

From: [Laura Waller](#)
To: [William Todd](#)
Cc: [Abigail Martinez](#)
Subject: RE: The Hill rezoning vote
Date: Monday, June 15, 2020 1:43:18 PM
Attachments: [image002.png](#)

Mr. Todd,

The vote at the Planning and Zoning Commission passed, and it will go before City Council on July 7, 2020 for the final Public Hearing. Staff anticipates the final vote and approval to be July 21, 2020. I have copied the Senior Planner in charge of the project, Abigail Martinez, if you have any further questions.

Thanks,

Laura Waller



Laura Waller
Planner I
Development Planning
Work Cell | (346) 324-3848

From: William Todd [REDACTED]
Sent: Monday, June 15, 2020 1:13 PM
To: Laura Waller <lwaller@sugarlandtx.gov>
Subject: The Hill rezoning vote

Hi Laura,

I am inquiring about the vote date for the rezoning of the hill, to include residential homes on lakeview drive. Has that vote occurred, or the date been set? We are getting plans together to demo and rebuild a 2 car garage, but are restricted right now to replacing the existing structure as is. We spoke previously, and I'm just following up to see if there is an update.

Thank you for any feedback.

Best regards,
Will Todd

From: Abigail Martinez
To: [REDACTED]
Subject: Rezoning Inquiry
Date: Monday, June 22, 2020 11:34:00 AM
Attachments: [image015.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)

Good morning Mr. Garza,

I received your voicemail from Friday morning, where you needed clarification on whether your property at [REDACTED] is included in the rezoning. Yes, your property is included in the proposed rezoning, which includes properties starting at 203 Lakeview to 715 Lakeview Drive (north side only).

Your property is currently zoned Standard Single-Family Residential (R-1), and we're proposing to rezone into the Hill Area Residential (HR-1) zoning district. If City Council adopts the rezoning, this means your property would follow development regulations/standards for the HR-1 zoning district. I will present the rezoning case to City Council on July 7th where the Council will hold a public hearing. Members of the public wishing to speak during the public hearings scheduled for the July 7th City Council may do so in three ways:

- 1) Submit written comments before 3:00 p.m. on Tuesday, July 7th at citysec@sugarlandtx.gov, referencing the public hearing in the subject line;
- 2) Register with the Office of the City Secretary by emailing citysec@sugarlandtx.gov or calling 281-275-2730 by 3:00 p.m. on Tuesday, July 7th to participate during the posted time of the Public Hearings; or
- 3) Attend the meeting in person subject to 25% maximum capacity.

Written comments will be read into the record by City Staff. Those who register to participate live during the public hearings will receive instructions from the Office of the City Secretary. **The meeting will live stream July 7th at 5:30 pm** at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.

Please note that during the same meeting, I will also present proposed changes to the HR-1 regulations. This means that if City Council adopts both the rezoning and the proposed changes to the HR-1 regulations, your property would follow the new HR-1 standards. You would not need to make any changes to existing structures to comply with the new standards. The new standards apply only if you decide to make changes to existing structures or build a new structure. The proposed regulations can be found at the following website: <https://www.sugarlandtx.gov/1981/HR-1-Zoning-District>.

If you have any additional questions, please reach me via email. At this time, I am working from home until further notice and do not have access to my desk phone.

Thank you,



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

2700 Town Center Blvd. North
Sugar Land, TX 77479
Cell | 281-726-5493
Main/Ext. | 281-275-2218 ext.2248

Please note I am currently working from home.

How did we do? Take our customer service [survey](#).



From: Abigail Martinez
To: ["Albert Nulisch"](#)
Subject: RE: Planning department letter
Date: Monday, June 22, 2020 11:01:00 AM

Mr. Nulisch,

Yes, we sent a letter to notify all of The Hill neighborhood about the proposed rezoning for properties east of Wood Street and north of Lakeview Drive (properties addressed 203-715 Lakeview Drive). On that end, you are not affected.

The letter also included notification regarding proposed changes to the Development Code regulations for The Hill Area Residential (HR-1) zoning district, which your property is zoned to. We are proposing that porches that meet specific criteria be able to build closer to the front property line than what is currently allowed. We are also proposing changes to the current garage regulations to distinguish between garage-type (attached/detached) and height. If City Council adopts the changes, any new construction and certain type of modifications will need to follow the new standards. Existing structures do not need to be changed to meet the new standards. The new standards would apply to your property if you were to decide to build or modify a structure. More information about the specific changes can be found at the following website: <https://www.sugarlandtx.gov/1981/HR-1-Zoning-District>, including a document with the draft regulations.

The rezoning and proposed changes to the regulations for The Hill are a result of The Hill Community engagement project that began in 2018. With the guidance of The Hill Steering Committee, we collected extensive resident input. These two action items are implementing what we heard during public engagement process. More recently, we had an online survey for The Hill community to provide input on the draft regulations throughout March and April 2020.

On July 7th, City Council will hold two public hearings – one for the rezoning and one for the changes to the regulations in The Hill. During the meeting, I will present the rezoning and draft regulations to City Council. Members of the public wishing to speak during the public hearings scheduled for the July 7th City Council may do so in three ways:

- 1) Submit written comments before 3:00 p.m. on Tuesday, July 7th at citysec@sugarlandtx.gov, referencing the public hearing in the subject line;
- 2) Register with the Office of the City Secretary by emailing citysec@sugarlandtx.gov or calling 281-275-2730 by 3:00 p.m. on Tuesday, July 7th to participate during the posted time of the Public Hearings; or
- 3) Attend the meeting in person subject to 25% maximum capacity.

Written comments will be read into the record by City Staff. Those who register to participate live during the public hearings will receive instructions from the Office of the City Secretary. The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.

Please let me know if you have any further questions.

Thank you,

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

2700 Town Center Blvd. North
Sugar Land, TX 77479
Direct | 281-275-2248
Main | 281-275-2218

How did we do? Take our customer service [survey](#).

From: Albert Nulisch [REDACTED]
Sent: Monday, June 22, 2020 9:32 AM
To: Abigail Martinez <abmartinez@sugarlandtx.gov>
Subject: Re: Planning department letter

What does the paper that was sent out about the rezoning mean for us on 4th St on the hill?

On Mon, Jun 22, 2020, 08:14 Abigail Martinez <abmartinez@sugarlandtx.gov> wrote:

Good morning Mr. Nulisch,

Thank you for contacting me. Unfortunately, due to the pandemic, I am working from home until further notice and do not have access to my desk phone. If you'd like to send me your questions, I can address them via email.

Thank you,



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

2700 Town Center Blvd. North
Sugar Land, TX 77479
Cell | 281-726-5493
Main/Ext. | 281-275-2218 ext.2248

Please note I am currently working from home.

How did we do? Take our customer service [survey](#).



From: Albert Nulisch [mailto:[REDACTED]]
Sent: Friday, June 19, 2020 12:52 PM
To: Abigail Martinez <abmartinez@sugarlandtx.gov>
Subject: Planning department letter

I am curious about the letter i recived in the mail in regards to the rezoning chages that are being made near 4th Street here on The Hill. If you can could you contact me at your earliest convenience at [REDACTED] my name is Albert Nulisch. The address i reside at is [REDACTED]. Im avaiable at any time thank you for your time.

From: Abigail Martinez
To: [REDACTED]
Subject: Voicemail June 22, 2020
Date: Tuesday, June 23, 2020 10:55:00 AM
Attachments: [image002.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)

Good afternoon Mr. Van Ramshorst,

Thank you for contacting me. I received your voicemail regarding the difference in R-1 and HR-1. I've answered your question below and provided additional information.

Difference Between R-1 and HR-1

R-1 and HR-1 are both residential zoning districts that serve to regulate land uses and the physical development of land within each district. Each district has unique regulations/standards. The Hill Area Residential (HR-1) district is a residential zoning district for the neighborhood known as The Hill and was created with the adoption of the Development Code in 1997. This area is zoned differently due to the historic nature of the homes in this area, dating back to the 1920s when Sugar Land was a company town. However, the current regulations do not require new construction to build in character with the existing homes. Additional information regarding the HR-1 district can be found at the following website: <https://www.sugarlandtx.gov/1981/HR-1-Zoning-District>. The Standard Single-Family Residential (R-1) zoning district provides for the development of standard low-density single-family homes and is assigned to most residential areas in the City.

Additional Information

The homes east of Wood Street and north of Lakeview Drive are proposed to be rezoned as a result of The Hill Community Engagement project. In 2018, based on resident feedback, the City initiated a project to engage The Hill residents and property owners in evaluating whether there is a desire to maintain the character of The Hill neighborhood. During the public engagement process, city staff informed The Hill community that the homes north of Lakeview Drive were zoned Standard Single-Family Residential (R-1) rather than Hill Area Residential (HR-1). The 38 single-family homes are very similar in character to the rest of The Hill neighborhood, and the community provided positive feedback to include them in the HR-1 zoning district. As a result of this community input, staff has initiated the process to rezone these properties to Hill Area Residential (HR-1).

Staff will present the rezoning ordinance to City Council on July 7th where the Council will hold a public hearing. If you are interested in participating during the public hearing you may do so in the following three ways:

- 1) Submit written comments before 3:00 p.m. on Tuesday, July 7th at citysec@sugarlandtx.gov, referencing the public hearing in the subject line;
- 2) Register with the Office of the City Secretary by emailing citysec@sugarlandtx.gov or calling 281-275-2730 by 3:00 p.m. on Tuesday, July 7th to participate during the posted time of the Public Hearings; or
- 3) Attend the meeting in person subject to 25% maximum capacity.

Written comments will be read into the record by City Staff. Those who register to participate live during the public hearings will receive instructions from the Office of the City Secretary. **The meeting will live stream July 7th starting at 5:30 pm** at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.

Please note that during the same meeting, I will also present proposed changes to the HR-1 zoning district regulations. This means that if City Council adopts both the rezoning and the proposed changes to the HR-1 regulations, newly rezoned properties would follow the new HR-1 standards. Property owners would not need to make any changes to existing structures to comply with the new standards. The new standards apply only if they decide to make changes to existing structures or build a new structure. The proposed regulations can be found at the following website: <https://www.sugarlandtx.gov/1981/HR-1-Zoning-District>.

If you have any additional questions, please reach me via email. As stated in my voicemail, I am working from home until further notice and do not have access to my desk phone.

Have a great day!



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

2700 Town Center Blvd. North
Sugar Land, TX 77479
Direct | 281-275-2248
Main | 281-275-2218

Please note I am currently working from home.
How did we do? Take our customer service [survey](#).

