

RESOLUTION 950221

THE COMPREHENSIVE PLAN

FOR THE

CITY OF SUNSET VALLEY

Michael Francis, Mayor

MEMBERS OF CITY COUNCIL

Terry Cowan, Mayor Pro-Tem

Frances Underwood

Merry Mattie Adams

Erwin Haddon

Susan Jung

February 21, 1995

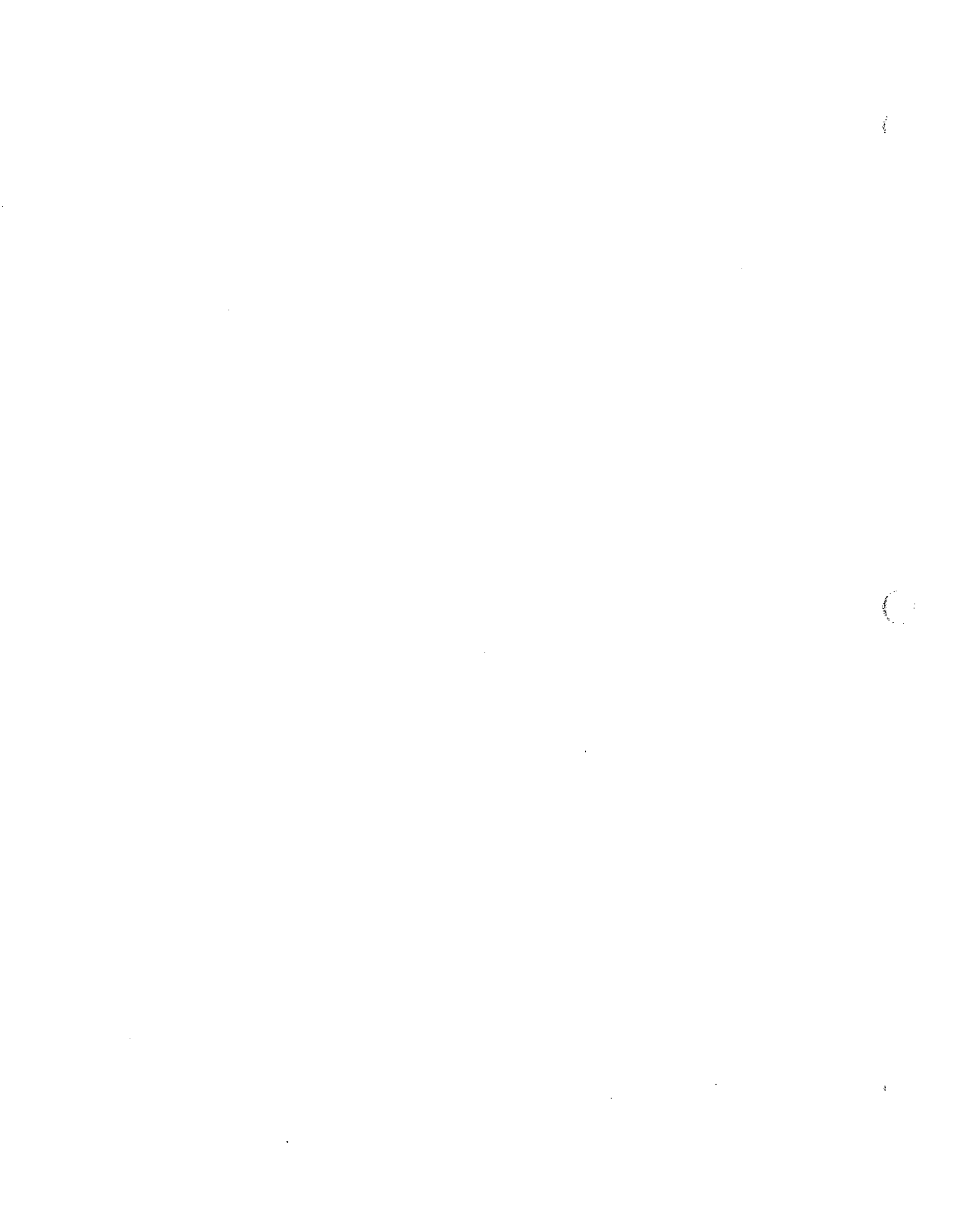


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**CITY OF SUNSET VALLEY, TEXAS
COMPREHENSIVE PLAN**

Resolution No. 950221

A RESOLUTION AMENDING IN ITS ENTIRETY THE MASTER PLAN FOR THE CITY OF SUNSET VALLEY, TEXAS; RENAMING THE MASTER PLAN AS THE COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that Ordinance No. 841204B, as amended, enacted on the 4th day of December, 1984, no longer affords full protection to the developed properties and does not fully encourage the most appropriate use of the undeveloped land within the corporate limits and extraterritorial jurisdiction of the City of Sunset Valley; and

WHEREAS, the City Council has determined that a Comprehensive Plan is needed to protect to the maximum extent possible the integrity and quality of life in existing residential neighborhoods and the environmental quality of water and land resources within the corporate limits and extraterritorial jurisdiction of the City of Sunset Valley; and

WHEREAS, the City Council, on the 21st day of February, 1995, conducted a public hearing, after giving due notice to all owners of real property in writing, and at which all property owners and interested persons desiring to be heard concerning any provision of the proposed Comprehensive Plan Resolution were afforded an opportunity to be heard; and

WHEREAS, the City Council after the conclusion of the public hearing considered each and all requests and comments and was of the opinion that the Comprehensive Plan Resolution in its revised form should be adopted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNSET VALLEY, TEXAS:

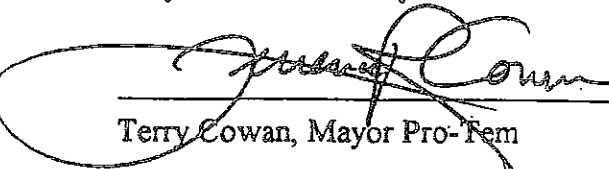
Section 1. The Comprehensive Plan attached to this Resolution shall be the Official Comprehensive Plan for the City of Sunset Valley after the effective date of this Resolution.

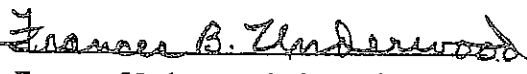
Section 2. The Master Plan enacted on the 4th day of December, 1984 shall be maintained by the City Secretary for historical purposes but shall no longer be used or relied upon as the Official Comprehensive Plan for the City of Sunset Valley.

Section 3. From and after the effective date of this Resolution, the term "Comprehensive Plan" is substituted for the term "Master Plan" wherever such term appears in the city's ordinances, regulatory and procedural guidelines and publications.

PASSED AND APPROVED, BY FIVE (5) AFFIRMATIVE VOTES OF THE CITY COUNCIL.
EFFECTIVE THIS THE 21st DAY OF FEBRUARY, 1995.

City of Sunset Valley Council Members:


Terry Cowan, Mayor Pro-Tem


Frances Underwood, Councilmember



Merry/Mattie Adams, Councilmember


Erwin Haddon, Councilmember


Susan Jung, Councilmember

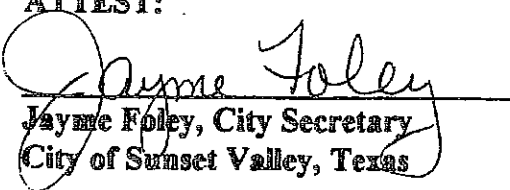
Mayor:

City Attorney:


Michael Francis, Mayor
City of Sunset Valley, Texas


Tom Buckle, Attorney
Scanlan & Buckle

ATTEST:


Jayme Foley, City Secretary
City of Sunset Valley, Texas

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 December 4, 1984, 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 plan synthesizes background information and analysis beginning with the 1984 plan, an analysis of current land use and development patterns, environmental constraints to development, community participation and input in the planning process, and land use criteria included in the implementing ordinances. As such, this Comprehensive Plan constitutes the adopted policy of the City of Sunset Valley toward land use, development, the construction of capital improvements, and the provision of services within the incorporated area and the ETJ. The Future Land Use and Thoroughfare Plan map contained within this plan is the graphic representation of that policy as further defined and detailed by the implementing ordinances.

ARTICLE I: INTRODUCTION

Section 101. Purpose of Resolution

State 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, places and areas of historical, cultural, or architectural importance or significance, and to promote the health, safety and general welfare of the Community.

The policies reflect the desire to provide for safe and orderly development of the Community; to lessen congestion in the street; secure safety from fire, panic and other dangers; provide adequate light and clean air; prevent the overcrowding of land; avoid undue concentration of population; maintain the environmental balance of the area; and facilitate the adequate provision of transportation, water, waste water, schools, parks and other public requirements; and to preserve the quiet, family-oriented character of the residential neighborhoods "where yards are wide, people are few and roadways are narrow," thereby enhancing the blessings of quiet seclusion so that Sunset Valley continues to be a pleasant and relaxing community.

The policies of the Comprehensive Plan have been made with reasonable consideration, among other things, to the unique character of the City, and its suitability for the particular uses; and with a view to conserving the value of property and buildings and encouraging the most appropriate use of land throughout the community to preserve attractive homes and home 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. As of 1990, the City had a population of 312 and is expected to double in size by the year 2010. 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 league 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 gently 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 maintained 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. 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.

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" includes the word "structure"; the word "lot" includes the word "plot"; the word "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 21st day of February, 1995.

ARTICLE II: GOALS

Section 201. Goals

- ❖ The City of Sunset Valley is a unique and pleasant place to live. 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 cultural attributes and desires preservation of the quality and integrity of the same. A primary goal of this plan is to preserve and protect the pleasant quality of life.
- ❖ The City desires preservation of the quiet, family-oriented character of the residential neighborhoods "where yards are wide, people are few and roadways are narrow," thereby enhancing the blessings of quiet seclusion and clean air so that Sunset Valley continues to be a pleasant and relaxing place for people to live, work, shop and play.
- ❖ The City of Sunset Valley is committed to the preservation of the community's natural resources, including the native wildlife habitat, natural site features, and underground water supply. The City encourages the use of conservation methods and materials in site planning and building construction that are sensitive to the planet's limited natural resources and encourages development that will retain the character and aesthetic value of the natural land form and provide management of the natural and built environment to accommodate the unique situations of various planning areas.
- ❖ Intensive development of land overlying aquifer recharge zones can result in excessive pollutant loadings in creeks and may adversely affect the aquifer. Approximately 80% of the corporate limits of the City and its extraterritorial jurisdiction (ETJ) is located inside the Barton Springs Edwards Aquifer Recharge Zone. The City is located in the Barton Creek and Williamson Creek watersheds and is in close proximity to Barton Springs. The City draws its drinking water supply from the local Barton Springs Edwards Aquifer. Storm water runoff from the City contributes to creekflows in Barton and Williamson Creeks and to recharge flows to the Barton Springs Edwards Aquifer. The City considers the Sunset Valley branch of Williamson Creek, Gaines Creek, Dry Fork Creek, Williamson Creek, Barton Creek and Barton Springs to be outstanding and irreplaceable natural resources that must be protected. Development within the City and ETJ potentially threatens the quality of water in the local aquifer and must be carefully monitored to avoid degradation to the community's water source.
- ❖ 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. Habitat conservation practices are essential to sustain, maintain, and where possible, restore the natural ecosystems that are an integral part of our established legacy of wildlife preservation.

- ❖ The City recognizes that the area's topography and soil are such that heavy rainfall creates hazards to life and property through flooding. The Federal Emergency Management Agency's (FEMA) revised Flood Plain Map shows that an increased proportion of Sunset Valley is located within the one hundred year flood plain. The City is committed to protecting existing and future development from increased flooding potential and erosion of soils.
- ❖ The City of Sunset Valley celebrates its independent identity from the adjacent City of Austin and desires to remain a primarily rural residential community visually separate from the forces and influences of the City of Austin. Major roadways, both within and proximate to the City's corporate boundaries, as well as existing features such as Burger Stadium, retail shopping, and Sunset Valley Elementary School bring many non-residents through the City boundaries on a daily basis. The City desires compatible development that will retain the character and aesthetic value of the natural land form and provide cohesive management of the natural and built environment to accommodate the unique situations of various planning areas.
- ❖ The City of Sunset Valley recognizes the importance of our City's neighborhoods, both commercial and residential, and the contribution each one makes to the well-being of our community. The Comprehensive Plan recognizes that healthy development can occur that maintain and enhance the City's unique character.
- ❖ The City desires to provide a balanced transportation system that encourages non-vehicular traffic through the use of pedestrian pathways and bicycle paths that creatively link existing development with new and future development. Scenic roadways and streetscapes are encouraged to enhance the travel experience.
- ❖ The City wishes to contribute to a healthy and safe environment by minimizing noise intrusion.
- ❖ The City desires to provide quality services and public facilities without burdensome fees or taxes.
- ❖ The City recognizes the importance of Community Policing, whereby patrol officers work with citizens to identify, diagnose and formulate policy to resolve problems that affect public safety.
- ❖ The City recognizes that the consequences of actions taken within our corporate limits affect those outside our city boundaries and wishes to promote cooperation with surrounding communities and political jurisdictions.
- ❖ The City encourages viable and creative commercial development of a size and variety that reflects high standards of development quality and serves community needs. The City welcomes compatible and appropriate development consistent with and respectful of the goals, standards and policies of this Comprehensive Plan.
- ❖ The City promotes a visually attractive, efficiently organized and identifiable City.

ARTICLE III: DESIGN AND SITE PLAN DEVELOPMENT

Section 301. Design and Site Planning Overview

A 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 and will minimize the effects of negative property features such as 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 that 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 to create visually beautiful and functional buildings and a cohesive, yet diversified, image and identity for the community.

Large lots are a basic ingredient to the rural characteristic of Sunset Valley. One-acre minimum lot size requirements help to maintain the low-density population, protect the native floral and faunal ecosystems, avoid flooding hazards and protect water-quality degradation. Density standards, minimum lot size requirements, impervious cover restrictions, height restrictions, landscape, setback requirements, and other necessary standards should 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 take advantage of existing topography, views and native vegetation. Open space should be incorporated into the development to the highest degree possible so that areas of special beauty or uniqueness can be left within public spaces and in their natural condition for all to enjoy. To encourage non-vehicular access, easy flowing open space, pedestrian pathways and bicycle paths should be creatively placed to link existing development with new and future development.

Placing lots, roadways, conservation areas and open space areas along existing topographic contours, such as following the contour of a 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 discourage crime and vandalism.

Amenities may be added to open space and public areas to allow for increased utilization. These amenities might include playgrounds, pedestrian and bicycle pathways, equestrian trails, tennis courts, swimming pools or meditation areas. However, care should be taken not to overwhelm an open space with too many amenities or focal points which might distract from the basic beauty of open space.

B. Building Placement

When evaluating a site, it is necessary to consider its relationship to its surroundings. 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. Generous setback requirements are basic to the rural residential character of Sunset Valley. 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. Transportation Circulation

A planned circulation system is encouraged that provides and maintains integrated vehicular and non-vehicular traffic patterns to accommodate projected community needs, area land uses, and social goals. Circulation systems can be built in phases and should reinforce boundaries of planning areas; support conservation, noise, air pollution, and wildlife policies; and satisfy city objectives. Transportation routes should be designed to provide for maximum mobility with the least detrimental effects. Transportation plans should support the goals of safety, clean air, clean water and preservation and respect for neighborhoods. The circulation system should reflect high standards of transportation engineering safety and sensitivity to adjoining land uses.

New development should incorporate pedestrian and bicycle circulation patterns to support and encourage walking and biking as alternative modes of transportation to activity centers such as schools, parks and trail systems, shopping areas and workplaces.

Section 303. Scenic Streets and Landscaping

Streetscapes should be designed with consideration to site-distance, pedestrian traffic and bicycle trails. They should reinforce boundaries of planning areas; respond to conservation, noise, air pollution, and wildlife policies; and satisfy city objectives. Natural and manmade streetscapes should accommodate the unique situations of various planning areas so as to retain the character and aesthetic value of the natural site features and help reinforce the identity and image that distinguishes Sunset Valley from the surrounding region.

Setbacks along streets should be designed to reflect site use, street type and traffic, and impact on adjacent development. Setbacks should not be used for parking or service zones. Streetscape and street entrances, whether or not within the actual property domain of the project, should visually appear connected. Tree-lined streets and interior driveways are encouraged.

Decorative and functional landscaping with native or naturalized plants and architectural buffering is encouraged. 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. Healthy landscaping should be maintained. Irrigation systems should be designed to minimize over spray onto structures, walkways and windows, and should be adequately maintained. Drip irrigation systems are encouraged.

Unless attractively designed to appear as a natural feature of the landscape, detention basins and filtration ponds should be located away from view and adequately screened. Structural walls should be made of attractive, natural materials. Berms around such basins should vary in height, form and outline so as not to be so obviously designed as a detention device.

Section 304. Public Safety and Community Policing

Danger to life and property from man-made and natural hazards should be minimized by regulating the type and intensity of development in areas associated with potential land use hazards through land use controls and appropriate standard conditions. Adequate security and fire protection should minimize dangers. Development should be planned to protect public safety.

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. Approximately 80% of the corporate limits of the City and its ETJ is located inside the Barton Springs Edwards Aquifer Recharge Zone. The northeastern corner of the City is located downstream of the recharge zone. For these reasons, guidelines must be enforced to protect the quality and quantity of our water source.

The aquatic habitats, creeks and springs are dependent on the preservation of the hydrologic regime and minimal direct disturbance of the creekbed. Existing storm water contributions should not be significantly increased because of effects of scouring on streambed habitats and the alterations of the hydrologic regime caused by lost recharge of local aquifers. Recharge of minor aquifers, which must be presumed to extend over the entire uplands and slopes (unless demonstrated otherwise on a site specific basis) is critical to the preservation of typical flows in the creek. The minor aquifers supplying the multitude of seeps and springs in the watershed upstream of the Balcones Fault supply the base flow of Barton Creek and its tributaries, essential to both aquatic and terrestrial fauna during the dry seasons (May-December). In addition, the aquatic habitats are susceptible to silting, toxic discharges and nutrient loading, again, especially during the dry season. (From 1979 Espey, Huston & Associates report)

The policies of this Comprehensive Plan 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 protect the natural creekside floral and faunal ecosystems.
- ❖ 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 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.
- ❖ To prohibit development that would significantly disturb creekside habitats or the hydrologic 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.
- ❖ To regulate the type and intensity of development in the recharge zone through land use controls and appropriate standard conditions.
- ❖ To apply the most current available planning resources for evaluating land use compatibility and land use intensity.

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 generally be kept to a minimum to protect the natural drainage patterns. Building layout, circulation patterns and drainage systems should be designed to maximize recharge and to minimize runoff, erosion, siltation and vegetation removal. Surface drainage should be controlled to avoid damage to surrounding properties, improvements, or existing vegetation as a result of development either during or after construction.

Slopes should be graded away from all structures and toward parking areas or grassed drainage swales. Drains or catch basins should be used as infrequently as possible. Catch basins in parking lots should be placed so that parking stalls are centered over the basins and walking areas remain free of standing water. Gentle slopes over long distances are generally preferred to steep slopes. Slopes should be covered with native or drought-tolerant groundcover.

Unless attractively designed to appear as a natural feature of the landscape, detention basins and filtration ponds should be located away from view and appropriately screened. Structural walls should be made of attractive, natural materials to reflect a rural character. Berms around such basins should vary in height, form and outline so as not to be so obviously arranged as a detention device.

Section 307. Energy Conservation

Energy sources 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 and, which are not associated with most renewable sources. Substituting renewable for nonrenewable sources and conserving energy will reduce the chance of a future energy crisis and will result in a cleaner environment. This conservation can be accomplished through reduced consumption, increased efficiency and changes in individual behavior. Development should maximize energy efficiency of facilities and operations by use of recycled materials, renewable sources, and conservation measures. All equipment should be effectively screened.

Section 308. Flood Hazard Areas

The Sunset Valley Branch of Williamson Creek, Gaines Creek, Dry Fork Creek and Williamson 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 Federal Emergency Management Agency (FEMA) map shows areas of the City along the Sunset Valley Branch of Williamson Creek, Gaines Creek, Dry Fork Creek and Williamson Creek, as being prone to flooding, thereby presenting constraints to development.

Section 309. Solid Waste Management, Waste Water and Recycling

Solid waste conservation and recycling efforts to reduce the amount of waste disposed at landfills for all land uses should be encouraged to achieve maximum efficiency in waste management. Practical storage receptacles for recyclable materials should be incorporated into site plans to encourage recycling practices. Some conservation methods of controlling waste water and storm water run-off may be inappropriate for Sunset Valley because of its location over the aquifer recharge zone. Alternative waste disposal methods and technology with emphasis on water conservation, re-use of solid waste material and waste-to-energy should be encouraged and reviewed for acceptance on a case-by-case basis. Unless the City Council is satisfied that an alternative waste water treatment system is preferable, new development should require connection to the City waste water system.

Section 310. Public Facilities

Additional public facilities and services should be provided in relationship to residential and commercial development expansion. The facilities should be convenient to users, economical, reinforce the City and community identity, and reflect the diversity and needs of citizens. Water, waste water, streets, parks, police, fire and school facilities are meeting the immediate needs of the population. As appropriate, new development should incorporate extensions of utilities, streets, drainage and neighborhood parks into subdivision plats and construction plans.

Section 311. Noise

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. Further, people tend to be more sensitive to noise during the evening and nighttime than during the day because of reduced activities, fewer noise emitting sources, and the need for rest. 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 Burger 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.

Section 312. Utilities

Utility installations should be placed and maintained underground. Utility sleeves should be installed during street construction to minimize later roadway disruption. When above ground access to utilities is needed, the following guidelines should be considered:

- ❖ All utility equipment and meters should be located in designated service and loading areas and adequately screened from view. If structural screening is utilized it should be of the same or similar materials used to construct the building(s) served by the utilities.
- ❖ The use of solar energy devices is highly encouraged. All such equipment should be effectively screened. Roof mounted equipment such as solar panels and hot water storage systems should be a part of the integrated roof design.

Section 313. Parks, Conservation Areas and Open Space

Native vegetation and habitat are an important cultural and environmental resource to the community 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 because of hazards to public health, safety and welfare, such as the Critical Water Quality Zone, should be preserved as conservation areas.

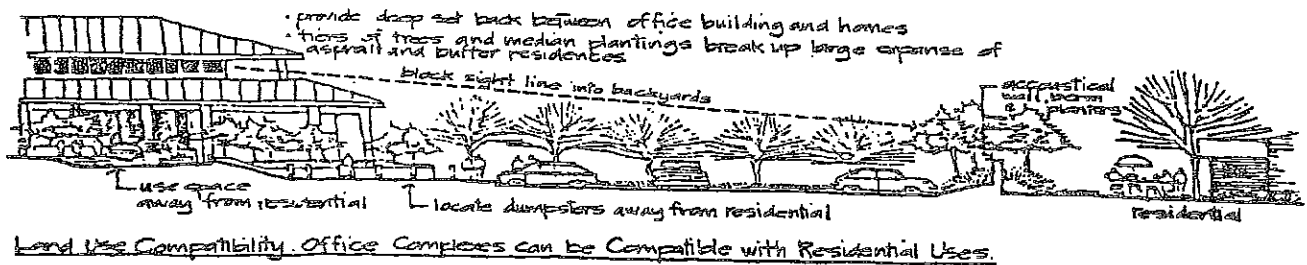
Open space within a development project should work with the open space masterplan of the entire city to encourage non-vehicular access throughout the City and enhance the village atmosphere. Open space systems should consider:

- ❖ Destination oriented pedestrian and bicycle 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;
- ❖ Clear access and views of open space areas so as to discourage crime and vandalism.

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. Building sites should generally be located nearer to the streetside than the back lot line. 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.



In order to provide an active pedestrian interface with adjacent uses, the site plan should show how portions of the development will be linked with pedestrian access points to the adjacent residential developments, as well as the main roadways. The site plan should also demonstrate how visual impact on adjacent residential developments has been minimized through the use of design solutions such as building elevations, landscaping, berms or other effective buffering elements.

Section 402. Village Clusters

Clustered building arrangements can be used to create a focal center. 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. Entries should be richly developed with site amenities, such as special paving, benches, planters, trees, grates and bedding plants to provide a positive public interface.

Section 403. Site Furnishings

The use of attractive site furnishings is strongly encouraged. Furnishings should be of uniform design, encourage pedestrian use, and enhance the visual appeal of the development. 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 Styles and Building Materials

The City encourages innovative architectural styles that blend with the Central Texas environment, create a sense of village and community, and harmonize with surrounding neighborhoods. Continuity within a commercial development is critical; all development on the same site should have strong architectural, spatial ties, and the scale and form of each building should enhance a sense of local rather than regional use. Architectural features such as changes in plane, texturing, ribbing, fluting, banding, and window inseting are encouraged. Building materials should consist of and/or harmonize with native building materials, such as limestone, rough granite, and cedar. Colors should be subdued and harmonize with the rural Central Texas environment. Colors should not be used to "sign" the building or site or compete for attention with other nearby buildings.

Section 405. Facades

Building facades should harmonize with other buildings and with the landscape on the same or near-by sites. Facade materials, colors and detail features should complement building structure and serve to integrate buildings, create visual diversity or make large building structures appear less monotonous. Facades which serve as signs are discouraged.

Section 406. Auxiliary and Accessory Structures

Auxiliary and accessory structures should be integrated features of a building plan. Standard thematic designs of exterior facilities such as newspaper racks, public telephones and other exterior facilities are discouraged and should be replaced with designs that integrate the facilities with site architecture. 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 facade and, where appropriate, form an 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. 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 areas, 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. Sidewalks surfaces should be treated, at the minimum, with a tinted concrete. More decorative surface treatments are preferred.

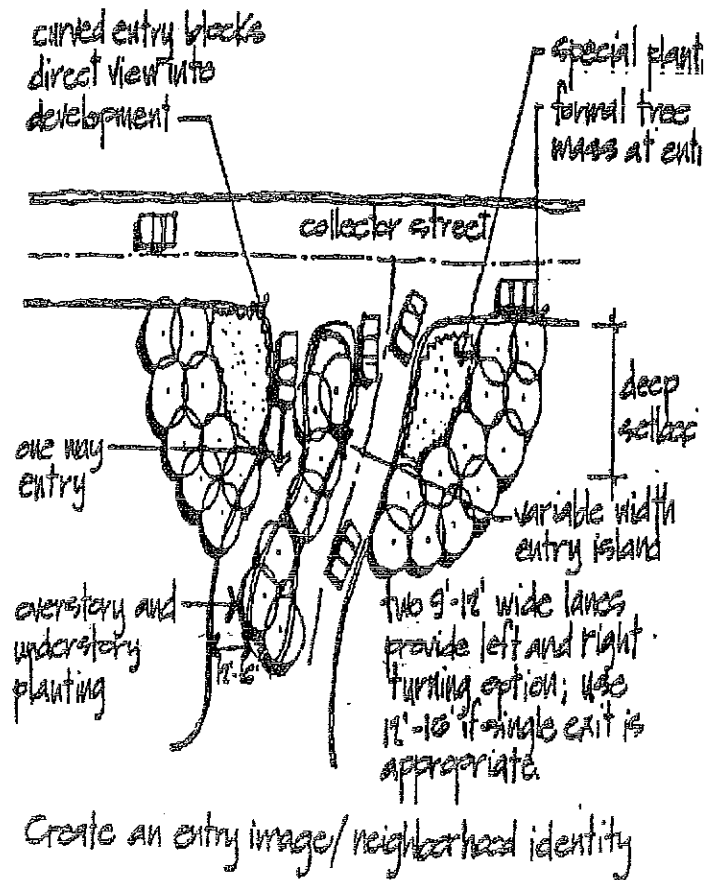
Section 409. Signage

An integrated system of site signage should be planned for each development that adequately orients the user and identifies uses and activities with the fewest possible number of signs. Signage design should reflect the development's architectural style, harmonize with the landscape, and enhance the park-like character of Sunset Valley.

Section 410. Entries and Circulation

Pedestrian and vehicular safety should be maximized by carefully siting and limiting the number of site entries. Curb cuts to the main street should be kept to an absolute minimum. Select main entries are encouraged to service interior commercial driveways. Driveways that exit onto one-way streets should be angled on the site so that it is obvious to the motorist that no other direction may be pursued.

Buildings should be planned so entries are effectively identified and present a welcoming appearance. Entrances may use a combination of generous landscaping, special paving, architectural buffering and decorative gateways to present an inviting view. Curved entries coupled with selective plantings should be used to block direct views of development and headlight annoyances to adjacent residential areas. Entries should be safe, easy to identify, and clear in the direction they provide. Entries for non-vehicular access should be considered which allow safe and attractive access with existing or planned non-vehicular pathways.



Section 411. Parking

Parking within non-residential developments should be arranged to provide readily accessible spaces for each tenant, create a user-friendly atmosphere with short walking distances, clear pedestrian sight-lines and landmarks, and abundant shade for parking and pedestrian areas. Centers should not be automobile dominated, either visually or physically. 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. Trees should provide a lush overhead canopy for solar control. Plants should act as accents and provide visual interest. Landscaped islands should be large enough to accommodate trees and understory plants.

New and existing parking lots should be selectively screened from street views. Varied landscape buffers, walls and berms should be used in lieu of monotonous single row hedges and should be creatively arranged to direct attention to focal points.

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 avoided.

Lighting installations 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 a generous setback distance from the curb face and be screened from view from adjacent streets and property owners. Restricting the hours when deliveries may be accepted should also be considered. Loading docks should be located such 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 shiny surfaces; indicating locations of intersections or pedestrian crossings; helping to identify direct or major traffic routes; and reducing noise.

Undesirable necessities such as loading docks, trash bins, mechanical equipment and utility boxes should be effectively screened from the view of patrons, and all off-site views. Rooftop equipment should also be attractively screened. The boundary of a non-residential planning area should have minimum landscape requirements that provide visual relief to streetside views and adjacent residential land uses.

ARTICLE V. LAND USE DISTRICTS

Section 501. General Overview

Every land use decision should serve to protect the residential neighborhoods and the long-term needs of the City as a whole. The City of Sunset Valley and its ETJ are completely landlocked by the City of Austin. Highway 290 West transverses the northern portion of the City and allows consideration for Sunset Valley's highest density development. All land use considerations should serve to provide adequate transition and buffering to single-family residents and to serve the immediate needs of the neighborhoods.

High-density development should generally not extend more than three hundred feet (300') from the Highway. All other districts should be placed as transitional densities to adequately preserve and buffer the residential areas. Highway Commercial and transitional land uses should be zoned at no more than the minimum amount necessary to provide adequate buffering to residential areas and should target land uses directly useful to the immediate neighborhood.

No land uses should be permitted which are determined to be inappropriate or detrimental to the quality of life or character of the City of Sunset Valley or which creates problems for adjacent property or vicinity properties.

Section 502. Boundaries

The *Future Land Use Map* provides a long-term guide for the development and use of land within the City and ETJ. The Land Use Districts shall be contained within the present boundary limits of the City and its ETJ. The *Future Land Use Map* graphically portrays the land uses the City desires for the future development of the City and its ETJ.

The *Future Land Use Map* is divided into planning areas established to provide compatible relationships between land uses that meet basic human needs, are efficient and harmonious, balance costs and benefits over time and meet the goals, standards and policies of this document. Planning areas form the boundary for allocating and monitoring building intensity.

ARTICLE VI. EXISTING LAND USE CONDITIONS AND MAP

The City of Sunset Valley is predominantly 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.