



NOTICE OF A CALLED MEETING OF THE
PLANNING AND ENVIRONMENTAL COMMITTEE
OF THE CITY OF SUNSET VALLEY, TEXAS
THURSDAY, AUGUST 26th, 2021
6:00 P.M. - 8:00 P.M.

This meeting will be held virtually. To actively participate in the meeting virtually, please register at:
<https://attendee.gototraining.com/r/1862701757522159873>


You may also call into the meeting by calling: Long Distance: +1 (510) 365-3231 Access Code: 561-842-332

Notice is hereby given that the Planning and Environmental Committee of the City of Sunset Valley, Texas will hold a called meeting on Thursday August 26th, at 6:00 P.M. via GoToTraining, at which time the following items will be discussed, to-wit:

1. Call to Order
2. Citizen Comments
3. Discussion and possible recommendation regarding Future Land Use Map of the Comprehensive Plan. ([Open Gov Story Link to Committee Work Page](#))
4. [Discussion and possible recommendation to Council regarding the joint Committee and Council meeting held on July 30th, 2021.](#)
5. Discussion and possible recommendation to council regarding impervious cover exemptions on single family properties within [Chapter 4 of the Land Development Code.](#)
6. Discussion regarding future agenda items.
7. 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 the 23rd day of August at 6:00 PM.


Matt Lingafelter
City Secretary

The City of Sunset Valley is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

Existing Zoning Districts

Division 2.7: O, Neighborhood Office

Sec. 2.700 Intent of O, Neighborhood Office

To provide sites for quiet, low-intensity, neighborhood-oriented office uses on a scale that is in harmony with the rural character of the community.

Sec. 2.701 O, Neighborhood Office - Permitted Uses

Office of an accountant, architect, attorney, engineer, broker, consultant, insurance agent, or similar professional or semi-professional uses other than medical-related services and veterinary services and uses permitted in SF districts.

Sec. 2.702 Special Uses Permitted in O, Neighborhood Office

- (a) Medical-related professional offices
- (b) Veterinary services

Sec. 2.703 Specific Standards, O District

- (a) No flat roofs shall be authorized.
- (b) Varied, multiple pitched roofs.
- (c) No store-front type structures with facade comprised of over 33% metal and/or glass.
- (d) No parking or parking facility between the front and sides of the building and the front and side setback lines.

Intent. To provide sites for quiet, low-intensity, neighborhood-oriented office uses on a scale that is in harmony with the rural character of the community.

LAND USES		DEVELOPMENT STANDARD	
PERMITTED USES	BY SPECIAL USE PERMIT	SITE REQUIREMENTS	SUPPLEMENTARY REQUIREMENTS
<p>1. Offices of an accountant, architect, attorney, engineer, broker, consultant, insurance agent, or similar professional or semi-professional uses other than medical-related services and veterinary services, and uses permitted in SF.</p>	<p>1. Medical-related professional offices.</p> <p>2. Veterinary services.</p>	<p><u>General Requirements</u></p> <p>Minimum Lot Size: 1.0 acre</p> <p>Minimum Lot Width at Front Setback Line: 120 ft.</p> <p>Minimum Street Frontage: Standard Lot: 120 ft. Cul-de-Sac Lot: 60 ft.</p> <p>Minimum Lot Depth: 300 ft.</p> <p>Minimum Floor Area: 1,000 ft²</p> <p>Maximum Floor Area per building: 15,000 ft²</p> <p>Maximum Impervious Cover Not to Exceed Allowable under Watershed Provisions of this Code</p> <p><u>Primary Use & Structure</u></p> <p>Minimum Setbacks</p> <p>Front: 35 ft.</p> <p>Side: 20 ft.</p> <p>Rear: 30 ft.</p> <p>Maximum Height: 35 ft.</p>	<p><u>Other Requirements by Reference to the Following Provisions of this Codes, as Amended:</u></p> <ol style="list-style-type: none"> 1. Wastewater System Provisions of this Code 2. Watershed Provisions of this Code 3. Landscaping and Buffering Provisions of this Code 4. Sign and Outdoor Lighting Provisions of this Code with the stipulation that all outdoor lighting shall be directed away from neighboring properties (<u>i.e.</u>, either up to light tree canopies or down to light ground but not horizontal away from a building). 5. Subdivision Provisions of this Code. 6. All other applicable ordinances as amended. <p><u>Architectural Requirements:</u></p> <ol style="list-style-type: none"> 1. No flat roofs 2. Varied, multiple pitched roofs. 3. No store front type, metal or glass. 4. See Residential scale and texture. 5. No parking between the front and sides of the building, and the front and side setback lines. <p><u>Minimum Off-Street Parking:</u></p> <ol style="list-style-type: none"> 1. No parking between the front and side of the building and the front and side setback lines. 2. See Table 1.

			<u>Compatibility and Buffering Standards:</u> 1. 100 foot landscaped setback. See Section 2.505(b).
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Division 2.8: NC, Neighborhood Commercial

Sec. 2.800 Intent of NC, Neighborhood Commercial

To provide sites for quiet, low-intensity, neighborhood-oriented retail and office uses on a scale that is in harmony with the rural character of the community.

Sec. 2.801 NC, Neighborhood Commercial - Permitted Uses (provided that there is no nuisance factor)

- (a) Those uses permitted in SF and O Districts;
- (b) Antique shop;
- (c) Arts and crafts supply store;
- (d) Bakery;
- (e) Barber or beauty shop;
- (f) Book or stationery store;
- (g) Carpeting, floor covering, and rug store;
- (h) China or glassware shop;
- (i) Clothing or shoe store;
- (j) Confectionery store;
- (k) Delicatessen or catering service;
- (l) Florist;
- (m) Gift shop;
- (n) Health food store;
- (o) Ice cream parlor;
- (p) Jewelry shop;
- (q) Laundry and dry cleaning substation, with no actual cleaning work being performed on the premises;
- (r) Nursery or greenhouse;
- (s) Optical goods store;
- (t) Pharmacy;
- (u) Seamstress, dressmaker or tailor shop;
- (v) Specialty food store;
- (w) Studio for art, dance, drama, music, photography, or interior decorating;
- (x) Toy store; and
- (y) Accessory uses customarily incidental to any of the foregoing permitted uses. See Section 2.506 of this Code.
- (z) Temporary field or construction office. See definition in Section 1.201.

Sec. 2.802 Special Uses Permitted in NC, Neighborhood Commercial

- (a) Medical-related professional office
- (b) Veterinary services
- (c) Restaurant
- (d) alcoholic beverage sales for on-premise consumption in a restaurant **(Amended 01/20/98)**
- (e) alcoholic beverage sales for off-premise consumption in a retail use **(Amended 01/20/98)**

Sec. 2.803 Specific Standards, NC District

- (a) No flat roofs shall be authorized.
- (b) Varied, multiple pitched roofs.

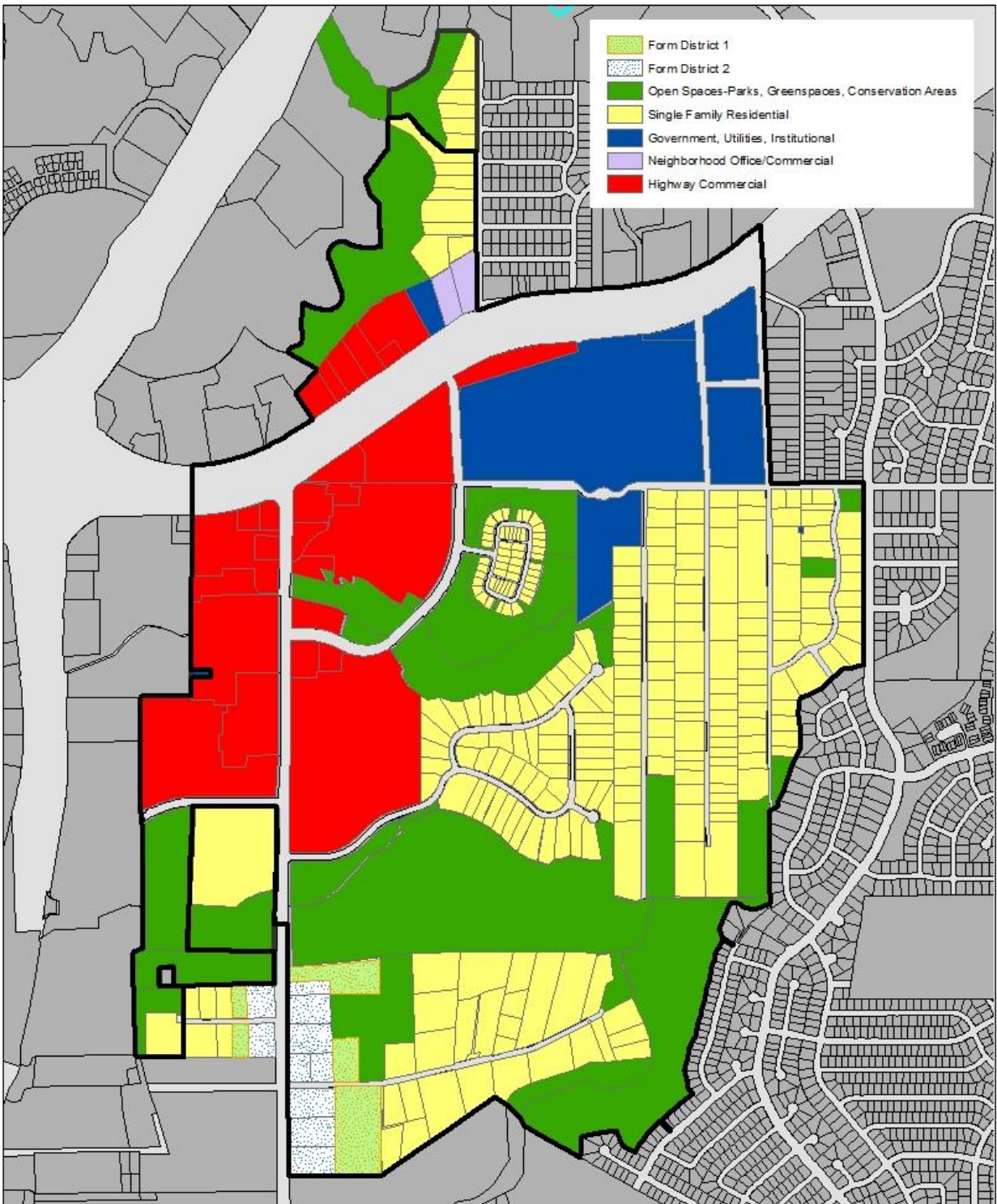
Sec. 2.804 NC, Neighborhood Commercial District

Intent. To provide sites for quiet, low-intensity, neighborhood-oriented retail and office uses on a scale that is in harmony with the rural character of the community.

LAND USES		DEVELOPMENT STANDARD	
PERMITTED USES	BY SPECIAL USE PERMIT	SITE REQUIREMENTS	SUPPLEMENTARY REQUIREMENTS
1. Retail, Limited as listed in § 2.801. 2. Those uses permitted in O Neighborhood Office and SF Single Family Residential.	1. Medical-related professional offices 2. Veterinary services 3. Restaurants 4. Beer and wine sales in a retail use (Amended 01/20/98)	<u>General Requirements</u> Minimum Lot Size: 1.0 acre Minimum Lot Width at Front Setback Line: 120 ft. Minimum Street Frontage: Standard Lot: 120 ft. Cul-de-Sac Lot: 60 ft. Minimum Lot Depth: 300 ft. Minimum Floor Area: 1,000 ft ² Maximum Floor Area	<u>Other Requirements by Reference to the Following Provisions of this Codes, as Amended:</u> 1. Wastewater System Provisions of this Code 2. Watershed Provisions of this Code 3. Landscaping and Buffering Provisions of this Code 4. Sign and Outdoor Lighting Provisions of this Code with the stipulation that all outdoor lighting shall be directed away from neighboring properties (i.e., either up to light tree canopies or down to light ground but not horizontal away from a building).

	<p>5. Banks and savings and loans</p> <p>6. Alcoholic beverage sales in restaurants (Amended 01/20/98)</p>	<p>per building: 15,000 ft²</p> <p>Maximum Impervious Cover Not to Exceed Allowable under Watershed Provisions of this Code</p> <p><u>Primary Use & Structure</u></p> <p>Minimum Setbacks</p> <p>Front: 50 ft. Side: 20 ft. Rear: 30 ft.</p> <p>Maximum Height: 35 ft.</p> <p><u>Parking Lot and Other Impervious Cover:</u></p> <p>Minimum Setbacks:</p> <p>Front: 50 ft. Side: 20 ft. Rear: 30 ft.</p>	<p>5. Subdivision Provisions of this Code.</p> <p>6. All other applicable ordinances as amended.</p> <p><u>Architectural Requirements:</u></p> <p>1. No flat roofs 2. Varied, multiple pitched roofs</p> <p><u>Minimum Off-Street Parking:</u></p> <p>1. See Table 1.</p> <p><u>Compatibility and Buffering Standards:</u></p> <p>1. 100 foot landscaped setback. See Section 2.505(b).</p>
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Future Land Use Map-Potential Form District



Potential Form District

The purpose of the form districts is to increase the range of options for development in select nodes within Sunset Valley while still preserving the character and appearance of Sunset Valley by regulating the form of the development. The form model is used to establish the intent and general scale of development. Each of the two form districts has corresponding regulations.

1. Form District 1 (F1) contains minimal development aside from those functions related to single family residential, recreation and community gathering. Form District 1 (F1) is intended to protect the most sensitive landscapes, ecosystems and habitats within Sunset Valley as well as to buffer residential neighborhoods.

2. Form District 2 (F2) consists of potential for residential or limited local neighborhood services which consist of low intensity retail and service facilities for the retail sales of goods and services. It may have a wide range of building types, setbacks and building standards. The intent of Form District 2 (F2) is to reinforce appropriate scale development and encourage uses that are compatible with existing residential and provide a transition from a residential neighborhood to a commercial core along Brodie Lane

[Link to Peoria form based code](#)