

ARTICLE I: INTRODUCTION

Section 101. Purpose of Comprehensive Plan

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 and to promote the health, safety, and general welfare of the community. The Comprehensive Plan guides all other development regulations within the City.

Sunset Valley is an autonomous City founded in 1954. When first incorporated, the area surrounding the City and the City itself was considered rural. The Toney Burger Activity Center didn't exist, and Highway 290 was just a two-lane highway. Today, because of the growth of Austin and the development of the area along Brodie Lane, Sunset Valley has changed substantially with additional commercial services and new neighborhoods.

The policies set forth in this comprehensive plan reflect the desire of the City of Sunset Valley to preserve the rural history and pleasant quality of life while balancing the complementary current and future needs of residents, commercial businesses, and visitors to the city. The City will achieve this by:

- Providing for orderly, low-density development that distinguishes the City of Sunset Valley from the surrounding area.
- Protecting natural resources, wildlife habitat, open spaces, dark skies, and water quality to maintain environmental balance.
- Providing public spaces and trails which provide connectivity within and outside of the City.
- Securing safety of the community and reducing traffic congestion.
- Providing excellent public services to preserve the quiet, community-oriented character of the City.
- Creating our City through resident engagement.

Section 102. The City of Sunset Valley

The City of Sunset Valley is located on lands first populated by Native Americans. During the early 1800s, Mexican colonization laws offered grants of a league of land (approximately 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 and the Allred and Pillow families.

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. The City of Sunset Valley is a general law City that covers 639.6 acres (approximately one square mile) with an additional 71.7 acres in its extra-territorial jurisdiction (ETJ).

In 1954, the entire region was a lovely tree-filled valley surrounded by gently rolling hills. In 1990, the population of Sunset Valley was estimated to be 312 and in 2020 it was estimated to be 748. In addition to the residential growth the City has grown commercially. There are three established shopping centers and additional businesses along Highway 290 and Brodie Lane.

The City of Sunset Valley is primarily a single-family residential community with one multi-family development within its ETJ. Since 1954, the City of Austin has grown and developed around the City of Sunset Valley. When commercial development began within Sunset Valley in the early 1990's, Sunset Valley was able to preserve over one-quarter of the City as open space. The City has continued to prioritize protection of the Barton Springs segment of the Edwards aquifer. Much of the preserved area surrounds Williamson Creek and its tributaries. This provides not only natural beauty and outdoor opportunities for the community but also wildlife habitat and recharge to the aquifer.

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;" and "shall" is mandatory rather than discretionary. Definitions for development purposes are found in Chapter 1 of the adopted Land Development Code.

Section 104. Administration and Enforcement

A. Boundaries of Jurisdiction

This Comprehensive Plan provides guidance for local decision making, and the formulation and management of public policy pertaining to both the undeveloped and built environments. This plan is Sunset Valley's long-term planning tool for the development of the City and its ETJ. It is the City's vision for the future. The goals, policies and standards adopted and established in this Comprehensive Plan are a guide for all development within the city's incorporated area and ETJ. Currently, only watershed development and signage are regulated within the 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. Preserving the standards of Sunset Valley requires the cooperative efforts of responsible city officials, supporting committees and commissions, property developers, and an informed citizenry.

C. Effective Date

This Comprehensive Plan Resolution shall become effective on _____.

ARTICLE II: GOALS

Section 201. Goals

- Preserve and protect the pleasant quality of life for Sunset Valley residents.
- Preserve the community's natural resources, including the native plant and wildlife habitat.
- Protect and improve water quality.
- Protect against the potential for increased flooding, prolonged droughts, and wildfires.
- Promote responsible development and re-development that maintains and enhances the City's unique character distinct from the City of Austin.
- Preserve the rural history of the City while balancing the current and future needs of residents, commercial businesses and visitors to the City.
- Provide quality services and public facilities while maintaining autonomy from the City of Austin and being fiscally prudent.

ARTICLE III: LAND USE DISTRICTS

Section 300: General Overview

One of the pillars of the Comprehensive Plan is to serve as a guide for future development or redevelopment. Much of this is accomplished by the creation of a Future Land Use Map. Future Land Use classifications do not carry the same legal weight as zoning; however, the Future Land Use Map provides guidance for future zoning categories and requests to change zoning. Future Land Use categories do not have to follow property lines and provide more of a conceptual boundary. Zoning classifications are applied on a parcel-by-parcel basis. Zoning classifications determine how land can be developed. The Future Land Use Map found in this Comprehensive Plan depicts how land will be used in the future and what zoning changes are recommended for the future.

Section 301: Existing and Future Land Use

The City of Sunset Valley is predominately a single-family residential community. Some of these parcels had agriculture purposes that helped Sunset Valley to retain its rural character as the area surrounding the City has become more urbanized. Every land use decision should serve to preserve the quality of life within residential neighborhoods while protecting the long-term needs of the City.

The City of Sunset Valley and its ETJ are landlocked by the City of Austin. Significant retail development has occurred in Sunset Valley along Brodie Lane and Highway 290. Some of the retail property owners are expressing a need for redevelopment or revitalization. This can follow natural or manmade disasters but can also be undertaken to revitalize commercial centers so that they can continue to thrive. The Future Land Use map takes this need into consideration.

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 density. 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.

----FUTURE LAND USE MAP-----

Article IV: ENVISIONING SUNSET VALLEY

Section 400: Reaching Goals through Design

A Comprehensive Plan focuses on the overall pattern of land uses in the City and provides guidance for individual sites. The comprehensive plan establishes goals for how the City should look and develop in the years to come. To make these goals a reality the Land Development Code of the City of Sunset Valley should reflect the vision of this plan. The City should make efforts to revise and build a Land Development Code that meets the needs of the community by creating a sense of community identity, vibrancy, and vitality. This includes creating a visually dynamic identity for the City with delineated edges, pathways, entry points, and landmarks to distinguish Sunset Valley from the surrounding area. The comprehensive plan should balance between development and protection of the City's native vegetation, wildlife, water, geological formations, creeks, and existing topographic contours. The goals of this plan will be reached through careful consideration of changes to regulations that address the design elements of every project. The comprehensive plan should be referenced with every code revision and land development decision. The community should engage in reviewing this comprehensive plan and zoning designations every 10 years.

Section 401: Preserve and Protect Quality of Life

The City of Sunset Valley is a unique and pleasant place to live, work and play. Its special quality is derived from its terrain, beautiful views, tree canopy, creeks, and wildlife. The City recognizes these characteristics of Sunset Valley as important and desires preservation of the quality and integrity of the same. In order to accomplish this goal the following objectives are to be incorporated into all future plans:

A. Community Connections

Community is a product of people working together. When residents invest time and energy into their community, the community grows and thrives. The City has an important role in the community, but the City cannot create community without individuals participating in the community. The City's role in creating community connection is in providing opportunities and encouraging participation of residents of all ages to engage in community activities and committees. The City will strive to be a place where all residents and visitors are welcome to contribute to the vitality of the City. The City can accomplish this objective through the following:

- Promote opportunities for connection by supporting intergenerational and intercultural programs with activities such as: National Night Out, Eco-Kids, Elderly Checks, Artsfest, and cultural events.
- Promote volunteerism and encourage community service through City committees, Sunset Valley Nature Watch, and Neighborhood Watch Programs.
- Enhance opportunities for youth to gain skills through the Summer Youth Program.
- Coordinate effective communications with a monthly newsletter and updated website to keep residents and visitors informed.
- Strengthen the partnerships between the City of Sunset Valley and the Austin Independent School District, Texas Department of Transportation, City of Austin, and Travis County, Balcones Canyonlands Preserve System, Edwards Aquifer Conservation District, Hill Country Conservancy, and other regional partners.
- Collaborate with the Commercial District to enhance their connection to the City of Sunset Valley, building relationships with our business community and encouraging them to participate in local events.
- Develop a plan to create a community center within the City Hall complex.

B. Healthy Living and Active Lifestyles

The City of Sunset Valley is dedicated to creating a healthy environment where community members of all ages and stages of life can achieve a healthy lifestyle. In order to accomplish this objective, the City is committed to:

- Establish and maintain regular Farmer's Markets in the City to ensure access to fresh food through the development of sound policies and incentives.
- Support the Community Garden and the ability of people to grow their own food.
- Provide education on healthy lifestyles and behaviors.
- Support efforts to reduce exposures to secondhand tobacco smoke through enforcement of existing regulations.
- Develop a plan for passive and active fitness opportunities within the City. (ex. A fitness trail around Toney Burger Center or near the city office complex)
- Engage residents to determine desired City amenities to promote healthy living.
- Encourage fitness community events for all ages within the City.
- Provide opportunities for children and families to engage in outdoor activities and exploration.
- Encourage creative outdoor play through Adventure Build activities and improvements to city amenities for people of all ages.

C. Sustainability

Creating a community that is sustainable and resilient is key to protecting the quality of life of residents of the City of Sunset Valley. There are several ways to accomplish this objective including a livable built environment and harmony with nature.

Livable Built Environment

- Adopt Green Building Standards.
- Secure regional partnerships for transportation needs.
- Create walkable and bikeable neighborhoods.
- Partner with commercial areas to retrofit green technology into their systems and participation in the green business program.
- Modify City codes to allow for environmentally friendly activities.

Harmony with Nature

- Conserve natural areas
- Develop and implement a sustainability plan to reduce the City's carbon footprint and become a zero waste City. This includes providing more opportunities for composting and recycling for residents and businesses.
- Develop and implement a business recycling program.
- Develop and implement a plan to move City Facilities to more renewable energy sources including battery backups.

D. Resilient Economy

Developing an economy that is resilient to changes is necessary to sustain the quality of life of the people who live and work in the City of Sunset Valley. Strategies that can help the City foster resiliency are:

- Develop and implement a strategy to encourage more local, independent businesses to move to Sunset Valley.
- Grow the City's relationship with all businesses within the commercial area.
- Revise and refine the long-range financial plans for the City.
- Cultivate public-private partnerships to foster mutual support for economic goals.
- Integrate with state, regional, and federal economic response and recovery entities.
- Implement a program to utilize the assets developed through the marketing and branding initiative to shape Sunset Valley into a unique destination for regional shopping and tourism
- Develop and implement a plan to build the civic infrastructure necessary to support the commercial areas.

E. Community Policing

Community Policing is the foundation of the City's Public Safety Policy and includes goals and strategies that actively prevent and suppress unlawful activity. Through innovative programs, education, and developing close meaningful relationships with businesses, residents, and guests in our city. The department accomplishes this through interacting with residents on the streets as well as community programs such as Coffee with a Cop, participation in the elementary school career day, National Night Out, Neighborhood Watch, Corridor Clean-ups, DARE, escorting employees to vehicles late at night, vacation safety programs, and elderly resident checks. The department works to study, understand, identify, and resolve the underlying causes of crime and other public safety issues.

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.

F. Trail Connectivity

The City of Sunset Valley has a series of trails along streets and throughout the City's greenspaces and conservation areas. These trails provide alternative, safe routes of travel that are accessible by a variety of user groups. The City of Sunset Valley is dedicated to maintaining and enhancing the trail system.

- Update the City's Trail's Master Plan to make Sunset Valley a walkable and bike friendly community.
- Update signage and wayfinding markers as desired and needed by the community
- Create and maintain trail connections from City streets to greenspaces and conservation areas while also buffering neighboring properties from potential disturbance.

- Design urban trails which are comfortably separate from vehicular traffic.
 - Multi-use paths that are accessible to different user groups.
- Maintain adequate distance of pathways and amenities from private property
- Discourage crime and vandalism through environmental design.

G. Neighborhood Sound Abatement

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.

H. Preserving Dark Skies

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 or decreases visibility; 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. In 2016, the City adopted an outdoor lighting ordinance to reduce the effects of light pollution throughout the area.

- Residences, commercial establishments, and city facilities must direct outdoor lighting to stay within property boundaries, should not exceed brightness indices, and must not interfere with neighbors' enjoyment and tranquility of their own properties and yet maintain an acceptable level of safety.
- Rebates, incentive programs, and information regarding new lighting technologies should be made available.
- Enforce the adopted outdoor lighting code found in the Land Development Code.
- Pursue certification as a Dark Sky Places.

I. Greenspace and Recreational Opportunities

The City of Sunset Valley has over 200 acres of greenspaces and conservation areas. The City also has more active recreational facilities in Valley Creek Park, the playground within the Homestead Shopping Center, and the Nature Play Area directly behind City Hall. Community engagement to develop a Parks and Open Space Master Plan is essential to meet the needs of the City and to create recreational opportunities throughout the City.

- Develop a Parks and Open Space Plan
- Execute the Parks and Open Space, once it is created, to develop recreational opportunities and amenities within the City.

Section 402: Preserve the community's natural resources, including the native wildlife habitat.

The City of Sunset Valley has 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.

A. Park and Open Space Preservation

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 greenbelts 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 floodways, should be preserved as greenspace or conservation areas.

When construction projects are being developed within the City a certain percentage of the project area should be dedicated for open space preservation. Additionally, the projects can provide amenities appropriate to the area such as benches, art walks, or even play structures. Special consideration for non-vehicular travel within a project site should also be included in all new developments. Consideration should be given to:

- Paths which are comfortably separate from vehicular traffic.
- 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 supply the aquifer or directly impact longstanding recharge features.
- Public enjoyment of attractive views, natural site features, or other focal points.
- Buffering of residential neighborhoods.
- Discouraging crime and vandalism through environmental design.
- Protection of wildlife and native flora.
- Impact on carbon footprint.

B. Urban Forest

Urban trees provide many environmental and economic benefits. Trees make streets more aesthetically pleasing, provide wildlife habitat, and determine the character of the City. Trees produce oxygen, absorb carbon dioxide, and trap airborne pollutants. For over a decade, Sunset Valley has been recognized as a Tree City, USA location by the National Arbor Day Foundation. The City has demonstrated dedication to increasing and improving the urban forest.

The following goals and objectives should be seen as a framework for the future development of the City's urban forest:

- Maintain and improve the quality of the urban forest canopy with a goal to have at least 40% canopy cover across the city.
- Increase the number of trees within the public rights-of-way along streets.
- Identify and preserve significant valuable trees based on historical, cultural, visual, ecological, and social criteria.
- Broaden the emphasis from tree planting and preservation to create a comprehensive approach to tree management.
- Increase awareness and educate the community and developers on the benefits of urban trees.
- Enhance the City's reputation in the community as a steward and manager of trees.

C. Wildlife Corridors

With a large percentage of open space within the City, Sunset Valley is home to a healthy wildlife population. From deer to porcupines and even ringtail cats, it is not unusual to see a wild animal within the City. Animals rely on the natural habitat to survive. This habitat is

becoming increasingly fragmented by housing, roads, fences, and other man-made barriers. Due to this, animals struggle to reach food, water, shelter, and breeding sites. Habitat loss is the number one threat to wildlife populations.

Wildlife corridors are pieces of land that interconnect larger parcels of land so that animals can move freely from one area to another. This provides a means for wildlife to migrate and move, improving the ecological processes and protecting the wildlife communities.

The City owns over 200 acres and many of those areas are connected together. The City may identify potential wildlife corridors and create protections for these areas. In commercial areas within the City of Sunset Valley, consideration should be given to making open spaces contiguous to create potential wildlife corridors. In residential areas, the following is recommended:

- Provide educational materials on the benefits of wildlife corridors.
- Encourage residential properties to not fence in the entire yard.

D. 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.

Non-renewable energy sources are subject to price fluctuation and interruptions in supply. Air pollution, water pollution, and acid rain are some examples of the by-products produced from converting petroleum fuel to energy. Conservation of non-renewable sources can be accomplished through reduced consumption, increased efficiency, and changes in individual behavior. The following actions should be included in all future development:

- Development should maximize conservation measures using Green Building techniques.
- The City should adopt green building technology into the land development regulations.
- Encourage conservation using renewable energy sources in new construction or through retrofitting existing structures.
- Rebates, incentive programs, and education should be made available to commercial and residential facilities to make this possible.

E. Water Conservation

Water is essential to life on earth. Conserving water is an important part of maintaining supplies for the future. The City of Sunset Valley is a wholesale customer of the City of Austin for its water source. It is to the benefit of the City to conserve water. The City should look for opportunities to enhance water conservation and improve the efficiency of water use through the following tactics:

- Explore how improvements in technology can be utilized to conserve water, improve efficiencies, and enhance water operations and maintenance programs.
- Improve the City's Water Conservation and Drought Contingency Plan.
- Improve on data collection and analysis of water use within the community to better quantify use and understand trends
- Increase efficiency in the water distribution system by identifying and eliminating leaks and increasing meter accuracy.
- Promote natural unirrigated landscapes and xeriscaping.

- Rebates and incentives for water conservation.

Section 403: Protect and improve water quality.

One of the primary goals of the City of Sunset Valley is the protection of water quality. As the area around Sunset Valley experiences more intense development pressures, the City of Sunset Valley regulates development to protect the water entering the Edwards Aquifer and contributing watersheds. The City of Sunset Valley is located almost entirely in the Williamson Creek watershed. A small area in the northern portion of the City is within the Barton Creek watershed. The majority of the corporate limits of the City and its ETJ are located inside the Barton Springs Edwards Aquifer Recharge Zone. Since the city is in such a critical location, protecting water quality through well-defined development standards, storm water management, land management and restoration, and public education is key to reaching this goal.

A. Watershed Protection Through Development Regulations

In order to protect water quality, the City must have well defined development regulations that prioritize watershed protection and adapt as new technologies are developed and best management practices are refined. These regulations include restricting impervious cover and providing for water quality mitigation. Additionally, the use of environmental controls during construction must be required to protect the watershed during this critical period when sedimentation and erosion are more likely. The following tactics are recommended to improve water quality:

- Revise and improve the Land Development Code to improve water quality protections while allowing responsible development.
 - Carefully monitor the effectiveness of impervious cover restrictions and structural controls to avoid degradation to the watershed and recharge zone.
 - Ensure continued study of improved or alternative water quality control methods and technologies through a periodic assessment of the code.
 - Regulate the type and intensity of development in the recharge zone through appropriate standard conditions and special conditions as needed.
 - Apply the most current available planning resources for evaluating land use compatibility and land use intensity.
 - Create mitigation standards for single family residential construction that is easy to maintain and quantify.
- Develop precise construction standards to reduce erosion.
 - Mitigate construction related sediment loads.
 - Avoid development that would significantly increase storm water runoff.
- Develop and maintain a current impervious cover inventory for the entire City.

B. Watershed Protection through Stormwater Management

Managing stormwater is important to the City for flood prevention and is an essential part of water quality protection. Aquatic habitats are susceptible to sediment buildup, toxic discharges, and nutrient loading, especially during the dry season. In recognition of the lack of significant filtration through the karst layers of the Edwards Aquifer, Sunset Valley must provide for the control of sediment not only during the construction of new facilities or amenities but also after development. The following actions will help to protect water quality through stormwater management:

- Conduct annual inspections of all water quality retention and detention facilities throughout the City.

- Maintain all City-owned water quality facilities through regular maintenance and annual inspections.
- Access and repair erosion prone areas along City streets and trails.
- Periodically remove debris from arterial streets that have curb and gutter through a consistent street sweeping program.
- Maintaining vegetation along City ROWs to absorb and slow down stormwater.
- Increasing trees along the city streets to intercept and absorb water to decrease water velocity.

C. Watershed Protection through Land Management and Restoration

The City of Sunset Valley has preserved over 270 acres of land as greenspace. The City manages these lands not only for recreational usage but also for water quality protection. The City has a Water Quality Protection Program that should be continued to provide protection to the Edwards Aquifer and the Williamson and Barton Creek Watersheds. The following tactics should be used to continue these protections

- Prioritize purchase of undeveloped land to reduce the impact of development.
- Continue land management activities including brush control, riparian restoration, karst management, invasive species control, and tree planting/maintenance.
- Provide research and monitoring activities for environmental conditions.
- Protect City property purchased through the Venue Tax for watershed protection with appropriate zoning designations to ensure property cannot be sold without voter approval and the purpose of the property remains for watershed protection in perpetuity.

D. Watershed Protection through Education and Regional Cooperation

Education is a key component to providing the public with information regarding water quality protection. Gathering regional support and participating in regional water quality efforts are also important pieces to protecting water quality. The City should make efforts to incorporate the following strategies:

- To provide educational programs on water quality protection, including the most recent innovations and technologies.
- Achieve increased water quality through intergovernmental coordination and dissemination of information to the public regarding the effects and means of mitigating water quality degradation.

Section 404: Protect against the potential for increased flooding, prolonged droughts, severe weather events, and wildfires.

In order for Sunset Valley to remain resilient in the face of natural disasters the City must be prepared. The City must not only plan for emergencies, but must also plan to mitigate in advance of the disasters. There are four significant natural disasters that affect the City of Sunset Valley; drought, flooding, severe weather events, and wildfires. The City of Sunset Valley proactively prepares for natural disasters through development regulations, improved infrastructure, education, emergency planning, and promotion of environmentally conscious choices. Ensuring sufficient staff that are trained in these areas is key to helping meet these goals. Mitigating for natural disasters is a dynamic process and the City must continually update practices periodically (2-5 years) to meet the needs of the City or as new information becomes available.

A. Drought

The City of Sunset Valley has experienced droughts in its past. Droughts begin slowly, but over time have severe effects on water resources, recreational activities, and wildlife. Drought can also make areas more susceptible to wildfires. The City should consider the following to help mitigate damage from droughts:

- Ordinances and Planning
 - Follow the City's Drought Contingency and Water Conservation Plan, monitoring and updating the plan as needed.
 - Adopt an ordinance to restrict the use of public water resources for non-essential usage during droughts, such as landscaping, washing cars, filling swimming pools, etc.
 - Adopt an ordinance to prioritize or control water use for emergency situations like firefighting.
 - Incorporate drought tolerant or xeriscape practices into landscape ordinances for commercial areas to reduce dependence on irrigation.
 - Limit impervious cover to increase recharge into the Edwards Aquifer.
 - Research the potential use of graywater and implement regulations to conserve water.
- Water Supply
 - Explore how improvements in water conservation technology can improve efficiencies and enhance water operations and maintenance programs.
 - Facilitate data collection and water use analysis within the community to better quantify use and understand trends
 - Monitor the water supply and plan for alternative water sources.
 - Check for leaks monthly to minimize water loss.
 - Upgrade and maintain the water system to eliminate breaks and leaks.
- Education and Incentives
 - Provide incentives for xeriscaping, graywater use, rainwater harvesting, and water saving devices.
 - Encourage the use of mulch and compost to maintain moisture.
 - Provide educational programs on improving soil, drought adapting trees, and best management practices for landscaping and lawns.

B. Flooding

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

The majority of the City lies mid-stream in the Williamson Creek watershed. The main branch of Williamson Creek and two tributaries, Dry Fork (Kincheon) and Sunset Valley Branch (Cougar Creek), traverse across Sunset Valley. A small section of the City, north of Highway 290 is part of the Barton Creek Watershed. Through this area Gaines Creek flows into Barton Creek.

The City of Sunset Valley is surrounded by the City of Austin, which continues to grow and increase density. Increased development surrounding Sunset Valley, combined with the presence of creeks that are subject to flash flooding, increases the potential for flooding

within the City of Sunset Valley. The City of Sunset Valley should mitigate these impacts through the following methods.

Development Regulations and Ordinances

- Research and adopt Atlas 14 floodplain designations
- Revise and enforce regulations to alleviate the risk of damage by prohibiting development in special flood hazard areas.
- Continue to participate in the Community Rating System and improve activities to reduce flood insurance rates to residents.
- Adopt a post-disaster recovery ordinance to help facilitate and regulate repair activities following natural disasters.
- Revise regulations to improve and strengthen protection of creeks and critical water quality features within the City.
- Revise building code regulations to consider flooding impacts
- Adopt an ordinance that regulates disposal of trash and debris in streams and ditches in line with federal regulations.

Planning

- Create a Sunset Valley Storm Water Management Plan and Floodplain Management Plan that develops and implements methods for reducing flood impacts upon its citizens and city-owned facilities.
- Revise and update the City's Drainage Plan including updates to the drainage utility rate structure.

Engineering and Construction

- 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.
- Maintain and reconstruct in order of importance to health, safety, flood mitigation and feasibility existing borrow ditches, culverts, and bridge crossings of creeks to improve water quality and/or flow.
- Adopt a proactive stance to deal with existing runoff from existing large paved surfaces including the Toney Burger Center, HWY 290, Brodie Lane and Jones Road.

Creek and Open Space Management

- Continue to maintain the floodway of the creek and greenspaces through creek cleanups and regular maintenance, such as the removal of large debris and invasive species.
- Increase urban forest canopy and vegetative cover on city-owned properties to increase stormwater infiltration and uptake.

Educational Programs

- Create a floodplain education programs for property owners and potential buyers.
- Provide education programs on flooding, impervious cover, City mapping programs, and other flood awareness programs.
- Provide volunteer opportunities through creek clean ups and adopt a creek programs.
- Continue to monitor rainfall in key areas and implement a city-wide alert system to notify residents of flooding.

Regional Partnerships

- Pursue intergovernmental partnerships that serve to reduce the impact of floodwater contributions above Sunset Valley and flow impediments downstream from its corporate limits.
- 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.

C. Severe Weather

Severe weather events with high winds, freezes, rain and lightning are the most common severe weather events in Central Texas. Severe wind can occur alone or accompany hurricanes and thunderstorms. Strong winds in particular pose a serious threat to lives, property and utilities. Planning for and mitigating damage from these storms can be done through the following actions:

- Update the Urban Forest Storm Damage Response Plan and include a process to assist residents with disposal of brush following storm events as well as replanting efforts.
- Improve public awareness of severe wind through outreach activities such as educating residents on proper tree pruning, evacuation routes, severe weather building retrofits, and, encouraging residents to sign up for weather alert systems.
- Insulate all water infrastructure from freezing temperatures.
- Develop and execute a plan for emergency power at City Hall, Public Works Maintenance Building and other critical infrastructure.

D. Wildfires

Sunset Valley covers approximately one square mile and has over 200 acres of greenspace. The majority of the greenspaces are in tracts ranging from 20 to 65 acres located throughout the City. This means that the majority of the City is a Wildland Urban Interface (WUI), where human-made structures and infrastructure meet or intermix with wildlands or vegetation fuels. In other words, the WUI are places where potentially flammable vegetation fuels meet or overlap with homes. The WUI describes an area within or adjacent to private and public property where mitigation actions can prevent damage and loss from wildfire. The City has a Community Wildfire Protection Plan and strives to mitigate potential wildfire through the following goals.

- Reduce the wildland fire risk to lives and property in the City of Sunset Valley through education of residents and business owners.
- Utilize existing resources, such as the Texas Forest Service and Austin Fire Department Public Education Program and materials.
- Host an annual educational event in May before the summer wildfire season and distribute educational materials at public events.
- Educate residents and businesses on plants that have low-ignitability and are drought resistant.
- Actively remove wood fuels in greenspaces while maintaining a viable habitat and decaying vegetation that builds fertile soil for healthy vegetation regrowth.
- Support the Austin Fire Department by identifying risks, ensuring appropriate training of staff, and maintaining critical fire suppression infrastructure.
- Promote future development and redevelopment within the City to be fire resistant through the adoption of WUI building codes.
- Provide residential evacuation plans and responder access plans for implementation in the event of a wildfire.

Section 405: Promote responsible development and re-development that maintains and enhances the City's unique character distinct from the City of Austin.

The Comprehensive Plan outlines the vision of the City within the region, within zoning categories and even within neighborhoods. The City of Sunset Valley desires to promote responsible development that maintains and enhances the City's unique character and keeps it distinct from the City of Austin. Development regulations are determined by the City's Land Development Code and the Comprehensive Plan should guide all decisions regarding changes to the City's Land Development Code. Building density and configuration, landscaping, signage, screening, parking and transportation are all essential parts of development. When combined in an effective manner a well- developed site can create a sense of community identity, vibrancy and vitality. In order to reach these goals the City should incorporate the following into all Land Development Code Revisions.

A. Site Plan Layout

Site plan design can have a significant impact on the aesthetics and compatibility of a development. When evaluating a site, it is necessary to consider its relationship to its surroundings, including existing vegetation. Special consideration should be paid to nearby residential neighborhoods and adjacent property owners regarding such matters as lighting, noise, auto/pedestrian conflicts, general privacy, drainage, building heights, and security. Environmental concerns, such as protecting the aquifer and sustainable development, should be a key factor in all site plan design.

B. Open Space and Connectivity

Within impervious cover limitations, site plans should maximize contiguous open space on the property while considering existing topographic contours, natural site features, and native vegetation. Clustering smaller buildings, rather than one large building, around usable open spaces, will help to create a village character compatible with the rural heritage of Sunset Valley. In commercial development, publicly accessible open spaces should be incorporated in all site development creating opportunities for pocket parks and recreational use. Amenities within these public spaces could include playgrounds, picnic tables, benches, gardens, and meditation areas. Within the project area, streets and traffic circulation should maximize pedestrian and non-vehicular accessibility. Connecting to existing trails and footpaths will help to provide access to sites. The following strategies can help meet this objective.

- Consider park and open space dedication requirements in future land development code revisions for commercial areas.
- Revise the Trails Master Plan with special consideration for connectivity within the commercial areas and through regional trail systems.

C. Low Density Development-Single Family Residential

One of the largest categories of land use within the City of Sunset Valley is low-density single-family residential often characterized by large lots of one acre or more. Large lots and open spaces are integral components of the rural characteristic of Sunset Valley and help maintain low density development, protect ecosystems, mitigate flooding, and protect water quality. Preserving this characteristic of the community helps to protect the quality of life of residents and makes Sunset Valley unique from the surrounding area.

- Continue to limit density in these neighborhoods through zoning requirements for the number of dwelling units per acre, maximum floor to area ratios, and setback requirements.
- Develop standards that permit and encourage conservation subdivision design in specific areas within the single-family residential zoning districts to allow smaller

clustered lots within existing gross density limits to protect and enhance open space, views, and environmentally sensitive features.

- Preserve tree canopy to the extent possible through site design standards on residential properties.

D. Landscaping

Landscaping with drought-tolerant, native, or naturalized plants is encouraged for both decorative and functional uses. Xeriscaping is encouraged to help reduce water usage and aid the city in reaching its water conservation goals. Tree planting within sites should be encouraged to reduce urban heat island effects, improve water quality, and to capture stormwater. Functional landscaping can be used for: screening onsite views, views from adjacent properties, and street side 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.

E. 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. Signage should be properly lit to allow shoppers to identify their destination while also not creating excessive light pollution. The lighting for signage should be reduced or eliminated after businesses are closed for the evening. Electronic signs with changing scripts are not allowed.

F. Entries

Commercial buildings should be planned so entries are effectively identified and present a welcoming appearance. Pedestrian and vehicular safety should be maximized by carefully locating and limiting the number of site entries. Landscaped, shaded pedestrian pathways through parking lots or to access from streets is preferable. Curb cuts to the main street should be kept to an absolute minimum. Select main entries are encouraged to service interior commercial driveways. Entrances should 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 annoyance 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.

G. 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.

H. 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 to reduce the impact of urban heat island effect. 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.

Parking quantities should be based on the needs of the various businesses while balancing a desire to reduce impervious cover. This balance can be achieved by creating parking requirements that reflect standardized parking ratios based on the type of business and consideration of the usable space within the building.

I. Lighting

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 City of Sunset Valley has adopted regulations regarding outdoor lighting and these regulations should guide all development within the City. Lighting should be energy efficient, below 3000 Kelvin, environmentally friendly, and considerate of impacts to human health and wildlife. Lighting should be designed in a conscientious manner to reduce light trespass, glare, and avoid nuisance impacts on surrounding properties.