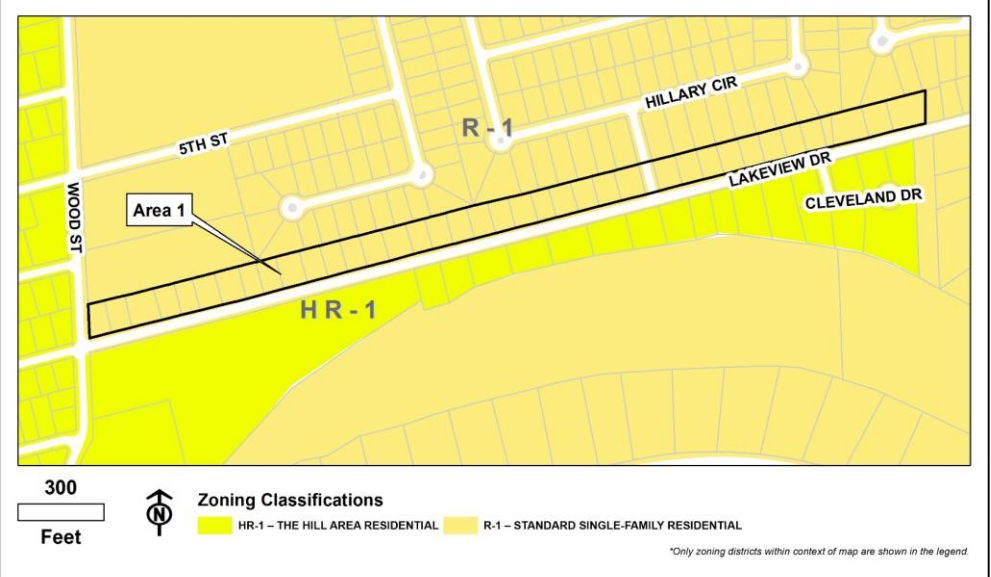
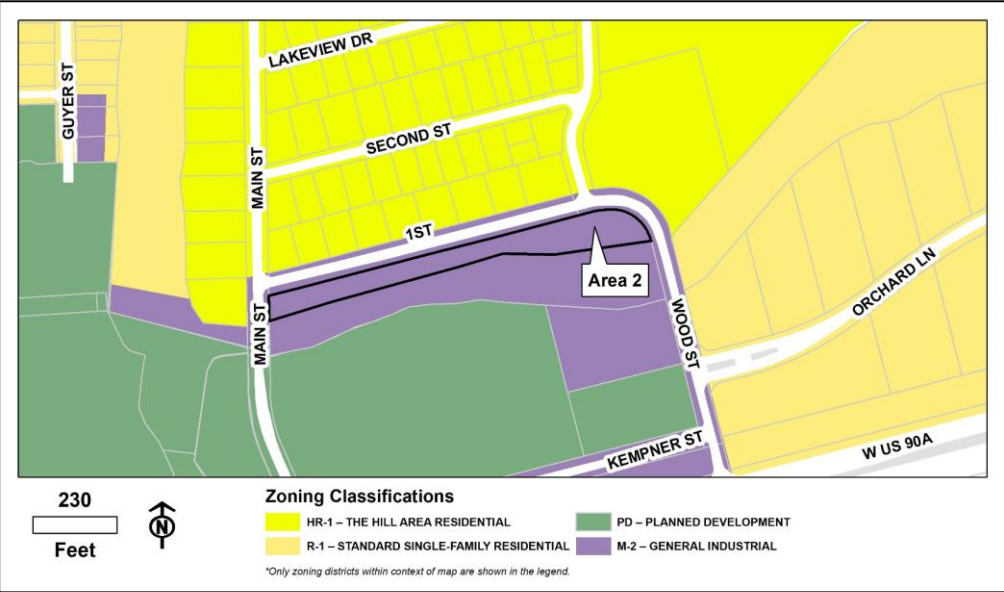


## **STAFF REPORT**

### **GENERAL SITE INFORMATION AND ANALYSIS:**

<b>Location Description</b>	<p>Area 1 - East of Wood Street and north of Lakeview Drive up to drainage parcel R157753</p>  <p><b>Zoning Classifications</b></p> <p>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>
<b>Subject Property (Area 1)</b>	<p>Standard Single-Family Residential (R-1): Developed properties</p>
<b>Surrounding Property Zoning</b>	<p><b>North:</b> Standard Single-Family Residential (R-1)</p> <p><b>South:</b> Hill Area Residential (HR-1)</p> <p><b>East:</b> Standard Single-Family Residential (R-1)</p> <p><b>West:</b> Hill Area Residential (HR-1)</p>
<b>Surrounding Land Uses</b>	<p><b>North:</b> Single-family residential (Sugar Mill Subdivision), Church</p> <p><b>South:</b> Single-family residential (Cleveland Lake Subdivision) and Lakeview Elementary School</p> <p><b>East:</b> Single-family residential (Sugar Mill Subdivision)</p> <p><b>West:</b> Single-family residential (The Hill neighborhood)</p>

<b>Location Description</b>	<p>Area 2 - South of 1<sup>st</sup> Street between Main Street and Wood Street</p>  <p><b>Zoning Classifications</b></p> <ul style="list-style-type: none"> <li>HR-1 – THE HILL AREA RESIDENTIAL</li> <li>R-1 – STANDARD SINGLE-FAMILY RESIDENTIAL</li> <li>PD – PLANNED DEVELOPMENT</li> <li>M-2 – GENERAL INDUSTRIAL</li> </ul> <p><small>*Only zoning districts within context of map are shown in the legend.</small></p>
<b>Subject Property (Area 2)</b>	<p>General Industrial (M-2): City-owned park</p>
<b>Surrounding Property Zoning</b>	<p><b>North:</b> Hill Area Residential (HR-1)</p> <p><b>South:</b> General Industrial (M-2)</p> <p><b>East:</b> Hill Area Residential (HR-1)</p> <p><b>West:</b> Hill Area Residential (HR-1)</p>
<b>Surrounding Land Uses</b>	<p><b>North:</b> Single-family residential (The Hill neighborhood)</p> <p><b>South:</b> Oyster Creek</p> <p><b>East:</b> Sugar Land Auditorium</p> <p><b>West:</b> 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 City Council 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

<b>Proposed HR-1 Additional Regulations</b>			
<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>
<b>REFERENCES</b> 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.

### **PLANNING AND ZONING COMMISSION MEETINGS**

#### *May 28<sup>th</sup> Public Hearing, Discussion and Direction*

The Planning and Zoning Commission held a public hearing on May 28, 2020 regarding the proposed rezoning. Prior to the public hearing, staff received four inquiries asking for clarification on the proposed rezoning—2 from adjacent property owners and 2 from affected property owners. During the public hearing, the Office of the City Secretary read into the record two online comments from Hill property owners in support of the rezoning. After closing the public hearing, the Commission held discussion and direction and had a number of clarifying questions. Questions were related to the impacts of rezoning Lonnie Green Park to HR-1 if the City were to sell the park. Staff clarified the City has no intention of selling Lonnie Green Park and that it will remain a City-owned park. Staff also clarified that the physical constraints of the property would not allow for any development. The Commission also inquired about City property's exemption from zoning and development regulations. Staff clarified that although the City is exempt from zoning, all City-owned property is zoned. In this case, Lonnie Green Park is zoned General Industrial (M-2) and is incompatible with adjacent residential uses. Rezoning the park to HR-1 is compatible with adjacent uses and consistent with the Future Land Use Map.

#### *June 9<sup>th</sup> Consideration and Action*

The Planning and Zoning Commission held their consideration and action meeting on June 9, 2020. The Commission did not have any concerns and unanimously recommended approval to the Mayor and City Council as proposed by Staff.

### **PUBLIC HEARING:**

Notice of Public Hearing was published in a newspaper of general circulation as required by state law. All property owners within 200 feet of the proposed site were notified as well as property owners to be rezoned and the rest of The Hill neighborhood. The City notified the Friends of Old Sugar Land, a local civic group, and a group of citizens who requested project updates. In addition, staff notified The Hill neighborhood by letter and on the social media platform Next Door. Notice of the Public Hearing was posted on the City of Sugar Land's Internet home page. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. Since the Planning and Zoning Commission meetings, four Hill property owners inquired regarding the rezoning – two from adjacent property owners and two from affected property owners (see attached correspondence). Staff is not aware of any opposition to the rezoning at this time.

**POINTS FOR CONSIDERATION:**

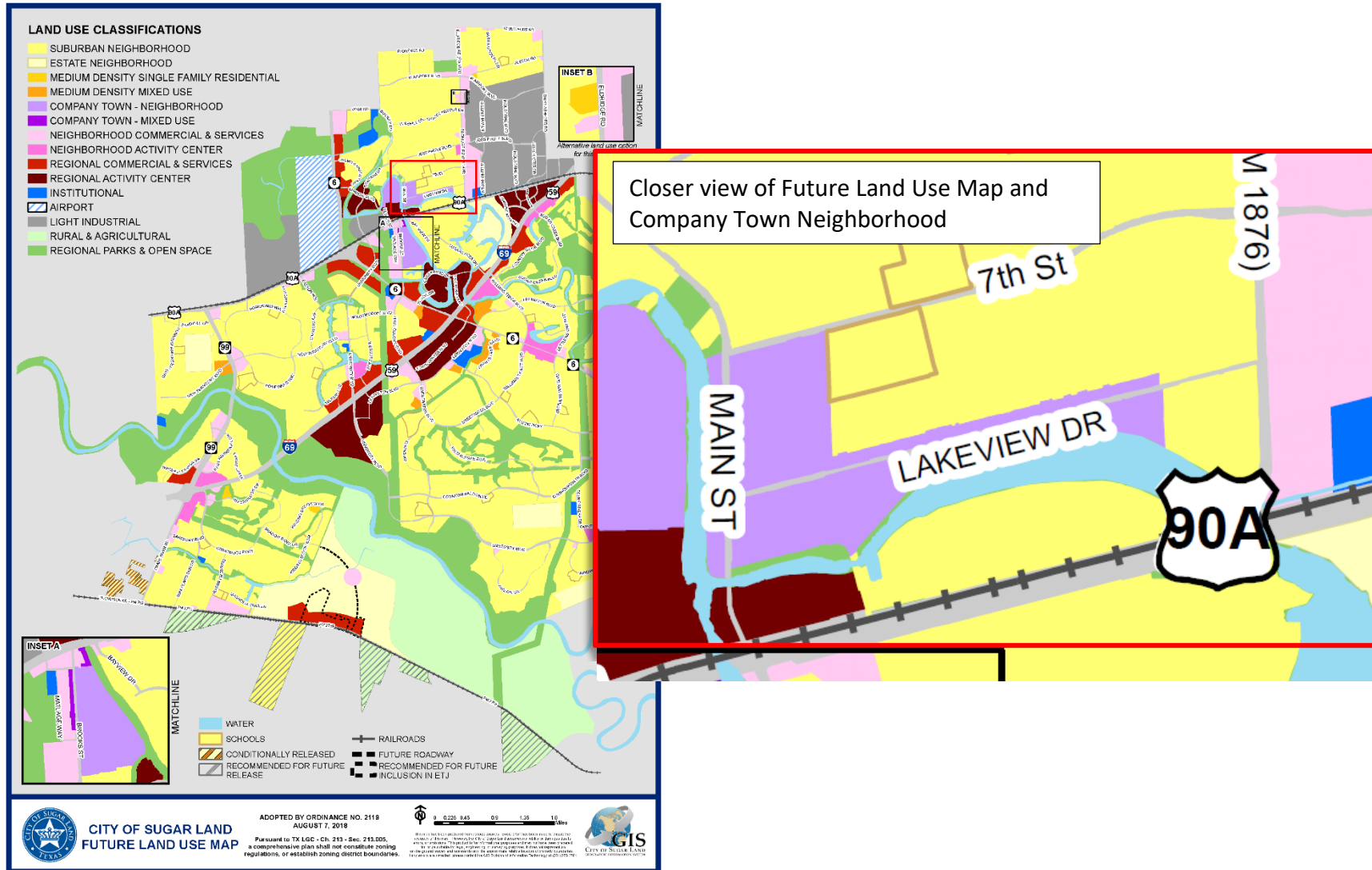
- The proposed rezoning is a result of public engagement and was recommended during Phase I of The Hill Community Engagement strategic project.
- Single-family homes in this area are very similar in character to The Hill neighborhood currently zoned HR-1. The proposed rezoning will provide character protection by proposed HR-1 zoning district regulation changes that will also be presented during the July 7<sup>th</sup> meeting and any future changes to district regulations.
- 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.
- The Planning and Zoning Commission unanimously recommended approval to the Mayor and City Council.



**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](http://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](http://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](http://www.sugarlandtx.gov/PublicHearingComment).

If you have any questions, please 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  
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](http://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](http://www.sugarlandtx.gov/PublicHearingComment).

If you have any questions, please 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  
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](http://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](http://www.sugarlandtx.gov/PublicHearingComment). If you have any questions, please 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  
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](http://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](http://www.sugarlandtx.gov/PublicHearingComment).

If you have any questions, please 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  
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