

**Sunrise Beach Village
Comprehensive Plan
September 2018**

INTRODUCTION

Sunrise Beach Village (SBV) is a retirement and recreational Community with about a third of the homes having full time residents. In the last two decades the pace of growth has slowed, however in the past few years, we have seen an increase in the construction of new homes and renovations. Many older lake homes have been replaced with larger “weekend” homes bringing a changing demographic. With the amenities of parks and boat launches, and the escalating price of waterfront properties, future development of the off-water properties is likely. The opening of the new hospital on Hwy 71 is an asset that may also bring additional demand for properties.

To assess the interests of property owners, a survey was included with the 2017 tax bills. A copy of the results is included as an appendix. In developing this plan, we have focused on key areas of concern expressed by respondents. Long term goals as well as actionable short-term objectives are included and will be reviewed annually to determine progress.

The Comprehensive Plan is not binding for governing the city, but all ordinances and policy decisions should be tested against the spirit of the plan. This plan builds on the significant services, systems, infrastructure, and improvements already available to homeowners such a police, fire, water, and city services.

VISION

The purpose of this plan is to establish guidance for the growth and development of Sunrise Beach Village. This is a visionary plan with long term goals aimed at enhancing the quality of life and property values of residents. Citizen volunteer participation has been at the heart of what makes SBV a wonderful place to live. However, relying on the generosity of volunteers limits the ability to maintain and grow our infrastructure. While continuing to be a retirement and recreational community, SBV will also grow to be a family and visitor friendly community and should aim toward a demographic that includes a higher percentage of full-time residents. We should prioritize improving the first impression people get when entering our city and thoughtful improvement to the infrastructure throughout the city. This will be enabled by a combination of many efforts: volunteer and business cooperation, coordinated zoning with code compliance and enforcement, as well as innovative revenue programs consistent with the goals generated by this plan.

The Sunrise Beach Comprehensive Planning Committee consolidated the input received into five key areas. These areas include:

1. Aesthetics / Building & Property Management
2. Infrastructure
3. Parks / Lake Access
4. Roads
5. Wildlife Management

SBV Goals – Comprehensive Plan

Aesthetics / Building & Property Management

Significant city ordinances and zoning requirements exist, however, it is believed enhanced code enforcement will positively effect the aesthetics of the community and the enjoyment of property owners. Simple cleanup and maintenance of common areas and private property would significantly improve the look of the city.

Short Term

- Enforcement of existing property maintenance and zoning ordinances including: structure repair, paint, yard clean-up, garbage removal, and vehicle/boat/trailer abandonment
- Create a beautification plan for the commercial area located at the entrance to the city and investigate the possibility of a university competition
- Update city ordinances to eliminate chain link fencing on commercial property as a screening option and create “screening” standards for unsightly structures / areas
- Cleanup of city’s maintenance yard with possible screening fence added
- More frequent tree trimming in ROW’s
- Require commercial properties to maintain parking lots
- Work with commercial property owners to make near term improvements to unsightly properties
- Update city ordinances to specify landscape and building standards for commercially zoned properties

Long Term

- Complete, adopt, and implement a plan for beautification of the commercial area located at the entrance to the city.

Infrastructure

Assets and services, while efficient and economical, could use improvements to meet the future needs of residents / homeowners. Given the changing technological landscape as well as the shift in demographics of our homeowners it is imperative we address the needs of future resident expectations.

Short Term

- Install emergency power system at water plant
- Trash plan (containers are sitting along the street for days on end)
- Recycling plan

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- Trash receptacles at parks should be discretely located and/or possibly screened behind fencing
- Sponsor city-wide property clean-up, trash, and chemical disposal day
- Install aesthetically pleasing electronic sign for city notices
- Develop plans for long term items listed below

Long Term

- Work to encourage service businesses including gas station, post office, and general store
- Implement a plan for a central garbage / recycling area and franchising trash services
- Improve the appearance of city hall and the civic center complex
- Develop a plan to improve telecommunications (TV, internet, et al)
- By working with utility providers, develop a plan to move utility systems underground beginning in commercial areas
- Pave city owned parking lots

Parks/Lake Access

Our greatest natural resource and draw to the city is our location on Lake LBJ. Enhancing city property along the lake will provide enjoyment to current residents, guests, and property owners as well as provide a draw to potential future homeowners.

Short Term

- Organize a Friends of the Parks group to evaluate and focus on repairs and recreational activities at the City Parks such as:
 - a dog park(s)
 - walking/jogging/bike paths
 - playground equipment and exercise stops at parks
 - tennis and basketball courts
 - cooking/BBQ facilities at parks
 - Create and install information boards at parks (wildlife, lake system, solar system...)

Long Term

- Plan for erosion control of the shoreline at the parks and budget for the future improvements
- Develop plans for swimming areas, (fishing) pier(s), and day docks
- Develop a plan for a marina to service interior lot owners
- Install irrigation and turf grass at the parks following LCRA's water management plan

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- Implement recommendations of the Friends of the Parks group

Roads

Narrow, aging, and winding roads have been a matter of concern for many years. It has not been financially feasible to do more than maintain the existing roads in the past. It is clear by the high level of homeowner concern expressed in the survey that it is time to address this concern.

Short Term

- Develop a plan for future street improvement
- Cleanup loose gravel
- Add additional-reflectors on curves

Long Term

- Widen curves and dangerously narrow traffic flow areas
- Widen main roads
- Maintain road edge on main roads

Wildlife Management

Living in close proximity to wildlife creates a challenge balancing nature, health, safety, personal property, and stewardship. A plan to manage wildlife, while divisive, is desired by the community.

Short Term

- Control deer population
- Provide solution for wildlife carcass disposal

Long Term

- Monitor and control wildlife population

Revenue Ideas

The Comprehensive Plan Committee suggest the City consider the following means to raise funds to accomplish goals the citizens have responded as important in moving our city forward:

- Increase sales tax by 1%
- Investigate grant researchers / writers
- Issue bonds for improvements
- Develop a limited stay RV park
- Assess a golf cart use fee for use on city streets
- Pay boxes / credit card for donations / fees related to boat launch and / or park use by non-residents

Listed below are additional suggestions that could be initiated by a citizens' group or committees to help achieve specific goals:

- Establish fund raiser to help commercial business improve their properties at city entrance
- Establish a GoFundMe (or equivalent) site for specific needs / objectives
- Establish a sharing / piggyback website where like needs can be matched to leverage capabilities / cost and needs can be listed for volunteer organizations to address
- Sell pavers / bricks for building / walkway listing contributors to be used at community property
- Annual giving programs that would recognize citizens / business / organization donations at certain levels.

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Appendix I

List of accomplishments and changes since the 2009 plan:

City Asset Improvements:

Parks:

- Mc Nair Park-Additional bulkhead installed to stabilize shoreline
- New bathroom fixtures at several of the parks
- Automatic shut off faucets and motion lights
- Repaired bumper guards on piers
- Refurbished picnic tables
- New park signs

Airport:

- Installed helipad with lights for medical emergency pick ups
- Installed irrigation using a non-potable well-water source
- Changed runway lights to LED's for longer life
- Added Drone prohibited signs

City Water:

- Purchased water system from LCRA
- Continual upgrades to water lines and meters

City Police:

- Office moved out of city administration building to more visible location on Hwy 2233
- 24/7 police patrols
- Camera equipped vehicles
- Several more vehicles added and others replaced

Streets:

- Improved low water crossing on Sunrise Drive
- Continuing to reseal 3 miles of road every year
- Added reflectors in curves

Changes:

Consolidated Zoning Ordinance:

- Reviewed and re-written to include previous amendments

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- Eliminated Industrial zoned area
- Added additional requirements for modular and metal sided structures used as residences

Fire Protection and First Responders:

- Additional fire station added to north side of town for quicker response time
- Old fire house turned into a "smoke house" training facility

City Administration:

- Changed from 3 Commissioners to 5 councilmembers and a Mayor

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2017 Survey Results by Service and Resident Status

2017 SURVEY RESULTS

? = Maybe

Anything less than 90%

Bond results

Full Time 142					Part Time 74					Weekend 74					Combined 290					
Are you satisfied our services?					Are you satisfied our services?					Are you satisfied our services?					Are you satisfied our services?					
Yes	No	?	Total	% Y	Yes	No	?	Total	% Y	Yes	No	?	Total	% Y	Yes	No	?	Total	% Y	
Electric	130		130	#####	Electric	58		68	100%	Electric	63		63	100%	Electric	261	0	261	100%	
Water	125	8	133	94%	Water	51	6	67	91%	Water	65		65	100%	Water	251	14	265	95%	
Phone	90	10	100	90%	Phone	36	2	38	95%	Phone	15	4	19	79%	Phone	141	16	157	90%	
Cable	91	30	121	75%	Cable	24	23	47	51%	Cable	18	16	34	53%	Cable	133	69	202	66%	
Internet	67	33	100	67%	Internet	23	25	48	48%	Internet	18	17	35	51%	Internet	108	75	183	59%	
Trash	103	13	116	89%	Trash	40	9	49	82%	Trash	23	5	28	82%	Trash	166	27	193	86%	
Fire	137		137	#####	Fire	66		66	100%	Fire	59		59	100%	Fire	262	0	262	100%	
Police	137	2	139	99%	Police	68	2	70	97%	Police	67		67	100%	Police	272	4	276	99%	
Parks	117	13	130	90%	Parks	65	5	70	93%	Parks	57	8	65	88%	Parks	239	26	265	90%	
Launches	121	9	130	93%	Launches	67	4	71	94%	Launches	59	8	67	88%	Launches	247	21	268	92%	
Streets	117	22	139	84%	Streets	66	7	73	90%	Streets	49	17	66	74%	Streets	232	46	278	83%	
Website	120	17	137	88%	Website	50	22	72	69%	Website	38	30	68	56%	Website	208	69	277	75%	
Use it	67	59	126	53%	Use it	30	33	63	48%	Use it	19	37	56	34%	Use it	116	129	245	47%	
Zoning					Zoning					Zoning					Zoning					
Sufficient	78				Sufficient	27				Sufficient	25				Sufficient	130				
Need Less	15				Need Less	11				Need Less	4				Need Less	30				
Need More	19				Need More	5				Need More	5				Need More	29				
Don't know what they are	20				Don't know what they are	23				Don't know what they are	30				Don't know what they are	73				
				% Yes % No					% Yes % No					% Yes % No					% Y % N	
Bond	76	37	9	113	67%	33%	Bond	18	32	7	50	36%	64%	Bond	37	15	5	52	71%	29%
Continue as R & R Community	118	5			Continue as R & R Community	56	2			Continue as R & R Community	59	2			Continue as R & R Community	233	9			

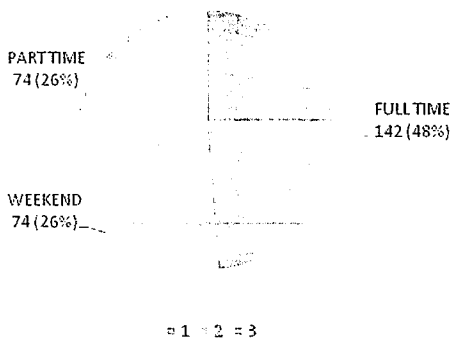
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2017 Survey Responses by Resident Status

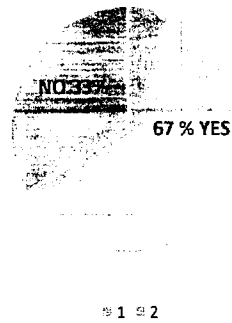
Full Time						
142						
1	2	3	4	5	6 or>	
20	55	5			1	
Working	Retired	Homemaker	Other			
24	110	7	1			
0-30	31-50	51-70	71 or>			
	5	56	80			
Part Time						
74						
1	2	3	4	5	6 or>	
3	23	1	5	3	4	
Working	Retired	Homemaker	Other			
35	28	10	2			
0-30	31-50	51-70	71 or>			
	8	54	11			
Weekend						
74						
1	2	3	4	5	6 or>	
2	21	2	7	5	4	
Working	Retired	Homemaker	Other			
35	27	5				
0-30	31-50	51-70	71 or>			
	9	48	17			

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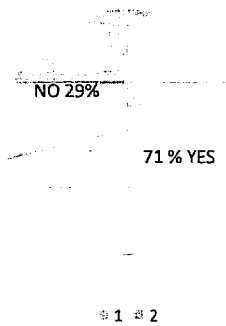
RESPONDENTS BREAKDOWN



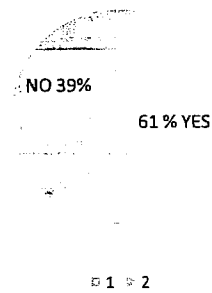
FULL TIME RESIDENTS BOND RESPONSE



WEEKEND RESIDENTS BOND RESPONSE



COMBINED RESIDENTS BOND RESPONSE (FULL TIME, PART TIME, WEEKEND)



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Summary of Comments from 2017 Survey (290 responses)

What do you like most?

Quiet (58)	Scenic (9)	City employees and police friendliness (6)
Low Crime (35)	Relaxing (8)	Atmosphere (5)
Friendly (24)	Wildlife and Deer (8)	Pot Lucks (3)
Neighbors (24)	Small (8)	Emergency response (3)
Peaceful (20)	Community spirit (7)	Low City tax (3)
Safe (17)	Location (7)	Airport (2)
Constant level lake (14)	Rural feeling (6)	

The following each got one mention: activities; affordable; new people moving in; the auxiliary; police patrols; and fire protection.

What do you like least?

Too many deer (29)	Not enough pet control (9)	No bike paths or sidewalks (4)
Streets (22)	Eyesores at city entrance (8)	Septic systems instead of sewer (3)
Condemned buildings (10)	ROW & tree maintenance (8)	Lake too crowded (3)
Houses/Bldgs in disrepair (10)	Too many metal bldgs (8)	Barking dogs (3)
Llano taxes too high (10)	Shopping too far (4)	Ordinance against deer feeding (3)
No gas stations (10)	Too few restaurants (4)	Starving deer (3)
Can't rent short term (9)	No fireworks allowed (4)	City getting too big (3)

The following each got one mention:

too many regulations;
residents who bitch & offer no solutions;
lonely place for singles;
allowing anything to be built;
need more play equipment;
unmowed vacant lots;

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lack of public boat slips.

How would you improve some of the issues listed above?

Allow deer hunting and removal
Tear down condemned properties
Help elderly clean up property
More code enforcement on property upkeep
More manpower to maintain city assets
Allow & tax short term rentals
Increase sales tax

Seek grants to improve streets, parks & ROW's
No homes on wheels
Don't allow any more storage units
Post "Do not feed deer" signs & enforce
Need own zip code
Supply recycling truck

What is your vision for Sunrise Beach in the next 5 years?

Better roads (paved) and parks
Fewer deer
Better ROW maintenance
Walking path along 2233
More restaurants
Better building & gas pumps in T-Mart location
Dress up or remove unsightly businesses

Community marina
Moderate growth rate
Nicer maintained homes
Mow vacant lots once a year
Pay off water company debt
Promote more full timers by having more amenities

Comments in other areas surveyed:

Electric- a few "too high"

Water- a few "too high", "too hard", "pressure inconsistent", "tastes terrible"

Phone- "too high"

Cable- disappointed in Northland Cable; don't like that not available to all residents; too high; would like a choice

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Internet- "too high", "outages", "unreliable", would like other options

Trash- "too high"; would like to recycle; "why can't we have only one service?"

Fire- "excellent" (16); well trained; great 1st responders; proud of them; best around; great volunteers

Police- good officers (24); excellent (16); like patrols (10); friendly (6); very visible (3); great to have at entrance; hardly see any patrols; stop speed traps; too many; much better

Parks- Sandy Beach in need of upgrading and repairs (6); better maintenance & clean up needed; more tables & BBQ pits; more trees; bathrooms need upgrading; handicap ramp needed; put pier at Timber Cove; earlier park hours for fishermen; make for residents only

Launches- pave & put in deeper ramps; put up lighting on timers; make for residents only or sell park passes for non-residents

Streets- need improvement (21); too narrow; too much gravel; need defined edges; more reflectors down center; repairs don't last

Website- hard to find what you are looking for; not updated regularly; needs list of downloadable Ordinances

Zoning- needs to be enforced more (21); stop parking trailers & vehicles on lawns (11); lots should have less clutter, trailers, trash; need to be stricter (5); building permits should conform with TX building codes; permits should be displayed; too many lights at night; too intrusive; need more flexibility; need aesthetic review board; repeal deer ordinance

Governance- great mayor & city council; friendly; helpful; hold meetings when part timers can come; increase taxes so city can improve roads; need higher tax rate to improve city; governed by an elite group