

# **FACT, FINDINGS AND RECOMMENDATION**

## **CONSIDERATION AND ACTION**

**Proposed City-Initiated Rezoning from Standard Single Family Residential (R-1) or General Industrial (M-2) to The Hill Area Residential (HR-1) for Approximately 9.7 Acres**

*Ms. Abigail Martinez,  
Senior Planner*

# Overview

- **The Hill Project Phase I & II**
  - **Recap Commission Public Hearing**
  - **Overview of Proposed Rezoning**
    - **Area 1**
    - **Area 2**
  - **Points for Consideration**
  - **Recommendation & Next Steps**
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# **The Hill Community Engagement Phase I: Public Engagement**

- **Project identified as action item in 2018 Land Use Plan and initiated after resident concerns with redevelopment**
    - Future Land Use Map classifies area as Company Town Neighborhood
  - **Began with appointment of The Hill Neighborhood Steering Committee**
  - **Phase I determined residents agreed additional development regulations or other tools were desired by the community to maintain the character of The Hill neighborhood**
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# **The Hill Community Engagement Phase II: Implementation**

- **City Council directed staff to implement Ph. I recommendations as quickly as possible in Ph. II due to rapid redevelopment in area**
  - **Identified items for immediate implementation**
    - Rezoning and initial Development Code changes
  - **Modify HR-1 zoning district and revise development regulations for garages and front yard setbacks**
    - **Heard clear direction on these items during Phase I**
    - **Already regulate these items in Development Code**
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# Commission Public Hearing May 28<sup>th</sup>, 2020

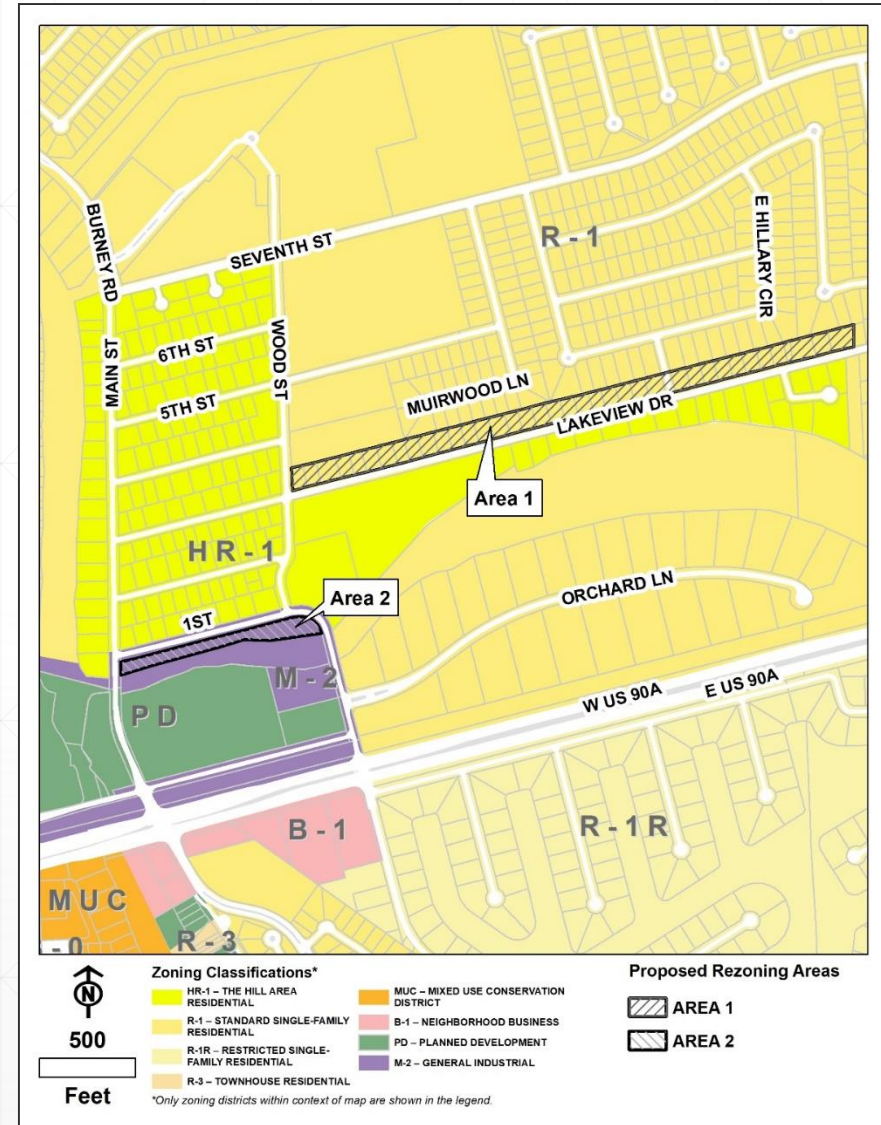
- **Public Hearing**
    - 2 Hill property owners provided comments to City Secretary's Office in support of the rezoning
  - **Commission asked several clarifying questions that staff addressed during the meeting**
  - **General support for rezoning**
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# Hill Area Residential (HR-1) Zoning District

- **Standard residential zoning district**
  - **Created with the adoption of the 1997 Development Code**
  - **Specific to The Hill neighborhood recognizing different building pattern than other residential areas**
    - **Regulations do not require new construction to build in character with the neighborhood**
    - **Similar regulations to R-1**
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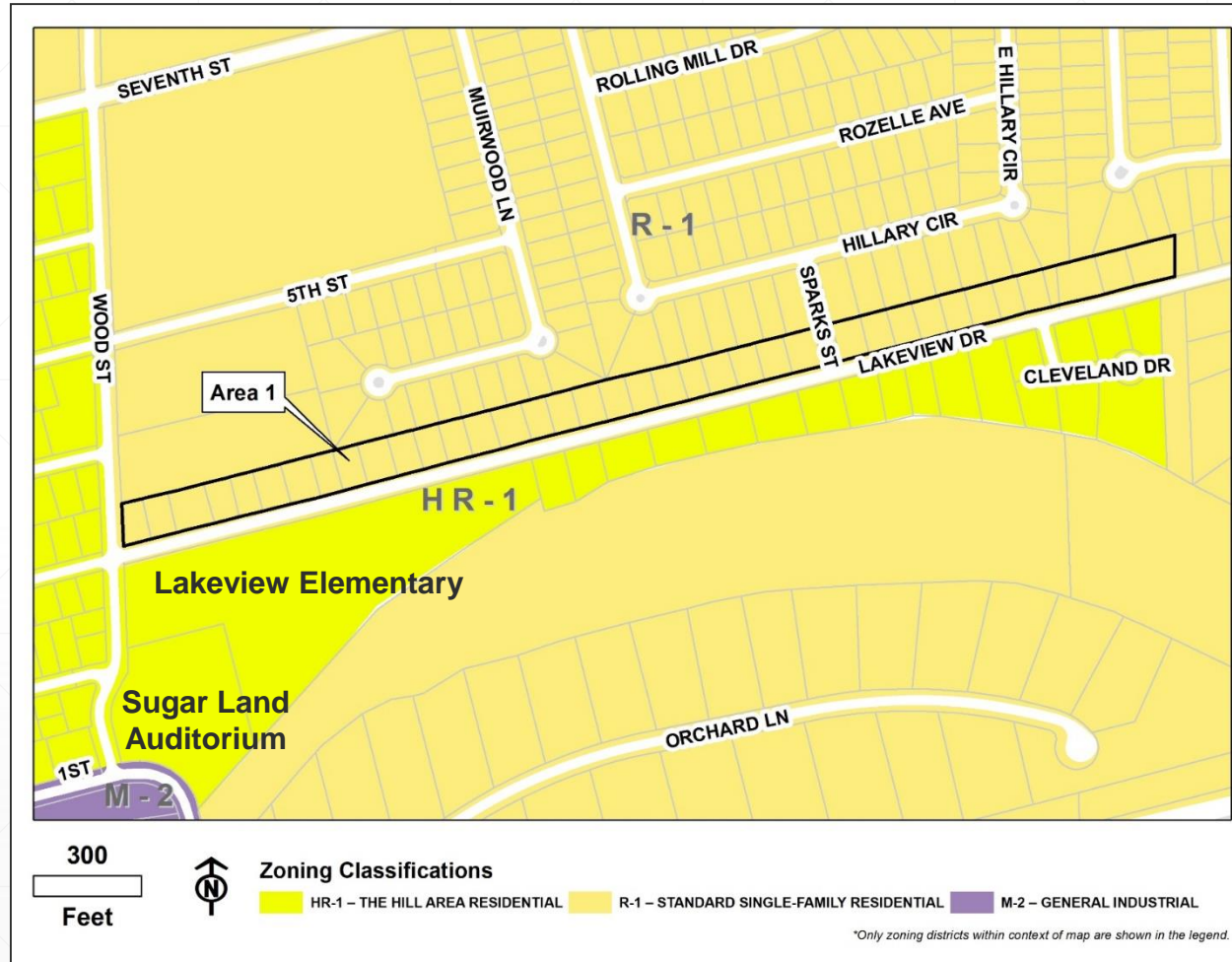
# Recommendations for Phase II

- Modify HR-1 Zoning District to include homes east of Wood St and north of Lakeview Drive into zoning district
  - Area 1
- Additional staff recommendation
  - Area 2 – Lonnie Green Park





## ZONING MAP



## Site Analysis – Area 1

- 38 single-family lots (7.7 acres)
- Current zoning: R-1
- Proposed zoning: HR-1
- Surrounded by residential and civic uses
  - North – Church
  - South – Lakeview Elementary



## **Site Analysis – Area 1 (cont'd)**

- **Area not platted other than a few lots**
  - **Hired surveyor to draft legal description for boundary of area**
    - **Boundary description – not individual survey of each lot**
  - **Homes proposed for rezoning consistent with character of HR-1 homes**
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## Area 1 Homes



## HR-1 Homes

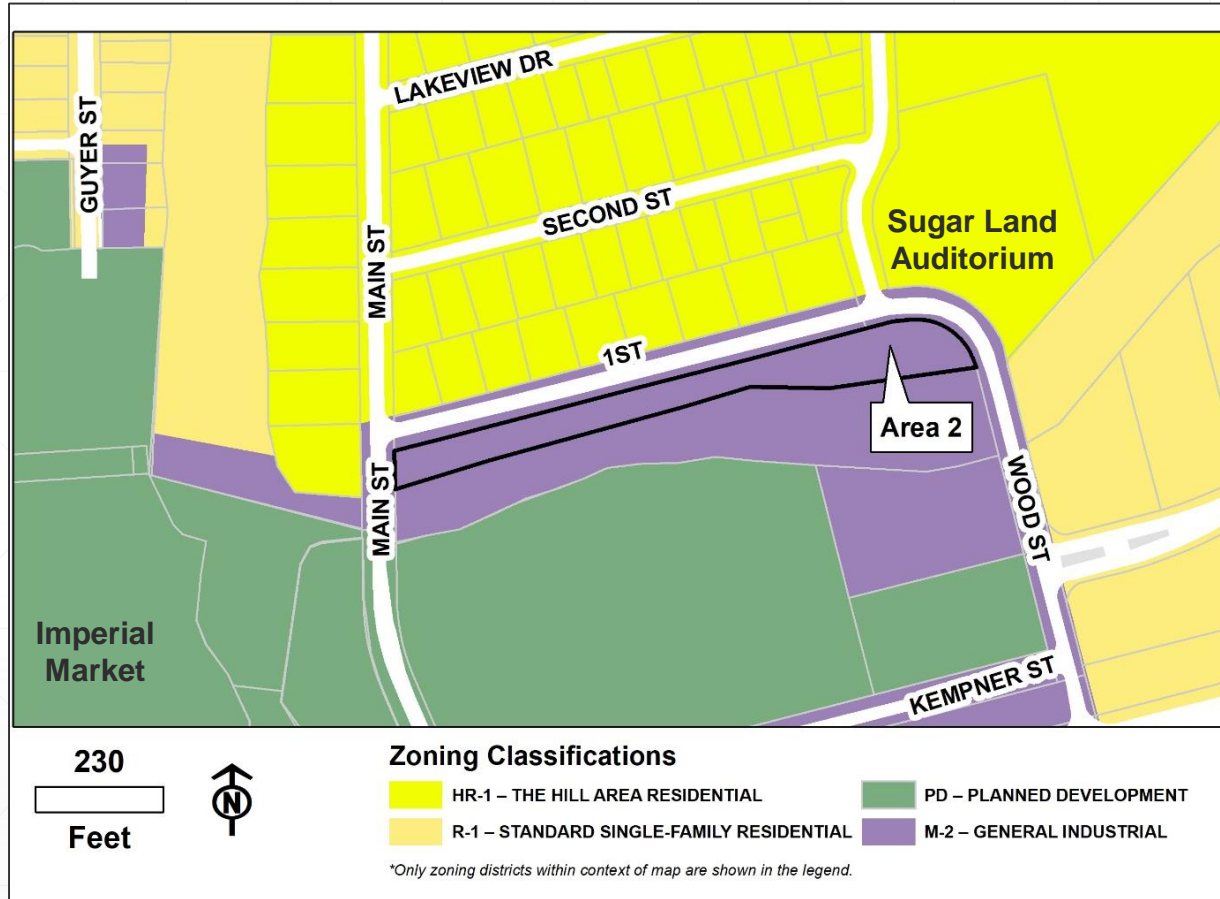


# **Current Development Regulations**

## **HR-1 vs R-1**

- **Mostly the same, except in few cases.**
  - **Existing structures not required to comply with HR-1 regulations, only new or if making modifications**
  - **Proposed Development Code changes in next agenda item would apply to newly rezoned properties**
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## ZONING MAP



## Site Analysis – Area 2

- Lonnie Green Park (2 acres)
- Current zoning: M-2
- Proposed zoning: HR-1
- Surrounded by residential and civic uses
  - Northeast – Sugar Land Auditorium
  - South – Oyster Creek

## **Site Analysis – Area 2 (cont'd)**

- **City-owned park**
  - **Current General Industrial (M-2) not compatible with adjacent residential zoning**
  - **Opportunity to be consistent with Future Land Use Map and adjacent residential land uses**
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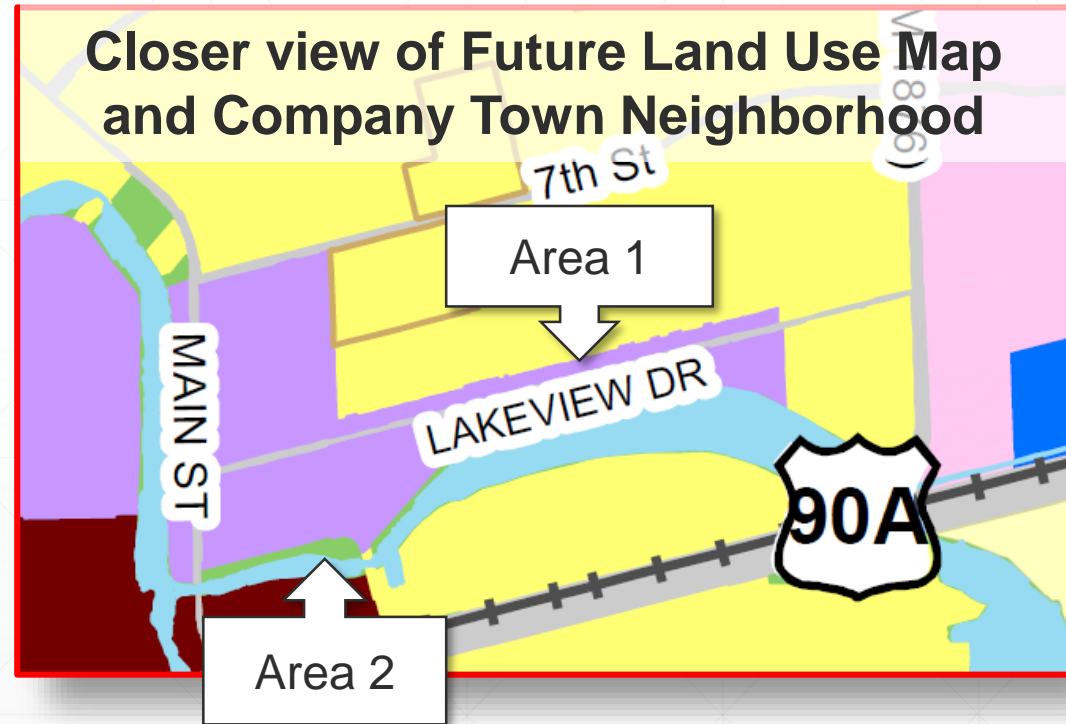


## Area 2 Photos – Lonnie Green Park



# Future Land Use Map – Company Town Neighborhood

- **Proposed rezoning compatible with FLUM and surrounding areas**
- **Area 1 = Company Town Neighborhood**
- **Area 2 = Reg. Parks & Open Space**
  - Usually implemented by R-1, HR-1 appropriate





# Points for Consideration

- **Proposed rezoning is a result of public engagement and recommended during Phase I of The Hill project**
  - **Single-family homes in Area 1 are very similar in character to HR-1**
  - **Rezoning of Lonnie Green Park, city-owned park, will replace incompatible M-2 zoning classification to be consistent with adjacent residential land uses**
  - **Consistent with the Comprehensive Plan and Future Land Use Map**
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# **Next Steps and Recommendation**

- **Commission Consideration & Action**
  - **Staff Recommendation**
    - **A recommendation of approval to the Mayor and City Council for the rezoning of 9.7 acres to Hill Area Residential (HR-1).**
  - **City Council Public Hearing anticipated for July 2020**
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