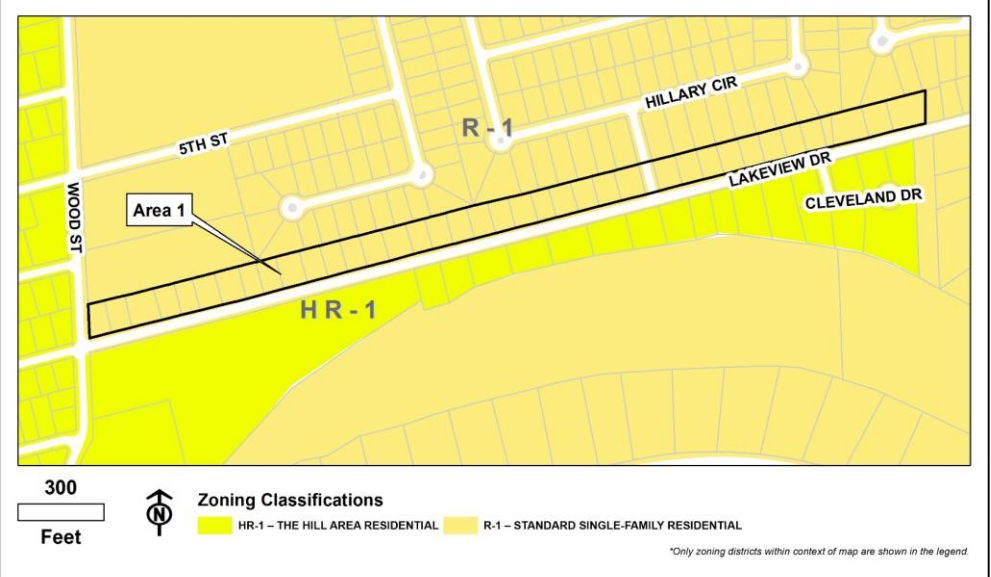
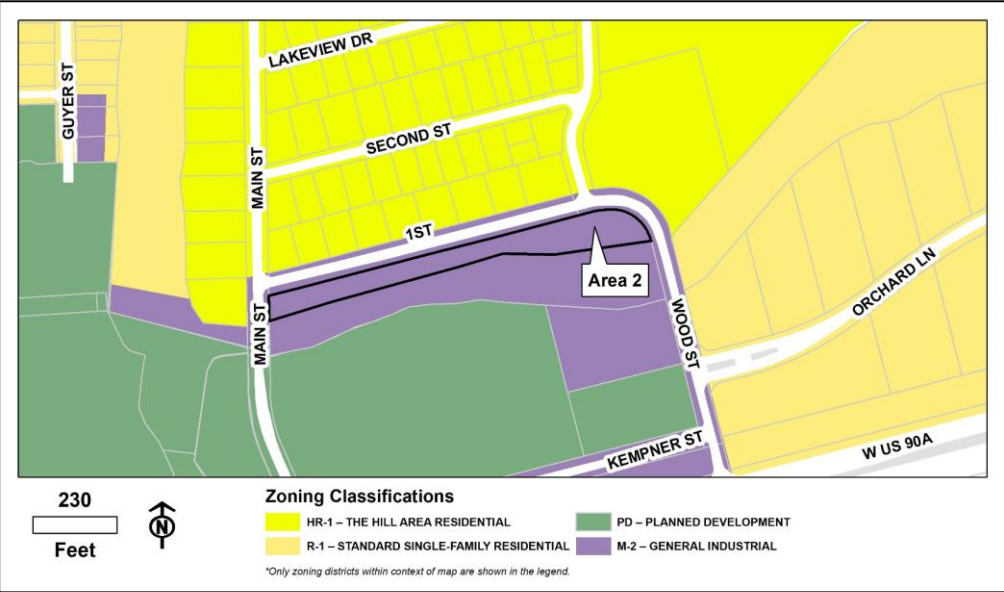


STAFF REPORT**GENERAL SITE INFORMATION AND ANALYSIS:**

Location Description	<p>Area 1 - East of Wood Street and north of Lakeview Drive up to drainage parcel R157753</p>  <p>Zoning Classifications HR-1 – THE HILL AREA RESIDENTIAL R-1 – STANDARD SINGLE-FAMILY RESIDENTIAL</p> <p><small>*Only zoning districts within context of map are shown in the legend.</small></p>
Subject Property (Area 1)	Standard Single-Family Residential (R-1): Developed properties
Surrounding Property Zoning	<p>North: Standard Single-Family Residential (R-1)</p> <p>South: Hill Area Residential (HR-1)</p> <p>East: Standard Single-Family Residential (R-1)</p> <p>West: Hill Area Residential (HR-1)</p>
Surrounding Land Uses	<p>North: Single-family residential (Sugar Mill Subdivision), Church</p> <p>South: Single-family residential (Cleveland Lake Subdivision) and Lakeview Elementary School</p> <p>East: Single-family residential (Sugar Mill Subdivision)</p> <p>West: Single-family residential (The Hill neighborhood)</p>

Location Description	<p>Area 2 - South of 1st Street between Main Street and Wood Street</p> 
Subject Property (Area 2)	<p>General Industrial (M-2): City-owned park</p>
Surrounding Property Zoning	<p> North: Hill Area Residential (HR-1) South: General Industrial (M-2) East: Hill Area Residential (HR-1) West: Hill Area Residential (HR-1) </p>
Surrounding Land Uses	<p> North: Single-family residential (The Hill neighborhood) South: Oyster Creek East: Sugar Land Auditorium West: Single-family residential (The Hill neighborhood) </p>

The Hill neighborhood dates back to the original company town where The Hill homes served as Sugar Factory employee housing. When the homes were sold to employees, surveyors divided the lots as they were built and were sold by a simple meets and bounds description. There is no existing plat (formal subdivision of land) in place other than the original deeds with metes and bounds descriptions. Only three of the proposed homes to be rezoned are platted – 203, 211, and 219 Lakeview Drive. The homeowner originally owned the three lots under one property and subdivided the property to create three lots. City staff had the property owner prepare a plat that formally subdivided the property from the original township layout to three formal lots.

Rezoning: Lakeview Drive Single-Family Homes

When the City adopted the Development Code and new zoning map in 1997, The Hill neighborhood (bounded by Main Street, 7th Street, Wood Street, and 1st Street) and Cleveland Lake area (east of Wood Street, south of Lakeview Drive) was zoned HR-1, while the 38 single-family lots east of Wood Street and north of Lakeview Drive addressed 203-715 Lakeview Drive were zoned R-1. These homes are very similar in character to the rest of The Hill. When staff examined a draft zoning district map prepared prior to the official 1997 zoning map, the 38 homes appear to be partially included in HR-1 zoning district. However, the zoning map that was adopted was not as clear. Staff believes a cartographic error or oversight resulted in the incorrect zoning classification being shown on the property. Staff believes the intent was to include these homes in the HR-1 zoning district, however staff wanted to receive feedback from the community prior to proceeding with the rezoning. Through the public engagement process of Phase I, the community provided positive feedback to rezone the homes from Standard Single-Family Residential (R-1) to The Hill Area Residential (HR-1).

Rezoning: Lonnie Green Park

The rezoning of Lonnie Green Park, a city-owned park located along 1st Street, has not been discussed during The Hill community engagement project. The park is currently zoned General Industrial (M-2) and is exempt from zoning regulations. However, staff recommends rezoning the park property to replace the current inappropriate zoning classification to be consistent with adjacent residential land uses. The most appropriate zoning classification for the park would be The Hill Area Residential (HR-1) rather than the current General Industrial (M-2).

Comprehensive Plan Analysis

The 2018 Land Use Plan, Chapter 6 of the Comprehensive Plan, provides policy guidance to preserve the character of Company Town neighborhoods (Goal 10, Policy d). As such, the Future Land Use Map identifies The Hill neighborhood as Company Town – Neighborhood. This land use category is intended for the original residential areas of the city, owned and developed by the Imperial Sugar Company for its workers. Lonnie Green Park is classified as Regional Parks and Open Space. This land use category is typically implemented through the Standard Single-Family Residential (R-1) zoning district. In this case, HR-1 is appropriate because it is the adjacent residential zoning district. The residential areas and Lonnie Green Park proposed for rezoning are consistent with the Future Land Use Map.

Bulk Regulations Comparison for HR-1, R-1 and Proposed new HR-1

The rezoning does not alter any existing development or require existing buildings to come into compliance with the HR-1 regulations. However, future construction including expansions will need to comply with the bulk regulations as outlined in the Development Code for the current HR-1 zoning district or as modified through the ongoing Hill Engagement project. Please note that during the same P&Z meeting, staff will present proposed changes to the current HR-1 zoning district regulations. If City Council adopts both the rezoning and HR-1 proposed regulations, future construction on the properties rezoned will need to comply with the new HR-1 regulations. The following table provides a comparison of the current R-1, HR-1 and proposed new HR-1 regulations. New or modified regulations are shown in the bottom half of the table under “Proposed HR-1 Additional Regulations” header. This table is only intended to provide a summary of the proposed regulations. As mentioned earlier in the report, staff will present proposed changes to the current HR-1 zoning district development regulations during the same meeting. The executive summary of the agenda item related to the proposed changes to the zoning regulations includes a detailed comparison. As shown in the table, many of the current HR-1 bulk regulations will not change at this time.

REGULATION		ZONING DISTRICT		
		R-1	HR-1 (current)	HR-1 (proposed)
Minimum Lot Area		6,600 sq. ft.	6,600 sq. ft.	No change
Minimum Lot Width		60 ft. (a)	60 ft. (a)	No change
Maximum Lot Width		-	120 ft.	No change
Minimum Lot Depth		110 ft.	110 ft.	No change
Minimum Front Yard (Setback)		25 ft. (b)	25 ft. (b)	No change
Minimum Side Yard	Residential Use (See Figures 2-72.A & 2-72.B)	(d)	10 ft.	No change
	Nonresidential Use	25 ft.	25 ft. (m)	No change
Minimum Street Side Yard (Setback)		20 ft.	15 ft. (h)	No change
Minimum Rear Yard (Setback)		15 ft. (i)	15 ft. (i) (m)	No change
Maximum Lot Coverage		40%	40%	No change
Maximum Height of Principal Structures		35 ft. (j)	27 ft. (k)	No change
Maximum F.A.R.		0.71	0.71	No change

Proposed HR-1 Additional Regulations			
<i>Minimum Porch Front Yard (Setback) (applies to unenclosed front porches up to 16 feet in height)</i>	<i>Front Yard Setback</i>	<i>Front Yard Setback</i>	<i>15 ft.</i>
<i>Minimum Private Garage Setback from front façade of Principal Building, not including porch</i>	<i>No requirement</i>	<i>No requirement</i>	<i>15 ft.</i>
<i>Maximum of one Private Garage permitted per lot</i> <small>*R-1 and current HR-1 have total sq. foot maximum for all Accessory Structures which includes garages.</small>	<i>No limit*</i>	<i>No limit*</i>	<i>1 garage</i>
<i>Attached Private Garage Setbacks</i>	<i>Principal Structure Setbacks</i>	<i>1.5 ft. (m)</i>	<i>Must follow Principal Structure Setbacks</i>
<i>Detached Garage Minimum Distance from Principal Building</i>	<i>10 ft.</i>	<i>10 ft.</i>	<i>5 ft.</i>
<i>Detached 1-story Maximum Height</i>	<i>1.5 stories or 20 ft.</i>	<i>2 stories or 27 ft. (m)</i>	<i>16 ft.</i>
<i>Detached 2-story Garage Setbacks</i> <small>** Garages in R-1 (max height of 1.5 stories or 20 ft.) must follow Principal Structure setbacks. If additional criteria are met, then 5 ft. rear and side setbacks apply.</small>	<i>2-stories Not permitted** (see max height above)</i>	<i>1.5 ft. Side and Rear Setbacks (m)</i>	<i>Must follow Principal Structure Setbacks</i>
REFERENCES <ul style="list-style-type: none"> a. For Corner Lots, Minimum Lot Width is an additional 10 feet. b. For Cul-de-sac Lots, the Front Yard Setback is reduced by 5 feet. c. Twenty feet or 10% of the lot width, whichever is greater. <i>(not applicable in R-1 or HR-1)</i> d. Total side yards must equal 10% of Lot Width, but not less than 5 feet on each side. e. Zero feet on one side. 10 feet on second side. Zero-foot side must abut required 10-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 10-foot side yard shall be delineated on the plat, and there shall be a right to access the 0 building line side from the maintenance easement for maintenance purposes (see Figure 2-72.C). <i>(not applicable in R-1 or HR-1)</i> f. Townhouse attached on 2 sides - 0 feet. Townhouse attached on 1 side and other side yard open, abutting Residential Uses - 10 feet. <i>(not applicable in R-1 or HR-1)</i> g. Townhouse attached on 2 sides - 0 feet. Townhouse attached on 1 side and other side yard open, abutting Nonresidential Uses - 25 feet. <i>(not applicable in R-1 or HR-1)</i> h. Any Private Garage located within a Street Side Yard that is oriented so that the main driveway door faces the Street must not be located closer than 20 feet to the Street Side Lot Line. i. For Rear Yards abutting an Arterial Street, the minimum Rear Yard is 25 feet. j. Two and one-half stories, but not more than 35 feet from finished grade. k. Two and one-half stories, but not more than 27 feet from finished grade. l. HR-1: Maximum Lot Width - 120 feet. m. HR-1: Private Garages must not exceed a maximum height of 2 stories and be no more than 27 feet in height as measured from finished grade to the highest point of the Structure; and must be located at least 1½ feet from any Rear or Side Lot Line. 			

PUBLIC HEARING:

During the public hearing on May 28th, two property owners of The Hill provided comments in support of the rezoning. Staff is not aware of any opposition to the rezoning at this time.

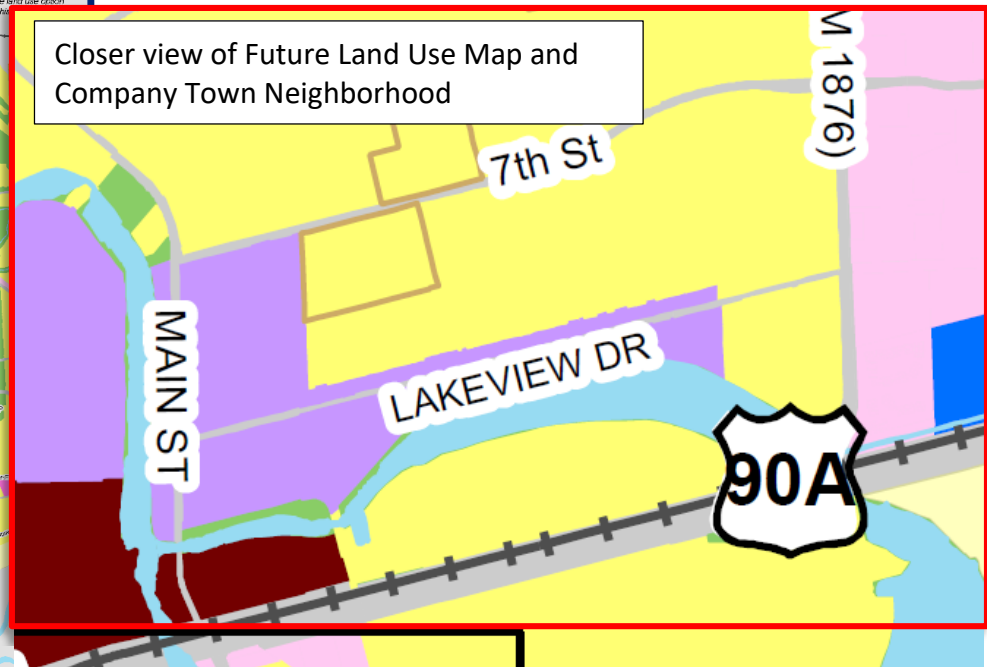
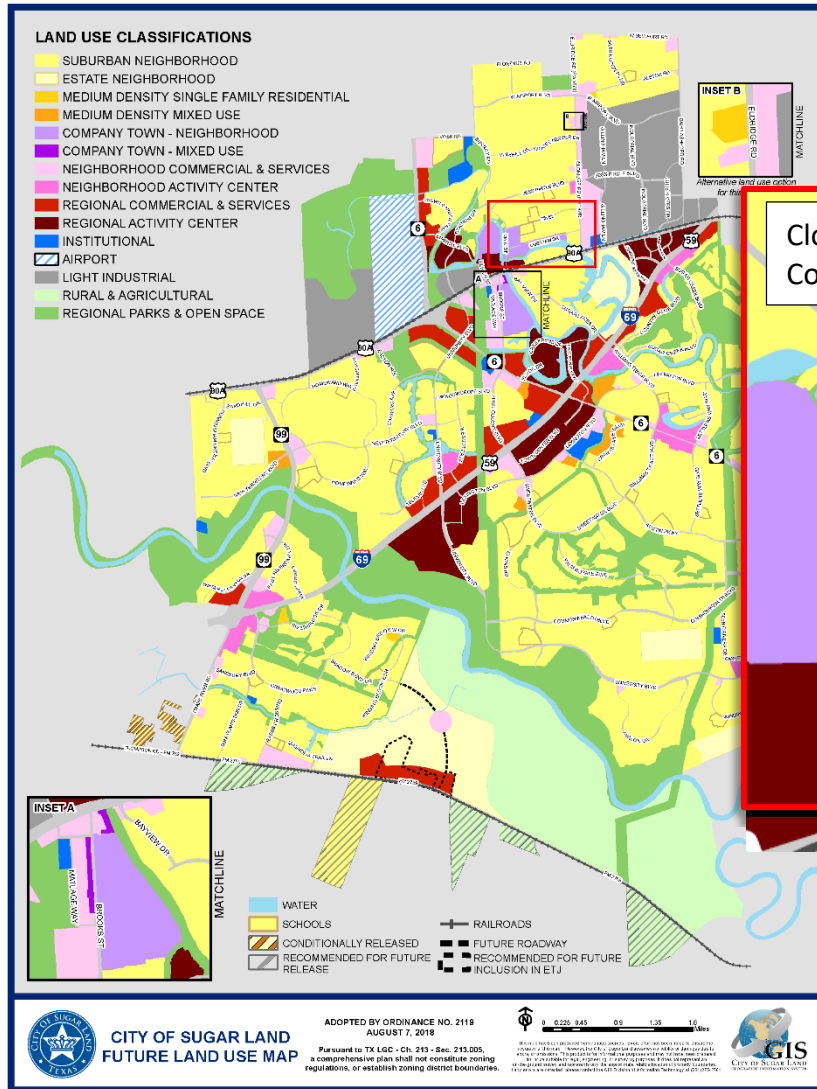
POINTS FOR CONSIDERATION:

- The proposed rezoning is a result of public engagement and was recommended during Phase I of The Hill Community Engagement strategic project.
- Single-family homes in this area are very similar in character to The Hill neighborhood currently zoned HR-1. The proposed rezoning will provide character protection by proposed HR-1 zoning district regulation changes that will also be presented during the June 9th meeting.
- The proposed rezoning of Lonnie Green Park, a city-owned park currently zoned M-2, will replace the current inappropriate zoning classification to be consistent with adjacent residential land uses.
- The proposal is consistent with the Comprehensive Plan, and specifically the 2018 update to the Land Use Plan.

ZONING MAP



FUTURE LAND USE MAP



LETTER TO THE HILL PROPERTY OWNERS TO BE REZONED**CITY OF SUGAR LAND****PLANNING DEPARTMENT**

May 6, 2020

Re: PUBLIC HEARINGS RESCHEDULED TO MAY 28, 2020

REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL (R-1) OR GENERAL INDUSTRIAL (M-2) TO THE HILL AREA RESIDENTIAL (HR-1) FOR 9.7 ACRES AND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 2, ZONING REGULATIONS

Dear Rezoned Hill Property Owner,

You are receiving this letter and legal notice because your property is proposed to be rezoned from Standard Single-Family Residential (R-1) to The Hill Area Residential Zoning District (HR-1). The rezoning and proposed changes to the Development Code will not require existing structures be modified to meet the proposed regulations. City staff will present the proposed rezoning and changes to the Development Code to the Planning and Zoning Commission on May 28, 2020. During the meeting, the Commission will hold two public hearings where you and the community will have an opportunity to address the Commission on these items. The proposed changes can be viewed at www.sugarlandtx.gov/TheHill.

The proposed changes are a result of a robust public engagement process that began in 2018 with The Hill community to maintain the character of the neighborhood. To learn more about the public engagement process visit www.sugarlandtx.gov/TheHill.

This letter is accompanied with the notice for the Planning and Zoning Commission Public Hearing scheduled for May 28, 2020. The notice provides instructions on how to provide your comments to the Commission during the public hearing. Under State Law and the City of Sugar Land Development Code, all property owners within 200 feet of a property undergoing a zoning change must be notified of a public hearing. Request details or provide feedback on the proposed rezoning or Development Code changes online at the following link at www.sugarlandtx.gov/PublicHearingComment.

If you have any questions, please contact me at abmartinez@sugarlandtx.gov or at 281-275-2248. For more information, visit the project webpage at www.sugarlandtx.gov/TheHill.

Sincerely,

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

Abigail Martinez
Senior Planner – Long Range
City of Sugar Land Planning Department

CC: Lisa Kocich-Meyer, AICP, Director of Planning
Ruth Lohmer, AICP, City Planner – Long Range

Attachment – Legal Notice and Map

2700 TOWN CENTER BLVD. NORTH SUGAR LAND, TX 77479 PH: (281) 275-2218 FX: (281) 275-2771

LETTER TO ADJACENT HILL PROPERTY OWNERS WITHIN 200 FEET OF REZONING**CITY OF SUGAR LAND**

PLANNING DEPARTMENT

May 6, 2020

Re: PUBLIC HEARINGS RESCHEDULED TO MAY 28, 2020

REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL (R-1) OR GENERAL INDUSTRIAL (M-2) TO THE HILL AREA RESIDENTIAL (HR-1) FOR 9.7 ACRES AND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 2, ZONING REGULATIONS

Dear Hill Property Owner,

You are receiving this letter and legal notice because your property is within 200 feet of an area that is proposed to be rezoned from Standard Single-Family Residential (R-1) or General Industrial (M-2) to The Hill Area Residential (HR-1) Zoning District. The proposed rezoning does not include your property and only applies to the properties shown in the attached map. City staff will present the proposed rezoning and changes to the Development Code, including changes to the HR-1 zoning district regulations, to the Planning and Zoning Commission on May 28, 2020. During the meeting, the Commission will hold two public hearings where the community will have an opportunity to address the Commission on these items.

The proposed changes are a result of a robust public engagement process that began in 2018 with The Hill community to maintain the character of the neighborhood. To learn more about the public engagement process visit www.sugarlandtx.gov/TheHill.

This letter is accompanied with the notice for the Planning and Zoning Commission Public Hearing scheduled for May 28, 2020. The notice provides instructions on how to provide your comments to the Commission during the public hearing. Under State Law and the City of Sugar Land Development Code, all property owners within 200 feet of a property undergoing a zoning change must be notified of a public hearing. Request details or provide feedback on the proposed rezoning or Development Code changes online at the following link at www.sugarlandtx.gov/PublicHearingComment.

If you have any questions, please contact me at abmartinez@sugarlandtx.gov or at 281-275-2248. For more information, visit the project webpage at www.sugarlandtx.gov/TheHill.

Sincerely,

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

Abigail Martinez
Senior Planner – Long Range
City of Sugar Land Planning Department

CC: Lisa Kocich-Meyer, AICP, Director of Planning
Ruth Lohmer, AICP, City Planner – Long Range

Attachment – Legal Notice and Map

2700 TOWN CENTER BLVD. NORTH SUGAR LAND, TX 77479 PH: (281) 275-2218 FX: (281) 275-2771

LETTER TO ADJACENT NON-HILL PROPERTY OWNERS WITHIN 200 FEET OF REZONING**CITY OF SUGAR LAND**

PLANNING DEPARTMENT

May 6, 2020

Re: PUBLIC HEARINGS RESCHEDULED TO MAY 28, 2020
REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL (R-1) OR
GENERAL INDUSTRIAL (M-2) TO THE HILL AREA RESIDENTIAL (HR-1) FOR
9.7 ACRES

Dear Adjacent Property Owner,

You are receiving this letter and legal notice because your property is within 200 feet of an area that is proposed to be rezoned from Standard Single-Family Residential (R-1) or General Industrial (M-2) to The Hill Area Residential (HR-1) Zoning District. The proposed rezoning does not include your property and only applies to the properties shown in the attached map. City staff will present the rezoning to the Planning and Zoning Commission on May 28, 2020. During the meeting, the Commission will hold a public hearing where the community will have an opportunity to address the Commission on their comments.

The proposed rezoning is a result of a robust public engagement process that began in 2018 with The Hill community to maintain the character of the neighborhood. To learn more about the public engagement process visit www.sugarlandtx.gov/TheHill.

This letter is accompanied with the notice for the Planning and Zoning Commission Public Hearing scheduled for May 28, 2020. The notice provides instructions on how to provide your comments to Commission during the public hearing. Under State Law and the City of Sugar Land Development Code, all property owners within 200 feet of a property undergoing a zoning change must be notified of a public hearing. Request details or provide feedback on the proposed rezoning online at the following link at www.sugarlandtx.gov/PublicHearingComment. If you have any questions, please contact me at abmartinez@sugarlandtx.gov or at 281-275-2248. For more information, visit the project webpage at www.sugarlandtx.gov/TheHill.

Sincerely,

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

Abigail Martinez
Senior Planner – Long Range
City of Sugar Land Planning Department

CC: Lisa Kocich-Meyer, AICP, Director of Planning
Ruth Lohmer, AICP, City Planner – Long Range

Attachment – Legal Notice and Map

**LETTER TO THE HILL NEIGHBORHOOD PROPERTY OWNERS NOT WITHIN 200 FEET OF
REZONING**



CITY OF SUGAR LAND

PLANNING DEPARTMENT

May 6, 2020

Re: **PUBLIC HEARINGS RESCHEDULED TO MAY 28, 2020**
REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL (R-1) OR
GENERAL INDUSTRIAL (M-2) TO THE HILL AREA RESIDENTIAL (HR-1) FOR 9.7
ACRES AND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 2, ZONING
REGULATIONS

Dear Hill Property Owner,

You are receiving this letter as a courtesy notification of two public hearings regarding a proposed rezoning (see attached map) and changes to the Development Code that include changes to The Hill Area Residential (HR-1) zoning district regulations. City staff will present the proposed changes to the Planning and Zoning Commission on May 28, 2020. During the meeting, the Commission will hold two public hearings where the community will have an opportunity to address the Commission on these items.

The proposed changes are a result of a robust public engagement process that began in 2018 with The Hill community to maintain the character of the neighborhood. To learn more about the public engagement process visit www.sugarlandtx.gov/TheHill.

This letter is accompanied with the notice for the Planning and Zoning Commission Public Hearing scheduled for May 28, 2020. The notice provides instructions on how to provide your comments to the Commission during the public hearing. Request details or provide feedback on the proposed rezoning or Development Code changes online at the following link at www.sugarlandtx.gov/PublicHearingComment.

If you have any questions, please contact me at abmartinez@sugarlandtx.gov or at 281-275-2248. For more information, visit the project webpage at www.sugarlandtx.gov/TheHill.

Sincerely,

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Abigail Martinez
Senior Planner – Long Range
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Attachment – Legal Notice and Map