



**NOTICE OF A REGULAR MEETING  
OF THE ZONING COMMISSION  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, MAY 25, 2022  
6:00 P.M.**

Notice is hereby given that the Zoning Commission of the City of Sunset Valley, Texas, will hold a regular meeting on Wednesday, the 25<sup>th</sup> day of May 2022 at 6:00 P.M. in the Council Chambers, City Hall, 3205 Jones Road, Sunset Valley, Texas, at which time the following items will be discussed, to-wit:

1. Call to Order
2. Citizen/Public Comments
3. Consider approval of the minutes from the April 27, 2022 called meeting.
4. Public Hearing to consider updates and revisions to the City's Comprehensive Plan and Future Land Use Map.
5. Discussion of a potential timeframe to review the proposed revisions to the City's Comprehensive Plan and Future Land Use Map by the Zoning Commission.
6. Adjourn

A quorum of the City Council may attend the meeting, however, no official action by the City Council shall be taken.

I certify that the above notice of meeting was posted at City Hall, 3205 Jones Road, Sunset Valley, Texas, on Friday the 20<sup>th</sup> day of May 2022 at 6:00 P.M.

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Sylvia Carrillo  
City Administrator



MINUTES OF A REGULAR MEETING  
OF THE ZONING COMMISSION  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, APRIL 27, 2022  
6:00 P.M.

**ZONING COMMISSION PRESENT**

Robert Skewis, Chair  
Miguel Huerta, Vice Chair  
Brant Boozer  
John Frick  
Robert Reetz  
Russell Harding, alternate

**STAFF PRESENT**

Sylvia Carrillo, City Administrator  
Matt Lingafelter, Asst. to City Administrator  
Barbara Boulware-Wells, City Attorney

**1. Call to Order**

Chair Skewis called the meeting to order at 6:05 P.M.

**2. Citizen/Public Comments**

None

**3. Consider approval of the minutes from the March 30, 2022 called meeting.**

Robert Reetz made a motion to approve the minutes, seconded by Brant Boozer. All voted in favor and the motion carried.

**4. Public Hearing to consider a request to amend the Land Development Code, creating Sections 150.118-150.129 for Short-term Rental Registration regulations under Zoning – Land Use.**

Chair Skewis opened the Public Hearing at 6:06P.M. No member of the public appeared for the Public Hearing, and no comments were left online.

The Commission discussed the proposed regulations, and the redlined changes from the discussion at the March 30<sup>th</sup> meeting.

Edits from the regulations as presented included allowing a guest house to be used in the short-term rental, limiting one short-term rental per property, and removing any language of “applicant” and “application” replacing it with “registrant” and “registration.”

**5. Zoning Commission recommendation to the City Council regarding a request to amend the Land Development Code, creating Sections 150.118-150.129 for Short-term Rental Registration regulations under Zoning – Land Use.**

Robert Reetz made a motion to recommend to City Council to approve amendments to the Land Development Code, creating Sections 150.118-150.129 for Short-term Rental Registration regulations, with the changes discussed by the Zoning Commission at the Public Hearing. The motion was seconded by John Frick. All voted in favor and the motion carried.

**6. Comprehensive Plan revision updates; discussion and informational item only, no action.**

Staff briefed the Zoning Commission on the Comprehensive Plan proposed revisions and the future scheduled Public Hearings. A Public Hearing and Zoning Commission meeting is scheduled for May 25<sup>th</sup>.

**7. Adjourn**

Robert Reetz made a motion to adjourn, seconded by Vice Chair Huerta. All voted in favor and the meeting adjourned at 6:55 P.M.

DRAFT

CITY COUNCIL MEETING DATE: MAY 25, 2022



## ZONING COMMISSION AGENDA ITEM #4

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STAFF PREPARER/CONTACT INFORMATION: Matt Lingafelter, Asst. to the City Admin.  
[mlingafelter@sunsetvalley.org](mailto:mlingafelter@sunsetvalley.org)

SUBJECT: COMPREHENSIVE PLAN

DESCRIPTION: Public Hearing to consider updates and revisions to the City of Sunset Valley's Comprehensive Plan and Future Land Use Map – first of four scheduled

BACKGROUND: The Planning and Environmental Committee has completed its preliminary revisions to the City's Comprehensive Plan. As a General Law City, the Comprehensive Plan acts as the City's main source for planning and land use decisions. Those decisions affect other portions of the Land Development Code. As the Committee continues refine the document, and before it is ultimately adopted by City Council, feedback from the community is necessary to ensure that the Comprehensive Plan reflects the needs and desires of the residents of Sunset Valley. The Comprehensive Plan and Future Land Use Map were last updated in 2011.

### **What is a Comprehensive Plan?**

A comprehensive plan is a plan adopted by a city for the purpose of promoting sound development of a city and public health, safety, and welfare. The Comprehensive Plan helps inform and drive decisions related to-provisions on land use, transportation, and public facilities and is used to coordinate and guide the establishment of development regulations.-It can consist of a single plan, or a coordinated set of plans organized by subject and geographic area. Because the Comprehensive Plan drives land use, the City's Future Land Use Map will be updated in alignment with the Comprehensive Plan.

### **Public Feedback**

The local government code requires certain actions for adoption of a comprehensive plan, including Public Hearings. A Public Hearing was held on May 17<sup>th</sup> with City Council.

Additional Town Hall, Committee, and additional public meetings will be scheduled. Additionally, the Zoning Commission may ask for a joint meeting with the City Council,

or request an additional meeting, to review the revisions and make their recommendations.

APPLICABLE CODE SECTIONS: [Chapter 213 Texas Local Government Code](#)

STAFF RECOMMENDATION: N/A

SUPPORTING MATERIALS PROVIDED:

- [COMPREHENSIVE PLAN STORY PAGE](#) (by Hyperlink)
- COMPREHENSIVE PLAN PROPOSED CHANGES

## Proposed Revisions to Comprehensive Plan

Existing on left, Proposed on right. Blue=reviewed and approved by committee. Green=under review

### -Existing Language

#### 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 and to promote the health, safety, and general welfare of the community.

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

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

### Proposed Language

#### 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 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.
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## Proposed Revisions to Comprehensive Plan

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### Section 102. The City of Sunset Valley

The City of Sunset Valley is a general law City incorporated in 1954. In 1990, the City had a population of 312; by 2000, the population of the City grew to 365. Additional residential areas developed between 2000-2008 raised the City's population to 575; it is not anticipated that over the next decade significant increases to the population will occur. The City covers 639.6 acres (approximately one square mile) with an additional 71.7 acres in its ETJ.

The City of Sunset Valley is located on lands first populated by Native American Indians. 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, 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.

The City of Sunset Valley is a single-family residential community comprised primarily of large-lot ownership and former 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 road side drainage instead of curb and gutter with heavily wooded areas. Williamson Creek and its tributaries provide not only natural beauty and open space for the community but also wildlife habitat and recharge to the Barton Springs Edward Aquifer. Beginning in 1993, significant retail development occurred in Sunset Valley on Brodie Lane and US Highway 290.

### Section 102. The City of Sunset Valley

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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.

## Proposed Revisions to Comprehensive Plan

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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.

### 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 is a guide for all development within the city's incorporated area and 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 official s, developers, and an informed citizenry.

#### C. Effective Date

This Comprehensive Plan Resolution shall become effective on April 5, 2011.

### 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



## Proposed Revisions to Comprehensive Plan

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### Section 201. Goals

- Preserve and protect the pleasant quality of life. The City of Sunset Valley is a unique and pleasant place to live, work and play. Its very special quality is derived from its terrain, beautiful views, dense foliage, unspoiled creeks, wildlife, and large areas of relatively low population density. The City recognizes these characteristics of Sunset Valley as important and desires preservation of the quality and integrity of the same.
- Preserve the community's natural resources, including the native wildlife habitat, natural site features, and underground water supply. The City of Sunset Valley 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. The City is located in the Barton Creek and Williamson Creek watersheds and the majority is within the Barton Springs Edwards Aquifer Recharge Zone. Intensive development of land overlying aquifer recharge zones may adversely affect the aquifer.
- Protect existing and future development from increased flooding potential and erosion of soils. The City recognizes that the area's topography and soil are such that heavy rainfall creates hazards to life and property through flooding.
- Promote healthy development that maintains and enhances the City's unique character. The City of Sunset Valley celebrates its independent identity from the adjacent City of Austin and desires to remain a primarily rural residential community. The City desires compatible development that will retain the character and aesthetic value of the natural landform.
- Provide quality services and public facilities without burdensome fees or taxes.

- 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 II: GOALS

### Section 201. Goals

## 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

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it's ETJ are virtually landlocked by the City of Austin. All land use considerations should serve to provide adequate transition and buffering to single family residents and to serve the immediate needs of the neighborhoods.

High-density development should generally not extend more than three hundred feet (300') from the major roadways. 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. Existing and Future Land Use

The City of Sunset Valley is predominately a single-family residential community comprised of large-lot ownership, often with agricultural purposes, 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 Brodie Lane. Other high-density retail and public uses also exist along US Highway 290.

The Future Land Use Map provides a long-term guide for the development and use of land within the City and its ETJ. 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 density.

### 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.

## ARTICLE III: DESIGN AND SITE PLAN DEVELOPMENT

### Section 301. Design and Site Planning Overview

A comprehensive site plan focuses on the overall pattern of land uses in the City at the vicinity area level, the planning area level, and the design of individual sites. Components of the site plan consist of spatial and structural development including landscaping, color schemes, architectural qualities, open space, project entries, and traffic circulation networks. Plan elements should be carefully considered to

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reflect the goals of this Comprehensive Plan. The relationship between these components is the primary consideration in site planning. These components, when combined in an interesting and effective manner, can create a sense of community identity, vibrancy, and vitality.

A well-designed site plan is essential to planning a quality development. A good site plan layout will maximize and enhance the positive natural site features of the property, such as native vegetation, geological formations, creek tributaries, and existing topography contours. A good site plan will also minimize unattractive views, traffic congestion, and light and noise pollution. The policies of this Comprehensive Plan include the following objectives:

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

Large lots are a basic ingredient to the rural characteristic of Sunset Valley and help maintain low density populations, protect ecosystems, mitigate flooding, and protect water quality. Density standards, large lot sizes, impervious cover regulation, 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.

### 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 protections 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.

#### Preserve and protect the pleasant quality of life.

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

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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,

### Section 401:

#### Goal: 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

## Proposed Revisions to Comprehensive Plan

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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.

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- 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.

### **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.

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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.

### 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

## Proposed Revisions to Comprehensive Plan

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- Develop and implement a plan to build the civic infrastructure necessary to support the commercial areas.

### 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

### A. Community Policing

Community Policing is the foundation of the City's Public Safety Policy and includes goals and strategies that actively prevent and suppress criminal activity. Through innovative programs, education, and developing close meaningful relationships with businesses, residents, and guests in our city, the department works to study, understand, identify, and resolve the underlying causes of crime and other 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.



## Proposed Revisions to Comprehensive Plan

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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.

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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.

### **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

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### 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.

### Noise and Light Pollution

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

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

Residences, commercial establishments, and city facilities should direct outdoor lighting to stay within property boundaries, should

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not exceed brightness indices, and should not interfere with neighbors' enjoyment and tranquility of their own properties and yet maintain an acceptable level of safety. Lighting technology is available to achieve all these goals. Rebates, incentive programs, and information regarding new lighting technologies should be made available.

Sunset Valley is a Dark Sky City. Noise and light pollution should be monitored by the city and mitigation for these pollutants should be encouraged.

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.

### 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

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### 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.

### **Preserve the community's natural resources, including the native wildlife habitat, natural site features, and underground water supply.**

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.

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### Section 402:

**Goal: 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.

### Section 313. Parkland, Greenspace/Preservation, and Conservation Areas

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

Open space within a development project should conform to the Parks and Open Space Management Plan and Trails Master Plan to encourage non-vehicular access throughout the City. Consideration should be given to:

- Paths which are comfortably separate from vehicular traffic.
- Recreational potential to residents and amenities appropriate to the area.
- Preservation of creeks and natural areas for wildlife habitat and native flora.
- Avoidance of activities along the creek banks which may plug or constrain natural seeps and springs which supply the aquifer or directly impact longstanding recharge features.
- Public enjoyment of attractive views, natural site features, or other focal points.
- Adequate distance of pathways and amenities from private property
- Discouraging crime and vandalism through environmental design.
- Protection of wildlife.

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

### 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.

### Section 314. 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.

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### **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.

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- 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.

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### 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.

### Section 307. Energy Conservation

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

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

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



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### 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.

- To encourage landscaping with water conserving plants, indigenous or naturalized vegetation, and use of on-site water runoff.
- To encourage water conservation through reduced consumption, increased efficiency, and changes in individual behavior, including encouraging reuse and capture through the use of graywater recycling and rain barns.

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### **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.

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### Section 403:

#### Section 305. Water Quality

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 located in the Barton Creek watershed. The corporate limits of the City and its ETJ are located inside the Barton Springs Edwards Aquifer Recharge Zone. The northeastern corner of the City is located downstream of the recharge zone.

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

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

- To carefully monitor the effectiveness of impervious cover restrictions and structural controls to avoid degradation to the community's water source.
- To allow the opportunity for mitigation of construction related sediment loads.
- To avoid development that would significantly increase storm water runoff.
- To encourage safeguards to protect and preserve water quality.

#### Goal: 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.

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- To avoid construction activities that directly impact long-standing recharge features including caves, fractures, and sinkholes.
- To protect the natural creek-side floral and faunal ecosystems and prohibit development that would significantly disturb creek-side habitats or the aquifer recharge regime.
- To achieve increased water quality through intergovernmental coordination and dissemination of information to the public regarding the effects and means of mitigating water quality degradation.
- To encourage continued study of improved or alternative water quality control methods and technologies.
- To encourage landscaping with water conserving plants, indigenous or naturalized vegetation, and use of on-site water runoff.
- To encourage water conservation through reduced consumption, increased efficiency, and changes in individual behavior, including encouraging reuse and capture through the use of graywater recycling and rain barns.
- To apply the most current available planning resources for evaluating land use compatibility and land use intensity.
- To provide rebates and other incentive programs.
- To provide educational programs on conservation and water quality protection, including the most recent innovations and technologies.

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.

### A. Watershed Protection Through Development Regulations

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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.

### **B. Watershed Protection through Stormwater Management**

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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.

### **C. Watershed Protection through Land Management and Restoration**

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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.

### **D. Watershed Protection through Education and Regional Cooperation**

Education is a key component to providing the public with information regarding water quality protection. Gathering

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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 as new information becomes available.

### Section 404:

**Goal: 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

- o encourage landscaping with water conserving plants, indigenous or naturalized vegetation, and use of on-site water runoff.
- To encourage water conservation through reduced



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consumption, increased efficiency, and changes in individual behavior, including encouraging reuse and capture through the use of graywater recycling and rain barns.

- To regulate the type and intensity of development in the recharge zone through appropriate standard conditions and special conditions as needed.
- To apply the most current available planning resources for evaluating land use compatibility and land use intensity.
- To provide rebates and other incentive programs.

- 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 and 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.

### 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

### Section 308: Flood Hazard Areas

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

The city lies mid-stream in the Williamson Creek watershed zone. Heavy rainfall that occurs in the watershed upstream of the City's corporate limits may raise creek levels

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and back up into Sunset Valley due to channel designs and flow restrictions that exist in the watershed below its corporate limits.

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

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

- Create a Sunset Valley Storm Water Management Plan that develops and implements methods for reducing flood impacts upon its citizens and city-owned facilities and improves the City's ability to participate in local and regional flood management planning initiatives.
- Continue to monitor rainfall in key areas and alert citizens to potential flooding.
- Pursue intergovernmental partnerships and negotiations with private property owners to identify and implement actions that serve to reduce the impact of floodwater contributions above Sunset Valley and flow impediments downstream from its corporate limits.
- Establish a process to inform prospective purchasers of residential and commercial property of all use limitations resulting from environmental, topographical, or water quality and control regulations.

### 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.

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- 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.

### 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.

### Section 306: Topography, Grading and Drainage

The City of Sunset Valley's elevation ranges from approximately 590 feet above sea level in the waterway of Gaines 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 soil groups are Tarrant and Speck. The clay and clay complex soils have high shrink-swell potential and low permeability. A soil analysis is recommended prior to site development.

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

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

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- Encourage safeguards to protect and preserve existing topographic features and to restore features impacted by historical actions to the extent practicable.
- Explore the possibility of constructing broad shallow terraces on vacant city-owned parcels to encourage water retention and percolation. The feasibility of a similar program for privately owned parcels should be investigated in which the City would cost share or rebate portions of the development costs in order to achieve the desired benefits, such as runoff reduction, water quality improvement, and providing additional opportunities for aquifer recharge.
- Adopt a proactive stance regarding new ways to deal with existing runoff, including investigating methods for improving water quality and controlling runoff from existing large paved surfaces including the Toney Burger Center, that portion of US 290 within the City's corporate limits, and the three major commercial centers.
- Reexamine existing drainage plans to determine if surface flows should be redirected to existing recharge features or creek beds where accelerated recharge is known to exist without exacerbating flooding concerns.
- Investigate the feasibility of expanding existing floodwater retention basins and catchment ponds beyond their current design to increase impoundment capacity and recharge volumes to improve water quality and flood control.
- Coordinate with the City of Austin to improve roadside drainage along Westgate Boulevard in the area behind the residential lots on Sunset Trail to reduce flooding of private properties.
- Reconstruct, as necessary, existing bar ditches, culverts, and bridge crossings of creeks to improve water flow from private property and public rights-of-way into drainage easements and creek channels.

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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.

### 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

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- 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 301. Design and Site Planning Overview

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

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

The policies of this Comprehensive Plan include the following objectives:

- To develop a visually dynamic identity for the City with identifiable City edges, pathways, entry points, and landmarks to distinguish Sunset Valley from the surrounding area.
- To first create a hierarchy of City components that consist of city,

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planning area, neighborhood, site project, and individual building scales then use building masses, architecture, and landscaping to help reinforce the identity and image of those components in a cohesive, yet diversified identity for the community.

Large lots are a basic ingredient to the rural characteristic of Sunset Valley and help maintain low density populations, protect ecosystems, mitigate flooding, and protect water quality. Density standards, large lot sizes, impervious cover regulation, 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.

### **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.

### **Section 401. Vicinity Site Plan Layout**

When evaluating a site, it is necessary to consider its relationship to its surroundings. Special consideration should be paid to nearby residential neighborhoods and adjacent property owners regarding such matters as lighting, noise, auto/pedestrian conflicts, general privacy, building heights, landscaping, security, and environmental concerns. Whenever possible, commercial areas should be linked with trails and sidewalks for pedestrian access.

### **Section 402. Village Clusters**

A complex of smaller buildings with interspersed usable space, rather than one large building, will help create a village character compatible with the rural Sunset Valley setting. Courtyards, arbors, and fountains will help contribute to a pleasant identity which will enhance user interest. Entryways should be richly developed with site amenities, such as special paving, benches, trees, grates, and bedding plants to provide a positive shopping experience. Where possible use pervious materials.

### **Entries, Lot, and Roadway Placement**

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

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pedestrian and bicycle pathways creatively placed to link existing and future development.

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

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

### 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.

Large lots are a basic ingredient to the rural characteristic of Sunset Valley and help maintain low density populations, protect ecosystems, mitigate flooding, and protect water quality. Density standards, large lot sizes, impervious cover regulation, 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. 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.

#### **Section 414. Landscaping**

Landscaping with drought-tolerant, native, or naturalized plants and architectural buffering is encouraged for both decorative and functional uses. Functional landscaping purposes include 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.

#### **Section 409. Signage**

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

#### **Section 410. Entries and Circulation**

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

Pedestrian and vehicular safety should be maximized by carefully locating 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

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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.

### 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

### 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 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 installation should conform to local and national lighting codes. Energy efficient lighting is strongly encouraged and lighting in the blue, white or soft yellow ranges is preferred. Accent illumination is encouraged. Entry

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signage should be illuminated with flood lights or internal back lighting. All wiring for exterior lighting should be underground.

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.

### 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

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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