



## Public Meeting 1 Summary Report

The Hill, one of the oldest neighborhoods in Sugar Land, has recently experienced an increase in houses being demolished and replaced with new, larger houses. Additionally, residents in recent years have voiced concerns regarding the changing character of the neighborhood. With that said, it is unknown how widespread these sentiments are and to what extent they reach within the community. The City Council initiated a project to engage the residents and property owners of the Hill and established a Hill Steering Committee made of residents and property owners in 2018. The purpose of this project is to engage The Hill residents and property owners to discuss if there is community interest in modifying the development standards or initiating other programs to help maintain the character of The Hill neighborhood.

# Vision for The Hill - Public Meeting 1 Summary Report

## Executive Summary

The Vision for The Hill - Public Meeting 1 was held on December 17, 2018 at Lakeview Elementary. The purpose of the meeting was to continue educating the neighborhood on the purpose of the project and explain how the current development regulations do not require homes to be built in character with the neighborhood. It was also important to emphasize that any outcome of this project was directly dependent upon the feedback received from the residents and property owners, and particularly through the survey.

The meeting was publicized to The Hill residents and property owners via different mediums. This included printed materials such as a letter sent to each property owner and a door hanger placed at each home within The Hill. Electronic materials were also distributed by sending email blasts and posting on NextDoor.

Approximately 50 people attended the public meeting and provided feedback in the open house portion of the meeting. The key takeaways from the feedback received at the public meeting are as follows:

In general, The Hill community:

- Loves the unique character of the neighborhood, including its mature trees
- Does not want the neighborhood to change.
- Agrees that new houses and additions should be in character with the neighborhood, but would also like to maintain the freedom to do as they wish with their property
- Is concerned about the size and scale of new homes in the neighborhood.
- Indicated the modern craftsman and modern farmhouse architectural styles are appropriate in The Hill.
- Does not want a home owner's association.

In summary, The Hill community would like to maintain the character of the neighborhood as is, but some expressed they would not like additional development regulations.

The following report provides a summary of public input received during the Vision for The Hill Public Meeting 1. Images of distributed marketing materials and the boards used during the open house can be found in the exhibits at the end of this report.

## Vision for The Hill – Public Meeting Summary

The public meeting was held Monday, December 17, 2018 at Lakeview Elementary from 6-8 p.m. Attendees began to arrive as early as 5:45 pm. Attendee information from the sign-in sheet is noted in the table below.

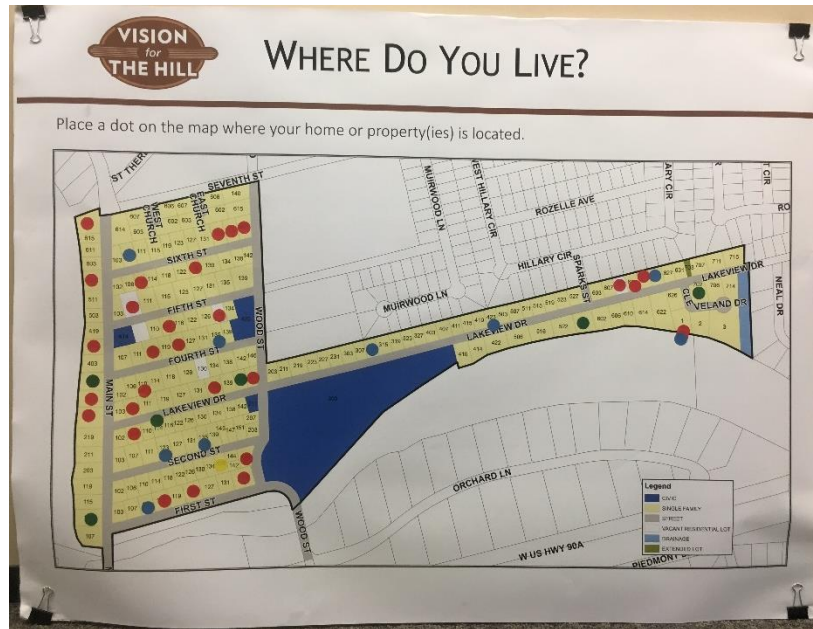
Vision for the Hill – Public Meeting		
Monday, December 17, 2018 6:00-8:00 pm Lakeview Elementary School	The Hill Residents and Property Owners	47
	Steering Committee Members	4
	City Staff	6
<b>TOTAL</b>	The Hill Residents and Property Owners	51

### Agenda:

- Welcome and sign-in
- Remarks by District 1 Council Member Steve Porter
- Presentation by Abigail Martinez
- Open House by The Hill Neighborhood Steering Committee and City Staff

# Vision for The Hill - Public Meeting 1 Summary Report

Upon arrival, attendees were prompted to sign-in and then asked to place a dot on a map of The Hill to mark where their home or property is located. The majority of attendees were from the central area of The Hill neighborhood. After completing the activity, attendees were directed to the library for the initial presentation. The meeting began at approximately 6:10 p.m.



## Presentation

To begin the meeting, city staff member Abigail Martinez thanked everyone for attending and did a brief introduction. She recognized District 1 Council Member Steve Porter and asked for him to say a few words. Mr. Porter began by thanking the public for their participation and introduced The Hill Steering Committee. He touched on how this project started and explained the importance of participating in the process. He also emphasized that the City will not implement any changes without consulting with The Hill neighborhood and reminded the audience of the survey. He provided his closing remarks and turned the meeting back over to staff.

Staff continued the presentation and provided some background information as to why the City initiated this project. The presentation moved on to cover the project purpose and approach to help attendees understand that this is the public engagement phase and no changes to the development regulations will be made during this phase. Staff presented existing conditions of the area such as housing information, architecture styles and current zoning regulations. Staff ended the presentation by explaining the open house portion of the meeting and directing people to the school cafeteria to provide their input and take the survey.



*Additional photos of the presentation can be found in Exhibit B*

# Vision for The Hill - Public Meeting 1 Summary Report

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## Open House

After the presentation, attendees transitioned to the cafeteria. Informational boards were placed throughout the cafeteria with existing conditions of the neighborhood. Some boards were interactive and provided attendees the opportunity to provide feedback by using sticky dots and writing comments.

A survey station was set up to encourage people to take the survey on site. Staff also had paper surveys available.

The following boards were placed in the cafeteria. Please refer to Exhibit A for photos of the boards.

## Station 1: Background and Existing Conditions (4 boards)

1. Background (1 board)
2. Existing Housing Information (1 board)
3. Existing Home Features (1 board)
4. Existing Character Map (1 board)

## Station 2: Demolition Data (1 board)

5. Demolitions (1 board) – 2 open ended questions

## Station 3: Zoning Regulations (1 board)

6. Zoning regulations (1 board)

## Station 4: Neighborhood Character (3 boards)

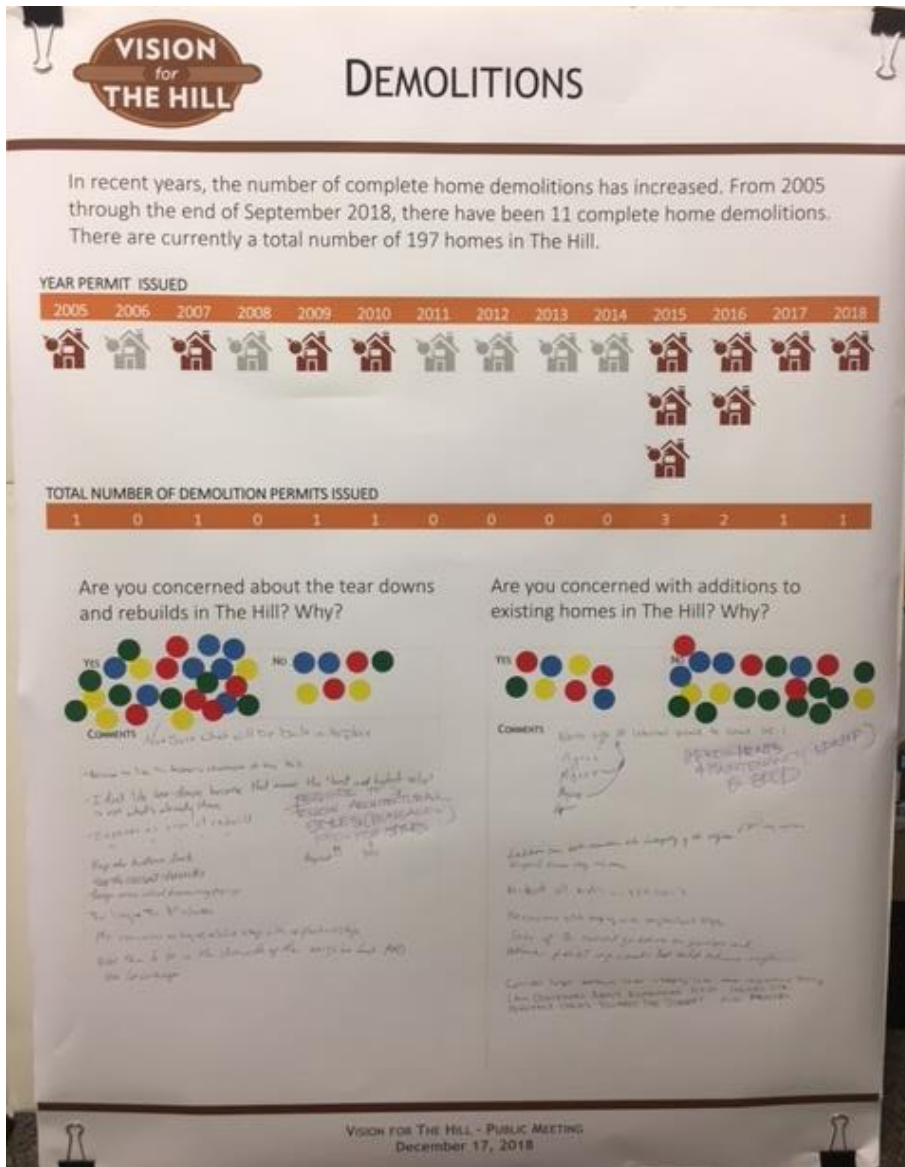
7. Neighborhood Character (1 board) – architecture options 1
8. Neighborhood Character (1 board) – architecture options 2
9. Neighborhood Character (1 board) – open ended question
10. Anything we missed? (1 board) – open ended question

Boards 5 and 7-10 were interactive and prompted participants to provide their comments by using dots and writing in comments. The following pages transcribe the responses and comments from the interactive boards.

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## Board 5 – Demolitions

Are you concerned about the tear downs and rebuilds in The Hill? Why? Are you concerned with additions to existing homes in The Hill? Why?



### Are you concerned about the tear downs and rebuilds in The Hill? Why?

Yes – 25 No - 7

#### Comments:

- Not sure what will be built in its place
- Because we like the historic character of the Hill.
- I don't like the tear-downs because that means the "best and highest value" is not what's already there
- Depends on size of rebuild. - 2
- Keep the historic look
- Keep the current character
- Larger more valued homes may pop up
- Too big and too modern
- No concerns as long as rebuild stays with neighborhood style
- Want them to be in the character of the neighborhood and less lot coverage
- Require to follow architectural styles (bungalow) 1910-1924 styles
  - Agreed
  - Yes

### Are you concerned with additions to existing homes in The Hill? Why?

Yes – 8 No – 21

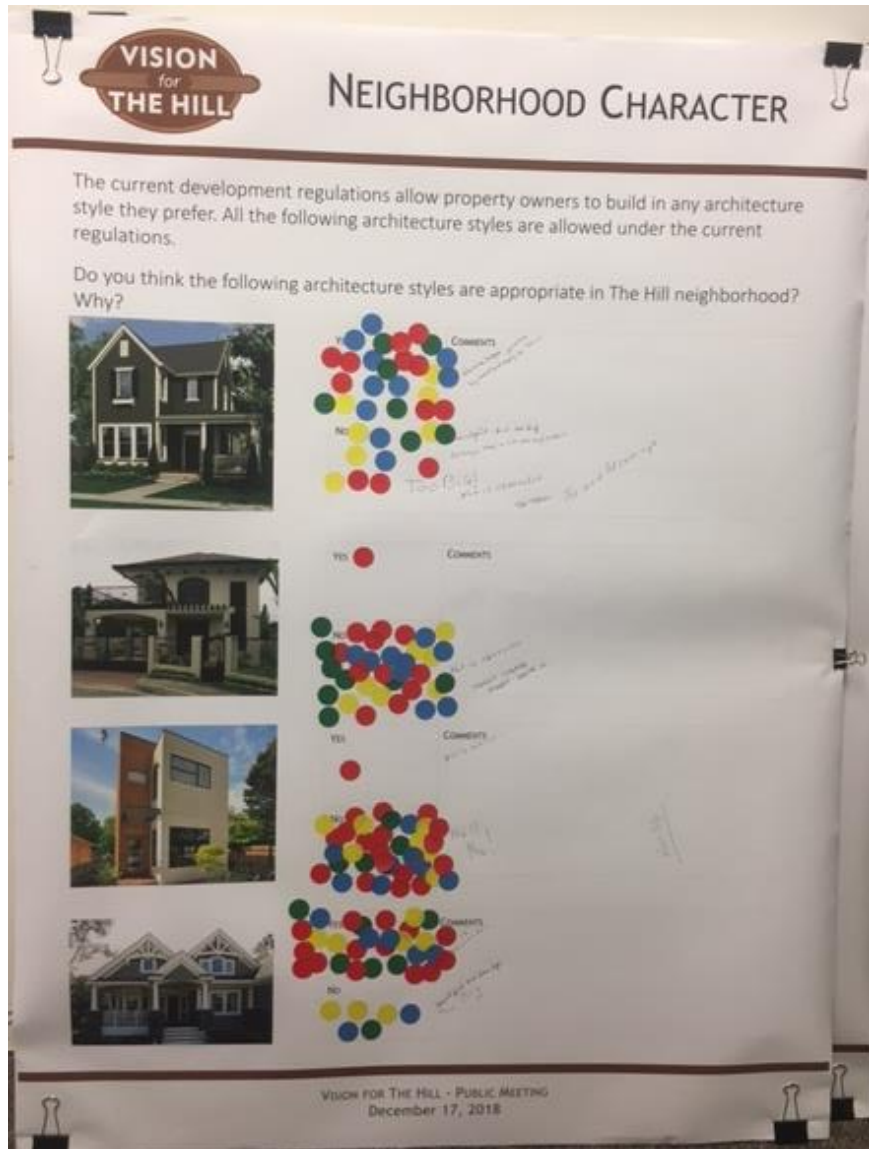
#### Comments:

- North side of Lakeview should be zoned HR-1
  - Agree – 4
- Improvements and maintenance (upkeep) is good
- Additions can still maintain the integrity of the styles.
  - Yes! Very important
- Original homes stay the same
- Not at all within reason
- No concerns with keeping with neighborhood styles
- Some of the current guidelines on garages and setbacks prohibit improvement that could enhance neighborhood
- Consider larger setbacks to be in keeping with other neighborhood zoning
- I am concerned about expanding exist houses via porches and decks towards the street. Also fences.

# Vision for The Hill - Public Meeting 1 Summary Report

## Board 7 – Neighborhood Character

Do you think the following architecture styles are appropriate in The Hill neighborhood? Why?



### Option 1

Yes – 25    No – 11

#### Comments:

- Would be helped by trees/landscaping requirements to “fit in”
- Beautiful but too big.
- As long as they’re not too big/modern.
- Too Big!
- Not in character
- Too tall
- Too much lot coverage

### Option 2

Yes – 1    No – 35

#### Comments:

- Not in character
- Doesn’t engage street. Fence ☹️

### Option 3

Yes – 1    No – 37

#### Comments:

- Not in character
- Hell No!
- Horrible

### Option 4

Yes – 30    No – 6

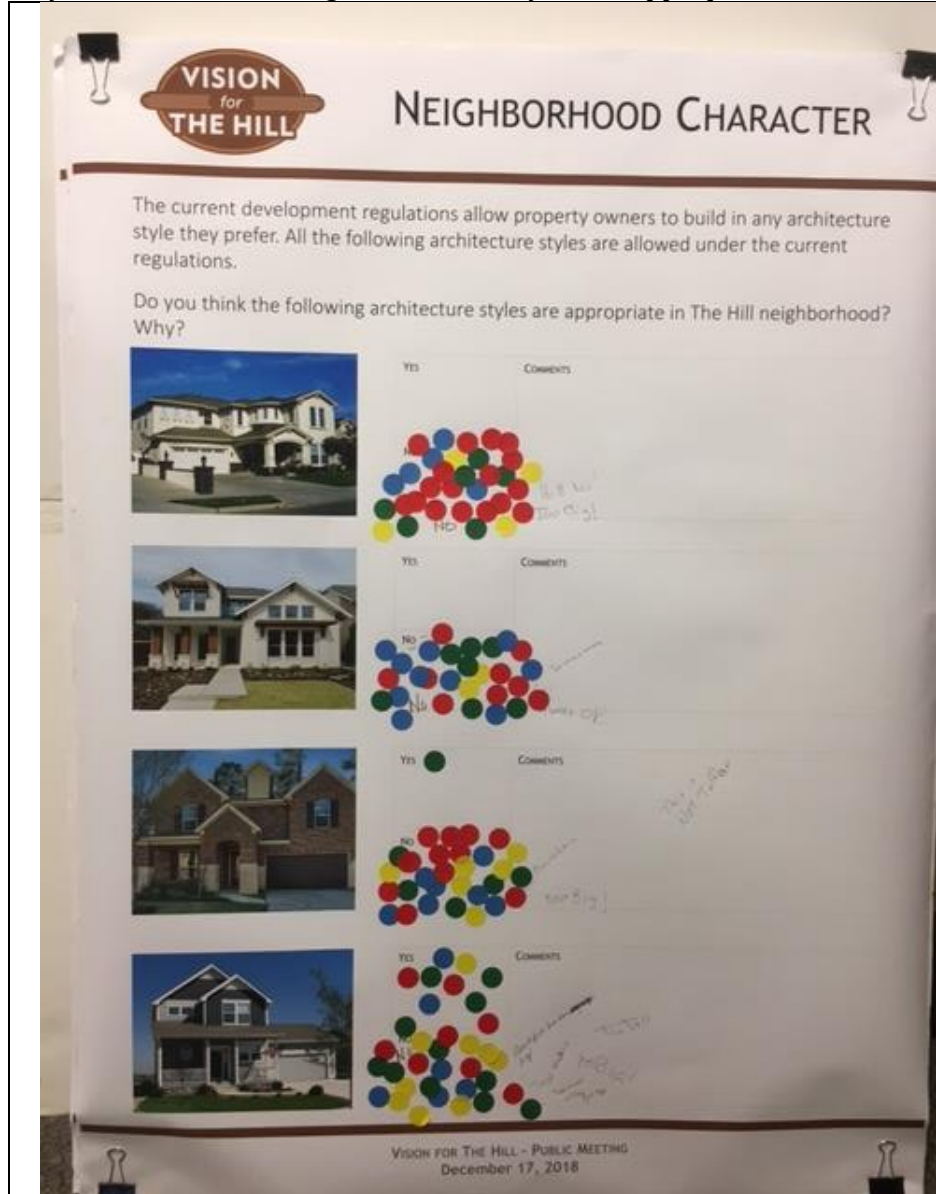
#### Comments:

- Not in character
- Beautiful, but too big
- Too big

# Vision for The Hill - Public Meeting 1 Summary Report

## Board 8 – Neighborhood Character

Do you think the following architecture styles are appropriate in The Hill neighborhood? Why?

	<p><b>Option 1</b> Yes – 0      No - 32</p> <p><u>Comments:</u></p> <ul style="list-style-type: none"><li>• Hell no!</li><li>• Too big!</li><li>• No</li></ul>
	<p><b>Option 2</b> Yes – 0      No – 27</p> <p><u>Comments:</u></p> <ul style="list-style-type: none"><li>• Too much stone</li><li>• No</li><li>• Almost ok</li><li>• No!</li></ul>
	<p><b>Option 3</b> Yes – 1      No – 30</p> <p><u>Comments:</u></p> <ul style="list-style-type: none"><li>• Doesn't fit in.</li><li>• Too big!</li><li>• This is not Telfair</li><li>• No!</li></ul>
	<p><b>Option 4</b> Yes – 10      No – 24</p> <p><u>Comments:</u></p> <ul style="list-style-type: none"><li>• No</li><li>• No</li><li>• Beautiful but too big!</li><li>• Too modern</li><li>• Too much visible garage</li><li>• Too big!</li><li>• Too tall</li></ul>

# Vision for The Hill - Public Meeting 1 Summary Report

## Board 9 – Neighborhood Character

Do you think new homes and additions should be required to be built similar to the existing homes to help maintain the character of The Hill neighborhood? Why?

**VISION for THE HILL**

### NEIGHBORHOOD CHARACTER

Do you think new homes and additions should be required to be built similar to the existing homes to help maintain the character of The Hill neighborhood? Why?

**YES**

**NO**

**COMMENTS**

**YES**

**NO**

**COMMENTS**

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Yes – 14

No – 1

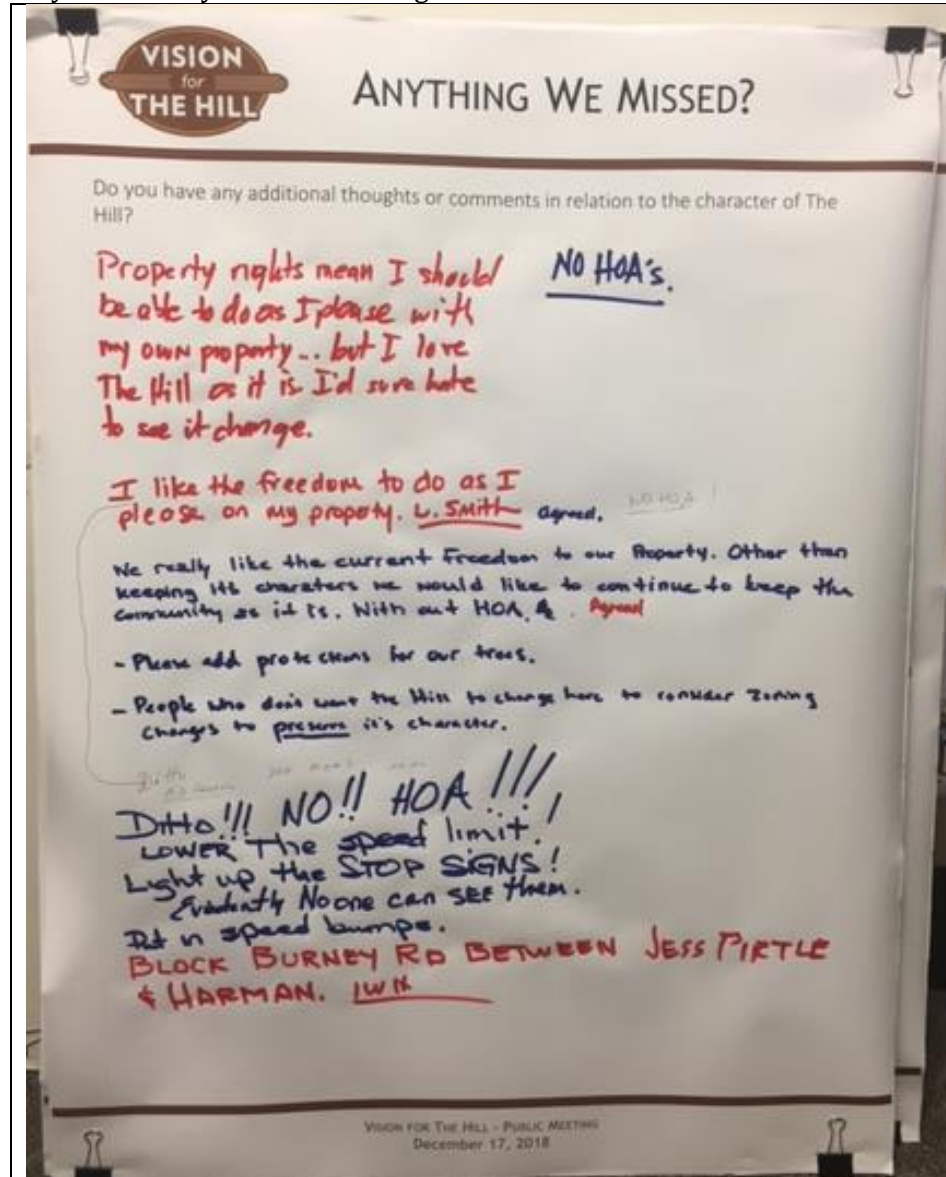
### Comments:

- As stated, the homes were built between 1910-1920 and are very small. The question is too vague. Houses built during that time were very different. I believe we should have freedom to do what we want. This is why I moved to the Hill.
- We like the area as it is!
  - Me too
- Yes. Anything different will change the look and feel of the Hill. It won't be the Hill anymore.
  - Me too
- Keep it as it is. AD Carol
  - Yes.
- Yes! – maintain the character of the Hill
- New homes obviously have to meet current safety/health standards but the exteriors should maintain the character of the neighborhood. People drive the neighborhood looking for houses, commenting on how “cute”, “hokey”, “neighborly” it feels. Current residents enjoy that feeling. Modern-looking homes will undermine resale values of existing homes.
  - Agreed
- YES Bungalow
  - We like the bungalows too
- Stop changing thing. Don't fix what's not broke. My homes was built 1904. I will not modernize it!!
- We'd like to see the historical architecture preserved and new builds designed in a historically sensitive way.
  - Agree
  - Me too
  - Me 3
- We bought the house for the neighborhood! Don't want to see tear down/modern homes.
  - Checkmark
- The entire neighborhood should be zoned HR-1 to keep continuity.
  - Yes, agree!
- No HOA!!
- Please add tree preservation

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Board 10 - Anything we missed?

Do you have any additional thoughts or comments in relation to the character of The Hill?



## Comments:


- Property rights mean I should be able to do as I please with my own property...but I love The Hill as it is. I'd sure hate to see it change.
- I like the freedom to do as I please on my property. L. Smith.
  - Agreed.
  - Ditto. AD Carrol
- We really like the current freedom to our property. Other than keeping its character we would like to continue to keep the community as it is. Without HOA.
  - Agreed.
- Please add protections for our trees.
- People who don't want the Hill to change have to consider zoning changes to preserve it's character.
- No HOA's. No No
- Ditto!!! NO!!! HOA!!!
- Lower the speed limit!
- Light up the stop signs! Evidently no one can see them.
- Put in speed bumps
- Block Burney Rd between Jess Pirtle and Harman. IWH

# Vision for The Hill - Public Meeting 1 Summary Report

## EXHIBIT A: Photos of Boards

The following are photos of the informational boards displayed during the open house portion of the public meeting.

### Board 1: Background






## BACKGROUND

### History

The Hill neighborhood emerged during the early 1900s as employee housing provided by the Imperial Sugar Company.

In 1958 the Imperial Sugar Company decided to sell the company-owned homes and gave its employees first choice in purchasing the homes they were living in.

During the process of selling the homes, surveyors divided the lots as is, and they were sold by simple metes and bounds legal descriptions. Because of this, lots vary in size.





### Today

Today The Hill neighborhood is a total of 83 acres with a mix of architecture styles. Most of the area has no deed restrictions in place and no homeowners association.

The neighborhood continues to be residential with some civic uses such as Lakeview Elementary and religious institutions.


A previous city effort explored the idea of establishing standards to help protect the character of the neighbor. However, at that time, neighborhood input opposed this.

More recently, concerns have been brought forward to City Council about the spike in demolitions and changing character of the area.



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### Board 2: Existing Housing Information



## EXISTING HOUSING INFORMATION


The following information provides data about existing housing in The Hill.

### Number of Homes



There are currently 197 homes and 5 vacant lots in The Hill.


### Rental Rate



According to the City's Rental Registration Program, 24% of homes in The Hill are rentals.

In comparison, the City's single family rental rate is 8%.

### Age of Housing Stock



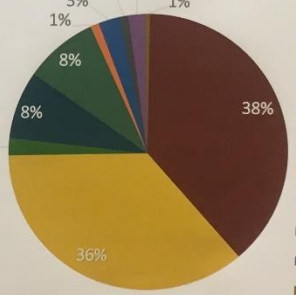
According to Fort Bend Central Appraisal District data, 74% of homes in The Hill were built in the 1910s and 1920s.

### Square Footage of Homes

According to Fort Bend Central Appraisal District data, 38% of homes are between 1,000 and 1,500 sq. ft.

To accommodate today's need for space, many homes have increased square footage. The average increase in space is approximately 850 sq. ft.

### Age of Housing Stock

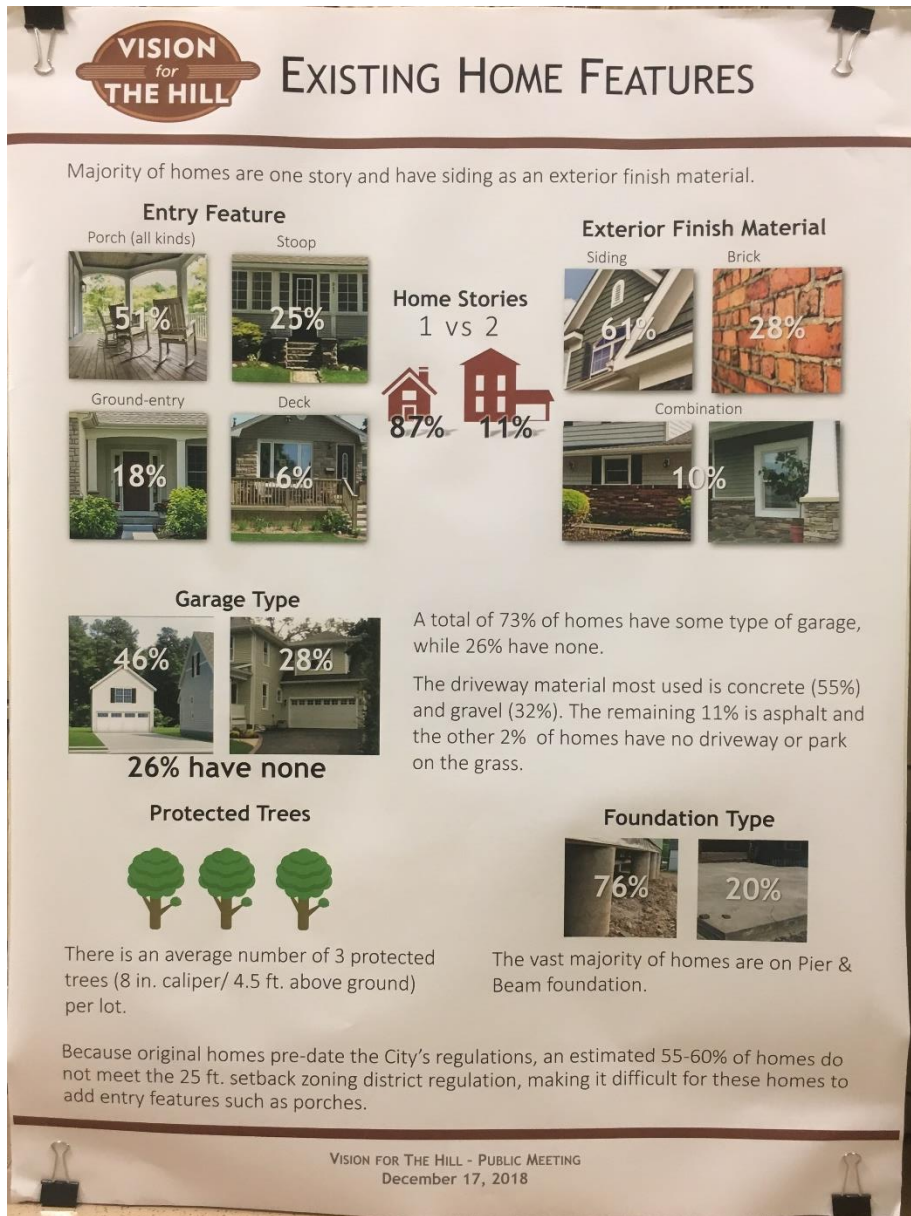


Decade	Percentage
1910s	38%
1920s	36%
1930s	2%
1940s	8%
1950s	8%
1960s	1%
1970s	1%
1980s	1%
1990s	1%
2000s	1%
2010s	1%

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# Vision for The Hill - Public Meeting 1 Summary Report

## Board 3: Existing Home Features



## Board 5: Zoning Regulations

**VISION for THE HILL** ZONING REGULATIONS

**What is zoning?**  
Zoning is a tool that cities use to regulate land uses, the size of buildings, and how buildings relate to their surroundings, including other buildings, open spaces, and the street. Each zoning district allows different uses and has different development regulations.

**What is R-1 Zoning District?**  
The Standard Single Family Residential Zoning District (R-1) is a residential zoning district. Most of Sugar Land's neighborhoods are classified as such.

**What is HR-1 Zoning District?**  
The Hill Area Residential Zoning District (HR-1) is also a residential zoning district and is specific to The Hill neighborhood. However, the regulations are not much different than the R-1 zoning regulations.

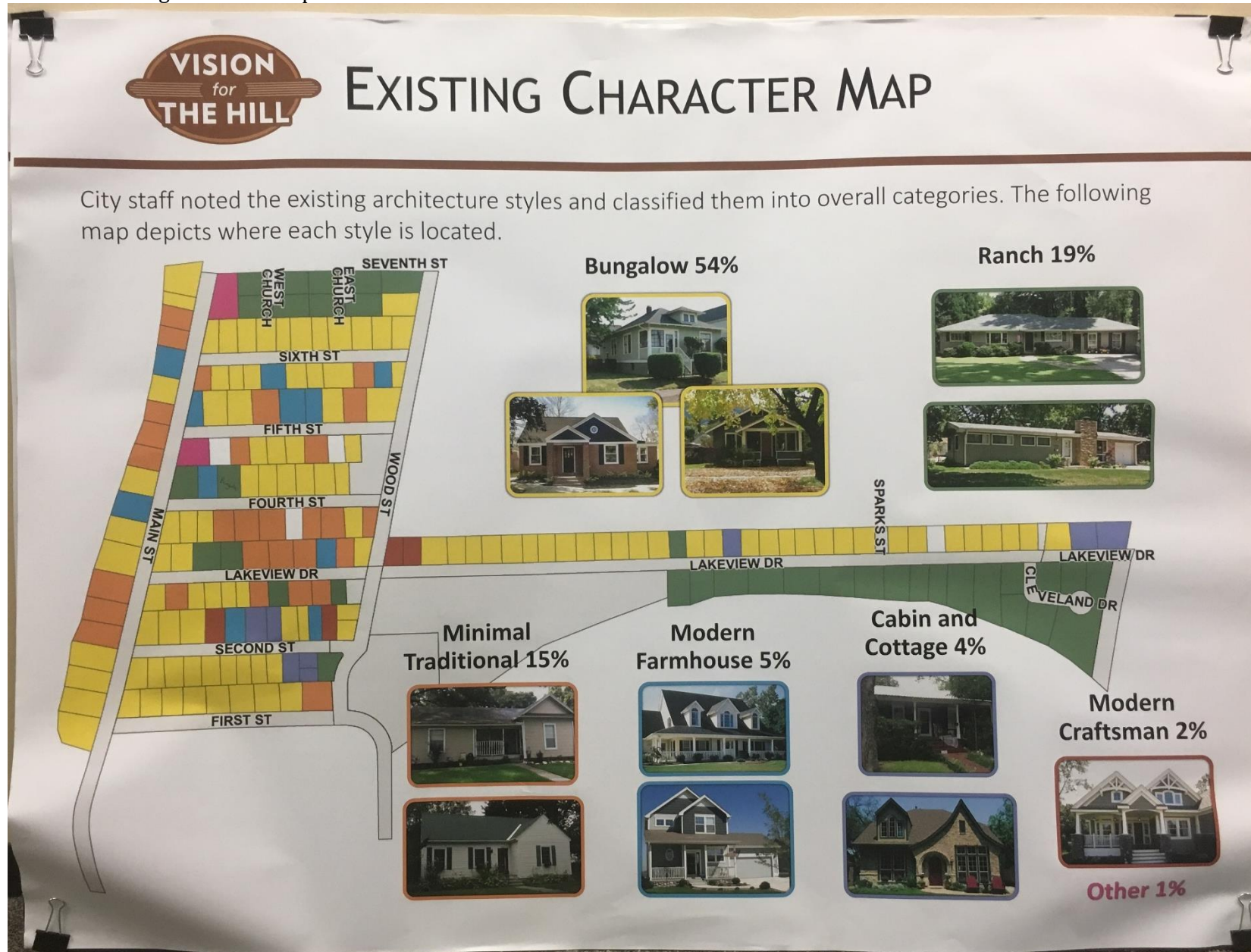
The following table shows HR-1 and R-1 development regulations side by side. Regulations that differ between the two districts are bolded.

	HR-1	R-1
Minimum Lot Area	6,600 sq. ft.	6,600 sq. ft.
Minimum Lot Width	60 ft.	60 ft.
Minimum Lot Depth	110 ft.	110 ft.
Minimum Front Yard (Setback)	25 ft.	25 ft.
Minimum Side Yard Setback	<b>Residential Use 10 ft.</b> Nonresidential Use 25 ft. except for private garage	<b>10% of lot width, but not less than 5 ft. on each side</b> 25 ft.
Minimum Street Side Yard Setback	15 ft.	20 ft.
Minimum Rear Yard Setback	15 ft. except for private garage	15 ft.
Maximum Lot Coverage	40%	40%
Maximum Height of Principal Structures	27 ft.	35 ft.
Maximum F.A.R.	0.71	0.71
Maximum Lot Width	120 ft.	None specified
Side Setback	1.5 ft.	5 ft.
Rear Setback	1.5 ft. unless easement is located	15 ft.

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December 17, 2018

# Vision for The Hill - Public Meeting 1 Summary Report

## Board 4: Existing Character Map



# Vision for The Hill - Public Meeting 1 Summary Report

EXHIBIT B: Photos during presentation



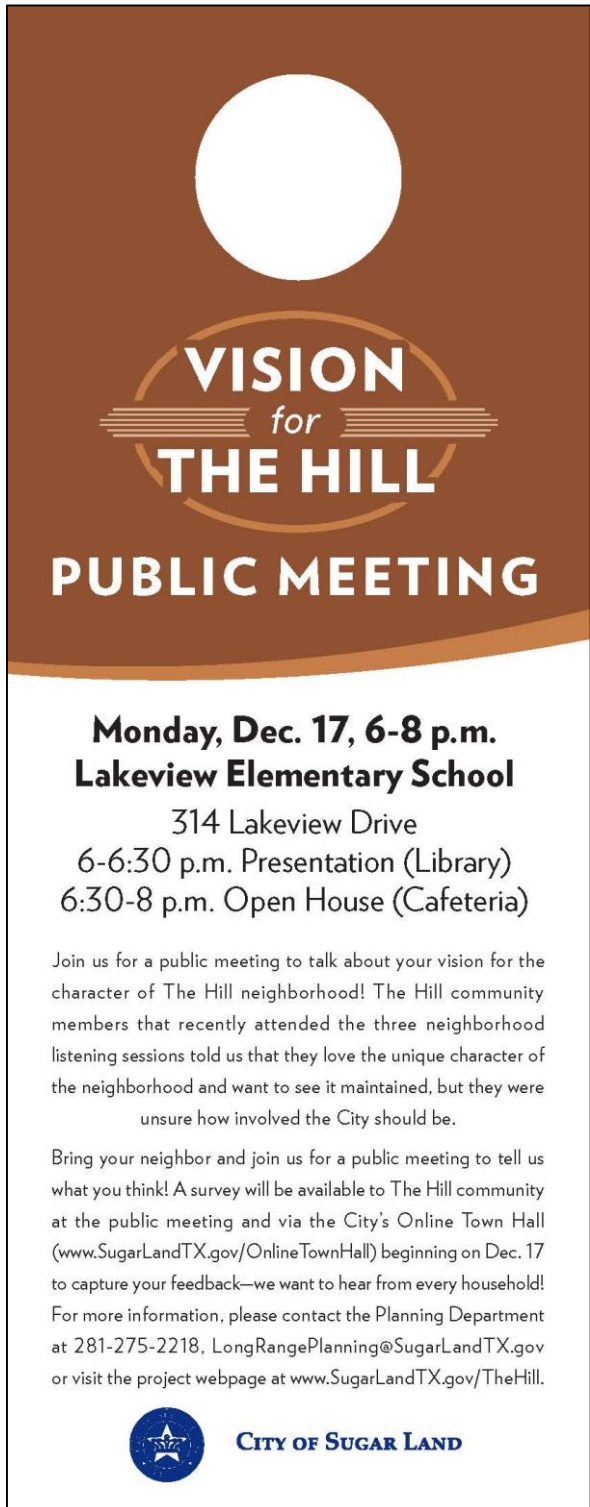

# Vision for The Hill - Public Meeting 1 Summary Report

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# Vision for The Hill - Public Meeting 1 Summary Report

## EXHIBIT B: Door Hanger Distributed to Homes in The Hill Neighborhood

FRONT	BACK
<div><p>The front of the door hanger features a large white circle at the top. Below it, the text "VISION for THE HILL" is centered, with "VISION" and "THE HILL" in large, bold, white capital letters and "for" in a smaller, lowercase font. Below this, "PUBLIC MEETING" is written in large, bold, white capital letters. At the bottom, the date and time "Monday, Dec. 17, 6-8 p.m." are followed by the location "Lakeview Elementary School" and the address "314 Lakeview Drive". The times "6-6:30 p.m. Presentation (Library)" and "6:30-8 p.m. Open House (Cafeteria)" are listed. A paragraph of text follows, followed by another paragraph. At the bottom, there is a small blue circular logo with a white star and the text "CITY OF SUGAR LAND" to its right.</p></div>	<div><p>The back of the door hanger has a white background with a large white circle at the top. Below the circle, there are three sections of text, each starting with a bold question. The first section is "Why is the City working with The Hill neighborhood?" followed by a paragraph. The second section is "Will the City change development standards without speaking to the neighborhood?" followed by a paragraph. The third section is "Isn't The Hill already a historic neighborhood?" followed by a paragraph. The fourth section is "How can members of The Hill community get involved in the project?" followed by a paragraph.</p></div>

# Vision for The Hill - Public Meeting 1 Summary Report

EXHIBIT C: Property Owner Letter – sent via mail Monday, December 3, 2018



## CITY OF SUGAR LAND

December 3, 2018

[REDACTED]  
Sugar Land, TX 77498-3015

Re: The Hill Neighborhood Public Meeting

Dear Hill Property Owner,

The City of Sugar Land and The Hill Neighborhood Steering Committee invite you to attend a public meeting to discuss your vision for the character of The Hill neighborhood.

**Monday, December 17, 2018**  
**Lakeview Elementary School**  
314 Lakeview Drive  
6-6:30 p.m. Presentation (library)  
6:30-8 p.m. Open House (cafeteria)

The City recently initiated a project to engage The Hill's residents and property owners in evaluating whether there is a desire to maintain the character of The Hill neighborhood and if so, whether changes or additional development standards should be put in place. No changes are being proposed at this time—we're looking to residents and property owners to tell us if changes are appropriate.

The Hill community members who recently attended a series of neighborhood listening sessions expressed they love the unique qualities of the neighborhood and want to see it maintained, but they were unsure how involved the City should be in helping to protect the neighborhood's character.

Therefore, we want to gather more feedback on whether the City should modify the development standards or develop other programs to help maintain the existing character of the neighborhood. A survey will be available to The Hill community at the public meeting and, starting on December 17, 2018, via the City's Online Town Hall ([www.SugarLandTX.gov/OnlineTownHall](http://www.SugarLandTX.gov/OnlineTownHall)) to capture your feedback—we want to hear from every property owner!

If you have any questions, please feel free to contact me at [abmartinez@sugarlandtx.gov](mailto:abmartinez@sugarlandtx.gov) or at 281-275-2248. For more information, visit the project webpage at [www.SugarLandTX.gov/TheHill](http://www.SugarLandTX.gov/TheHill).

Sincerely,

A handwritten signature in blue ink that reads "Abigail Martinez".

Abigail Martinez  
Planner II – Long Range

# Vision for The Hill - Public Meeting 1 Summary Report

## EXHIBIT D: Next Door Posts

Next Door Post #1 – published Thursday, Dec. 13, 2018



Content Strategist Alexi Holford, City of Sugar Land AGENCY



### Vision for The Hill public meeting - Monday, Dec. 17

Don't miss the opportunity to provide input on the vision for the character of your neighborhood. Join us for The Hill neighborhood public meeting.

Monday, December 17, 2018

Lakeview Elementary School (314 Lakeview Drive)

6-6:30 p.m. Presentation (Library)

6:30-8 p.m. Open House (Cafeteria)

\*Please enter through the front door, all other doors will be locked.

We want your feedback on whether modifications to the development standards should be made to maintain the existing character of the neighborhood. A survey will be available to The Hill community at the public meeting and via the City's Online Town Hall ([www.SugarLandTX.gov/OnlineTownHall](http://www.SugarLandTX.gov/OnlineTownHall)) beginning Dec. 17 to capture your feedback—we want to hear from every household! No changes to the regulations are being proposed at this time—we're looking to you to tell us if you want changes.

For more information, please contact the Planning Department at 281-275-2218 or [LongRangePlanning@SugarLandTX.gov](mailto:LongRangePlanning@SugarLandTX.gov). For more information, visit the project webpage at [www.SugarLandTX.gov/TheHill](http://www.SugarLandTX.gov/TheHill).



Edited Just now · Posted Dec 13, 2018 · Subscribers of City of Sugar Land in 1 neighborhood



Reply

## EXHIBIT D: Next Door Posts

Next Door Post #2 – published Monday, Dec. 17, 2018

# Vision for The Hill - Public Meeting 1 Summary Report



Content Strategist Alexi Holford, City of Sugar Land AGENCY



## Neighborhood Meeting Tonight!

Don't miss the opportunity to provide input on the vision for the character of your neighborhood. Join us tonight for The Hill neighborhood public meeting.

Monday, Dec. 17, 2018

Lakeview Elementary School (314 Lakeview Drive)

6-6:30 p.m. Presentation (Library)

6:30-8 p.m. Open House (Cafeteria)

Please enter through the front door.

We want your feedback on whether modifications to the development standards should be made to maintain the existing character of the neighborhood. A survey will be available to The Hill community at the public meeting and via the City's Online Town Hall ([www.SugarLandTX.gov/OnlineTownHall](http://www.SugarLandTX.gov/OnlineTownHall)) beginning Dec. 17 to capture your feedback—we want to hear from every household! No changes to the regulations are being proposed at this time—we're looking to you to tell us if you want changes. For more information, please contact the Planning Department at 281-275-2218 or [LongRangePlanning@SugarLandTX.gov](mailto:LongRangePlanning@SugarLandTX.gov). For more information, visit the project webpage at [www.SugarLandTX.gov/TheHill](http://www.SugarLandTX.gov/TheHill).



Just now · Subscribers of City of Sugar Land in 1 neighborhood



Reply

# Vision for The Hill - Public Meeting 1 Summary Report

## EXHIBIT E: Email Blast – sent Thursday, December 6, 2018



The City of Sugar Land and The Hill Neighborhood Steering Committee invite The Hill community for a public meeting to talk about your vision for the character of The Hill neighborhood.

**Monday, December 17, 2018**

**Lakeview Elementary School (314 Lakeview Drive)**

6-6:30 p.m. Presentation (Library)

6:30-8 p.m. Open House (Cafeteria)

The Hill community members that recently attended the three neighborhood listening sessions expressed that they love the unique character of the neighborhood and want to see it maintained, but they were unsure how involved the City should be.

Do you think the existing development standards should be revised to help protect the neighborhood's character?

Should the City explore incentives for maintaining the existing company town homes?

Do you think we should leave things as they are, and let property owners decide what to do with their property?

Please join us for a public meeting to tell us what you think! A survey will be available to The Hill community at the public meeting and via the City's Online Town Hall ([www.SugarLandTX.gov/OnlineTownHall](http://www.SugarLandTX.gov/OnlineTownHall)) beginning on December 17, 2018 to capture your feedback—we want to hear from every household!

The public meeting will be held at Lakeview Elementary School (314 Lakeview Drive) Monday, December 17, 2018. A presentation will kick off the meeting in the school library. Then, attendees will move to the school cafeteria to learn more about the project and provide input.

For more information, please contact the Planning Department at 281-275-2218 or [longrangeplanning@sugarlandtx.gov](mailto:longrangeplanning@sugarlandtx.gov), or visit the project webpage at [www.sugarlandtx.gov/TheHill](http://www.sugarlandtx.gov/TheHill).