

**SUNRISE BEACH VILLAGE  
COMPREHENSIVE PLAN  
JANUARY 2009**

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## Section I Introduction

Community Focus: Sunrise Beach Village will continue to be a retirement and recreational residential community. This focus does not preclude the development of small businesses or enterprises within the city, and such endeavors are encouraged.

Planning: This and all future Village plans will be reviewed yearly and updated as necessary by the City Zoning and Planning Committee for the approval of the City Commissioners (City Council after May 2009). Periodically, resident interests and concerns will be surveyed for necessary inputs and updates to this plan. It is not intended to be binding for governing the city, but all ordinances and policy decisions should reflect the spirit of this plan. This plan should be

- A guide for community decision making
- An assessment of the community's needs
- A statement of community values, goals, and objectives
- A direction for the community's physical development
- Continuously updated as conditions change

Mission statement: The purpose of this plan is to establish guidelines for the future growth and development of Sunrise Beach Village. The intent of these guidelines is to enhance the quality of life and property values of the residents.

References: This plan is an update of completed actions and recommendations of the Comprehensive General Plan (CGP) dated April 19, 2001. It also includes resident survey responses completed November 1, 2007.

Summary of Review and Updates: Many actions and recommendations of the CGP have been completed or adopted in city ordinances, e.g. 16 dry hydrants for the fire department have been installed, and subdivision and structure ordinances rewritten. These items are deleted from the plan. Ideas and concerns from the 2007 resident survey that were within city budget constraints were incorporated into this plan. (Others that would require additional funding through increased taxation, bond issues, or fund raising efforts are listed in Appendix for future consideration of city commissioners (council members) and residents.

## Section II

### The Purpose of the Village Plan

- To describe the area.
- To state the community's goals and objectives.
- To evaluate future land use and development.
- To describe community facilities and forecast requirements
- To evaluate community appearance and discuss possible improvements.
- To maintain the basic concept followed from incorporation in 1974 and subsequent reviews, providing the needed and mandated services in the most cost effective means to taxpayers in order to minimize the Village tax rate.

## Section III

### City Description

The City of Sunrise Beach Village is primarily a retirement and recreational residential community with some commercial and residential based businesses. An airport that includes a lighted grass airstrip lays within the city limits. The land lying within its corporate limits is an elongated parcel running generally north and south with property fronting on Lake Lyndon B. Johnson. Located in Llano County, it is approximately 60 miles northwest of Austin and is situated in the scenic recreational area of the Highland Lakes.

The city is isolated at the end of State Farm Road 2233, and enjoys the advantage of an excellent highway access road from State Highway 71 without the traffic associated with most major and minor routes throughout the Highland Lakes area. Geographically, city expansion is restricted on the south by Sandy Creek and private ranches on the west and north. This location, coupled with only one access road, provides a measure of security and privacy that is lacking in many other lake communities.

The climatic conditions in the area are of great economic advantage both for local outdoor activity and for enjoyment of the nearby hill country by residents and visitors. The region surrounding the Highland Lakes is a recreational service center for fishermen, hunters, travelers and campers using nearby facilities.

## Section IV

### Community Values and Goals

#### Values

At the core of resident values are the necessity of citizen volunteer participation and the positive attitude of the community. Sunrise Beach is a place where people help each other and all have the opportunity to lead healthy, satisfying lives. Growth and development should be directed to assure a pleasant, desirable, and attractive community in which to live and enjoy the lake and its environment.

#### Goals

Community goals are intended to maintain the enjoyment of the lake environment for residents and visitors, alike. The following is a priority listing that comes from inputs through the 2007 resident survey, previous plans, and community officials.

#### Priority One Goals

1. Assure the development of safe and sanitary housing for all residents and visitors.
2. Provide police security and protection for residents and visitors.
3. Support the Volunteer Fire Department.
4. Maintain roads and repairs as needed (deterioration, pot-holes, degraded edges or pavement drop-offs) along with a regular maintenance schedule.
  - Seal coat at least three miles of streets each year.
  - Regularly mow along the right-of-way.
  - Clear trees and brush that encroach on the roadways or obstruct vision.
5. Ensure consistent, uniform enforcement of city ordinances and state/federal laws in all areas and for all residents.
6. Develop residential neighborhoods with quiet, safe, convenient environments.
7. Require the prompt repair and new installation of services as required. Require the restoration of excavated pavement or soils to a density and condition as good as or better than before the repair or new installation.
8. Maintain city structures, airport, and recreational areas for appearance, functional and safe operation, and enjoyment of residents.
  - Maintain the runway surface for safe and functional operation.
    - Regularly mow the surface.
    - Level or grade airport area as required.
  - Maintain park conditions through regular maintenance and cleaning.
    - Regularly mow, collect trash, and repair facilities.
    - Routinely check parks for damage or vandalism.
    - Stabilize shorelines as needed.
9. Encourage property owner improvements and maintenance that enhance the city image.

10. Require property owner control of grass, brush and trees that would increase danger of fires, harbor animals, or obstruct vision on streets, intersections and roads.
11. Monitor providers of residential and business utility services (water, waste collection, power, telephone, Internet, cable TV, etc.) in meeting community needs at competitive rates. Promote and require improvements to the domestic water system.
12. Encourage and support community volunteers in their efforts to improve the city, to provide for health and safety needs for residents, and to provide social activities in the community.
  - Encourage energy conservation in the design, construction and occupation of residences, commercial and government structures;
  - Encourage water conservation by approving
    - Rainwater harvesting;
    - Operating irrigation systems in keeping with rules and regulations promulgated by LCRA or the Texas Water Development Board; and
    - Encourage on site reuse of gray water.

### Priority Two Goals

These goals are secondary and not listed by priority.

#### Utilities and City Services

- Monitor existing waste water systems and coordinate with LCRA on the installation, operation, and maintenance of new and existing facilities.

#### Commercial and Industrial Development

- Provide adequate, diverse and well-located commercial districts with room for expansion, ease of access and protection from encroachment by other developments.
- Support commercial development which will provide goods and services in clean, attractive, safe, and convenient surroundings consistent with the retirement and recreational residential concept.
- Discourage the development of heavy industry.

#### Road Maintenance and Transportation

- Develop traffic flow patterns for easy, safe and economical movement.
- Require cul-de-sacs to have a minimum of a 50-foot turn radius.
- Develop a plan for reconstruction of the entire street system.

- Eliminate low water crossings on critical evacuation routes.

### Airport

- Enforce zoning ordinances with respect to support facilities or property homeowners that might create hazards to aircraft, buildings, or persons.
- Discourage heavy industry.
- Support volunteer efforts and contributions in maintaining the airport.
- The recommendations of the Airport Commission should continue to be the primary source for suggestions or rules, regulations, and overall operation of the Airport including the appearance and use of buildings and facilities.

### Recreational Parks

- Prohibit camping in parks.
- Replace bathroom fixtures with low-flow or water conservation fixtures on an attrition basis.
- Support adding youth facilities at all parks.
- Support volunteer efforts and contributions for park improvements and maintenance.
- Engage in a program of shoreline erosion control

### Safety, Health and Security

- Regularly review and update the Emergency Management Plan. Maintain a list of agencies and facilities available to help residents in time of need. Be an active participant and contributor to county and state wide plans and exercises.
- Encourage continued resident participation in the Volunteer Fire Department. Provide what assistance might be requested by the Department. Allow use of all city facilities by the Department.
- Encourage citizen participation in Citizens Patrol and Neighborhood Watch programs.
- Monitor potable water quality.

### Community Enhancement and Appearance

- Maintain city buildings and structures for appearance, functional, and safe use.
- Support volunteer efforts and donations to remodel or refurbish community structures that are in common use (civic center; park areas, buildings or facilities).
- Encourage volunteer efforts to improve city landscaping and street and roadway clean-up campaigns.
- Regulate signs and billboards in order to promote a clean city image.

### City Administration

- Annually review the city comprehensive plan and adopt a new plan at five-year intervals.
- Continue to apply city regulations to the extraterritorial jurisdiction.
- Actively seek and respect resident input to city governance.
- Work from a balanced city budget.

## Section V

### Future Land Use and Forecast Requirements

Maintaining Sunrise Beach Village as a recreational and retirement community should continue. However, local population growth trends should be considered for their impact. Growth patterns for the number of houses in the Village as stated in the 2001 Comprehensive Plan projected a 33% ten year growth rate reaching 1098 homes with 2746 residents (full and part-time) by the year 2010. While many factors affect the accuracy of growth projections, the underlying assumption that the Village will continue to increase its population is a valid one. This assumption is based on several growth trends in the Hill Country that may have a direct or indirect affect on the Village.

Factors within Sunrise Beach Village:

1. SRB offers a desirable neighbor- friendly environment and will continue to attract retirement minded and weekend residents alike.
2. Second, or vacation, homes are a growing trend and while lakefront property is at a premium, there are many off-lake properties in SRB that could be developed.

Factors nearby Sunrise Beach Village:

1. Development of a regional medical facility at the intersection of Hwy 71 and 281 will attract more residents to the area.
2. The potential exists that one of the ranches north or west of SRB could be sold for development, and could add area to the city.

The current government and recreational facilities are adequate to support resident needs for the next five to ten years, however planning now for city growth and greater demands on recreation facilities and infrastructure should be undertaken. For example, city parks, boat ramps and streets are open to the public and provide access to lake recreation. Increased use from off-water residents will put demands on these facilities, increase traffic flow and parking needs.

More homes in SRB will place additional demand on the water supply from LCRA and increased wastewater disposal which could have an adverse affect on lake water quality.

City services, particularly in maintenance staffing and police protection, could need to be expanded to support a larger population as well as a growth of the city area.

The following guidelines are recommended to preserve SRB values for a retirement/recreation friendly city beyond the near future (5-10 years). This list will



require additional financial commitments which would necessitate community support and fundraising. They will most likely have to be done in phases, and follow a timeline that will not create an extreme financial or tax burden on residents.

- Upgrade existing streets and right-of-ways, e.g. improve road base or widen roadways as necessary and include bicycle/pedestrian lanes along roadways.
- Improve parks and common recreational facilities in appearance and functional use, e.g. expanding restrooms, sports facilities (playground, tennis, etc.) fishing piers, and adding paved parking areas.
- Encourage local businesses to improve/maintain building appearance and add to landscaping that would enhance the city image.
- Support LCRA efforts to control lake pollution and maintain a healthy environment.
- Seek ownership of the city water supply system by SRB.
- Replace or expand city offices to support growing residential needs.
- Continue to encourage property owner cleanup or replacement of deteriorated properties, removal of abandoned boats, vehicles, or other equipment.
- Continue uniform enforcement of city ordinances and policies. All ordinances should be reviewed periodically (two to three years) for changes or applicability to current needs and goals. Minimal regulation should be encouraged.
- Encourage property owners to maintain all properties (including undeveloped lots) free of potentially wildfire-propagating vegetation such as fallen trees, dead brush, etc.

## Section VI

### Priority for Expenditures

The basic concept that Sunrise Beach Village is a retirement and recreational residential area should be the basis for all decisions. Public expenditures should be guided by the following concepts.

1. Provide a safe, healthy environment.
2. Preserve the assets of the community.
3. Improve the community and services provided.

Appendix  
Resident Survey Results Completed November 2007

I. Survey Comments: From the 2007 resident survey, the following is a summary of concerns expressed by written comment. All 122 returned surveys are kept on file in the city office.

The city should:

1. Hire a city manager. (5 comments)
2. Have a paid fire department (3 comments)
3. Enforce Zoning Ordinances (12 comments)
4. Increase Taxes (13 comments)
5. Focus on street repair (17 comments)
6. Encourage business development (4 comments)
7. Reduce deer population (22 comments)
8. Develop a waste water collection system (10 comments)
9. Have evening city meetings (1 comment)
10. Continue citizen patrol (1 comment)
11. Improve water system quality (17 comments)
12. Reduce water system charges (14 comments)
13. Reduce Ordinances (14 comments)
14. Have a dedicated building inspector (2 comments)
15. Improve phone service (2 comments)
16. Improve police service\*
  - a. Enforce speed limits (3 comments)
  - b. Enforce laws (6 comments)
  - c. More patrolling (2 comments)

\*This survey was completed before present police force was hired.

17. Enforce water safety via boat patrols (7 comments)
18. Have a recycle program (2 comments)
19. Improve community communication (suggestions follow)
  - Police blotter newsletter
  - Communicate current city issues
  - Advertise lake conditions
  - Publish future plans for the city
  - Develop a "city focus" in art, food, music, etc.
  - E-mail alerts to part-time and out of state residents
  - Publish a city/mayor newsletter
  - Publish all survey results
20. Improve trash/waste collection services
  - Have only one contractor (4 comments)
  - Reduce cost (1 comment)
  - Reduce noise (1 comment)

21. Improve lake water quality
  - Remove moss
  - Monitor pollution (2 comments)
  - Remove silt/debris
  - Remove LCRA (5 comments)
22. Improve parks (suggestions)
  - Park appearance (mowing)
  - Add more picnic tables
  - More frequent cleaning
  - Building basketball courts
  - Improve boat ramps
  - Add playground equipment at all parks
  - Update Sandy Mountain park
  - Add bike paths
23. Miscellaneous Concerns
  - Update city offices
  - Cleanup overgrown lots (3 comments)
  - Identify property-owners/residents vehicles with a bumper sticker
  - Cleanup poorly maintained property (8 comments)
  - Increase street lighting
  - Remove trailers
  - Limit numbers of pets per resident
  - Pave the airport runway
  - Improve appearance of city entry
  - Improve civic center
  - Collect trash on streets
  - No more businesses
  - Add more businesses
  - Limit structure size on individual lots
  - Acquire an ATM
  - Have evening hours for city hall
  - Allow fireworks
  - Reduce expenses for services (trash, water, etc.)
  - Improve medical support (4 comments)

II. Summary of multiple choice responses is attached.



Full time	Electric	45	100.0%	0	0.00%	45	Electric	100.0%
	Water	21	46.7%	24	53.33%	45	Phone	97.8%
	Phone	44	97.8%	1	2.22%	45	Fire	95.7%
	Trash	40	88.9%	5	11.11%	45	Info	95.5%
	Streets	38	90.5%	4	9.52%	42	Parks	91.3%
	Cable	19	76.0%	6	24.00%	25	Streets	90.5%
	Internet	20	64.5%	11	35.48%	31	Trash	88.9%
	Fire	44	95.7%	2	4.35%	46	Police	78.3%
	Police	36	78.3%	10	21.74%	46	Cable	76.0%
	Parks	42	91.3%	4	8.70%	46	Internet	64.5%
	Info	42	95.5%	2	4.55%	44	Water	46.7%
	Zoning						Zoning	
		Sufficient		20	50.0%			50.0%
		Need less		5	12.5%			12.5%
		Need more		5	12.5%			12.5%
	Don't know what they are			10	25.0%	40		25.0%
Part time								
	Electric	33	100.0%	0	0.0%	33	Electric	100.0%
	Water	14	43.8%	18	56.3%	32	Fire	100.0%
	Phone	16	64.0%	9	36.0%	25	Police	92.6%
	Trash	20	76.9%	6	23.1%	26	Streets	90.0%
	Streets	27	90.0%	3	10.0%	30	Parks	82.8%
	Cable	11	64.7%	6	35.3%	17	Info	80.8%
	Internet	4	36.4%	7	63.6%	11	Trash	76.9%
	Fire	29	100.0%	0	0.0%	29	Cable	64.7%
	Police	25	92.6%	2	7.4%	27	Phone	64.0%
	Parks	24	82.8%	5	17.2%	29	Water	43.8%
	Info	21	80.8%	5	19.2%	26	Internet	36.4%
	Zoning						Zoning	
		Sufficient		13	48.1%			48.1%
		Need less		5	18.5%			18.5%
		Need more		2	7.4%			7.4%
	Don't know what they are			7	25.9%	27		25.9%

