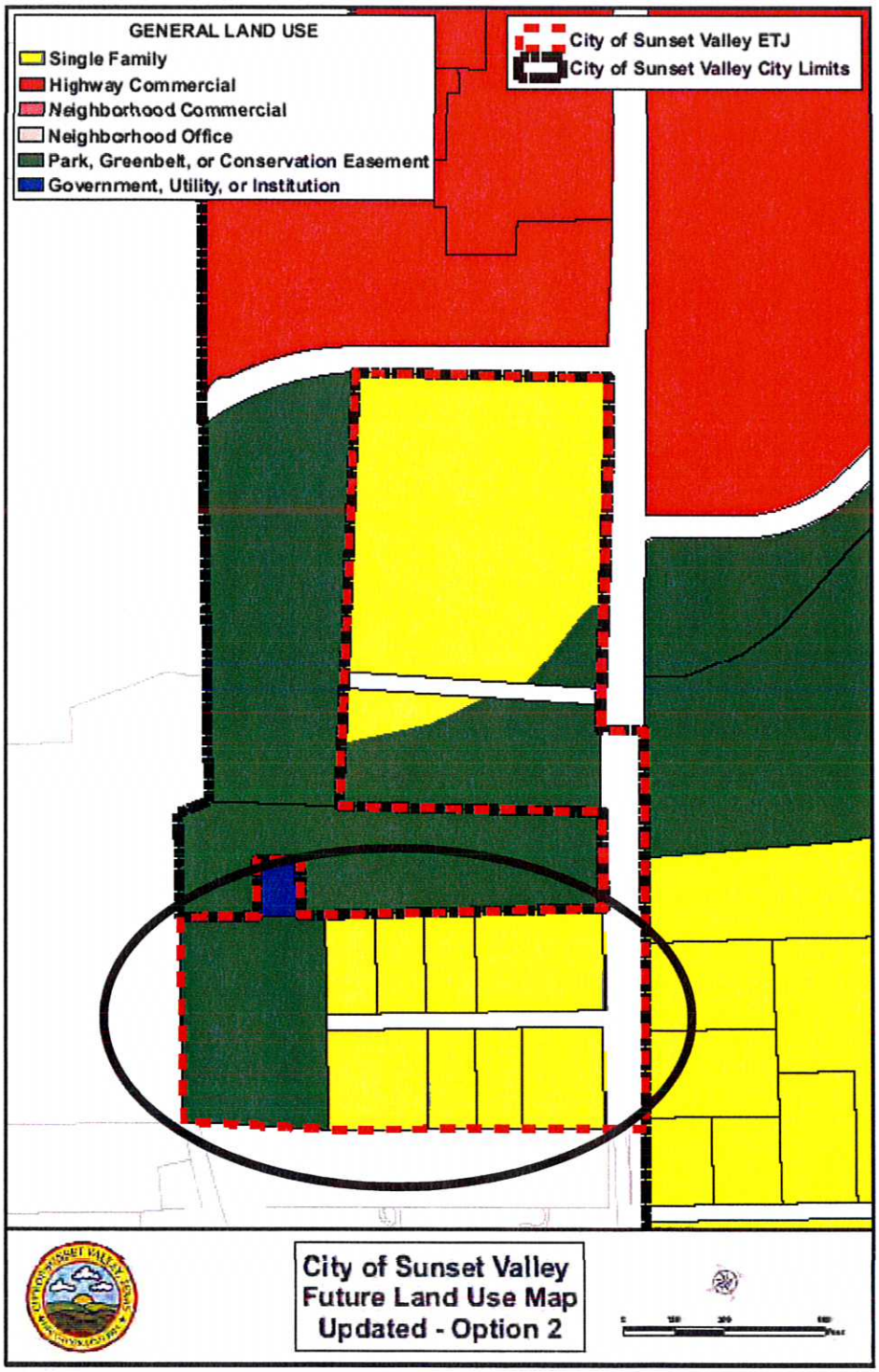
Advantages of annexation:

The City would gain control over the future use of this property. Some of the lots adjoin existing Park, Greenbelt, or Conservation Easement property.

Disadvantages of annexation:

Annexation would require that the City provide city services. Water and Sewer services would require additional

Map 15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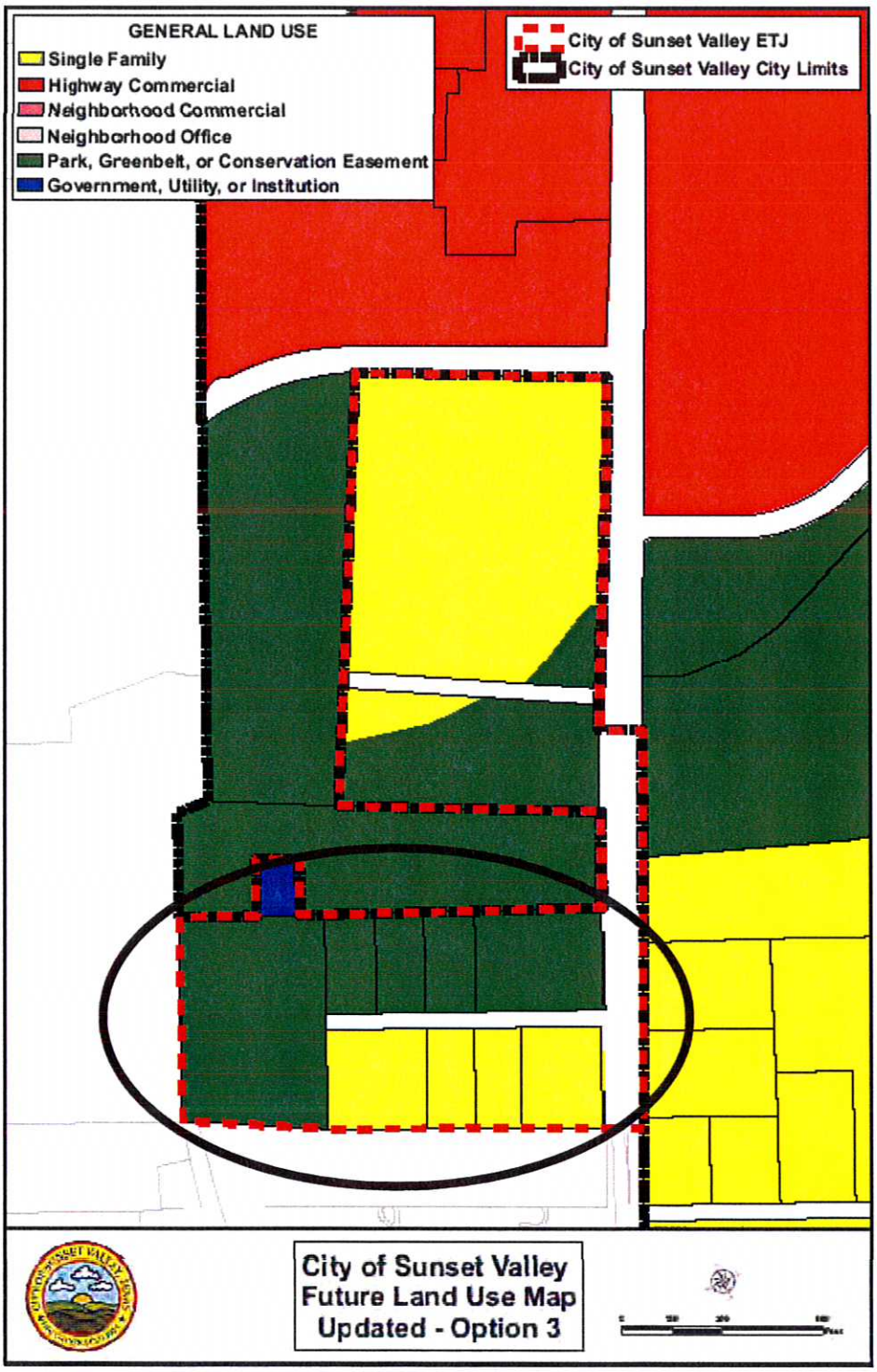
City of Sunset Valley
Future Land Use Map
Updated - Option 2

Map 16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Future Land Use Map
Updated - Option 3