

Overview

- **The Hill Project Phase I & II**
- **Overview of Proposed Rezoning**
 - **Area 1**
 - **Area 2**
- **P&Z Review**
- **Points for Consideration**
- **Recommendation & Next Steps**

The Hill Community Engagement Phase I: Public Engagement

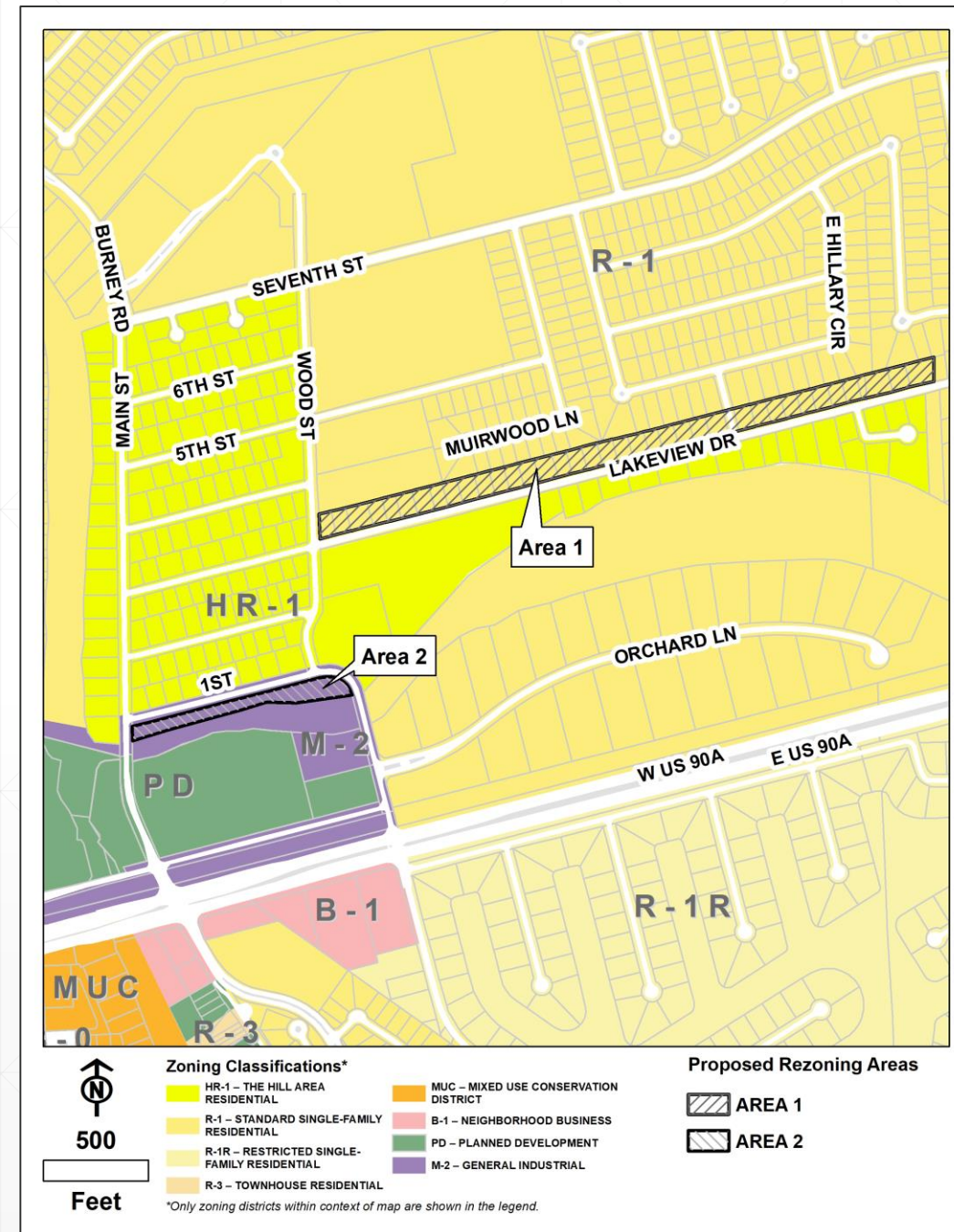
- **Project identified as action item in 2018 Land Use Plan and initiated after resident concerns with redevelopment**
 - Future Land Use Map classifies area as Company Town Neighborhood
- **Began with appointment of The Hill Neighborhood Steering Committee**
- **Phase I determined residents agreed additional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

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**

Recommendations for Phase II

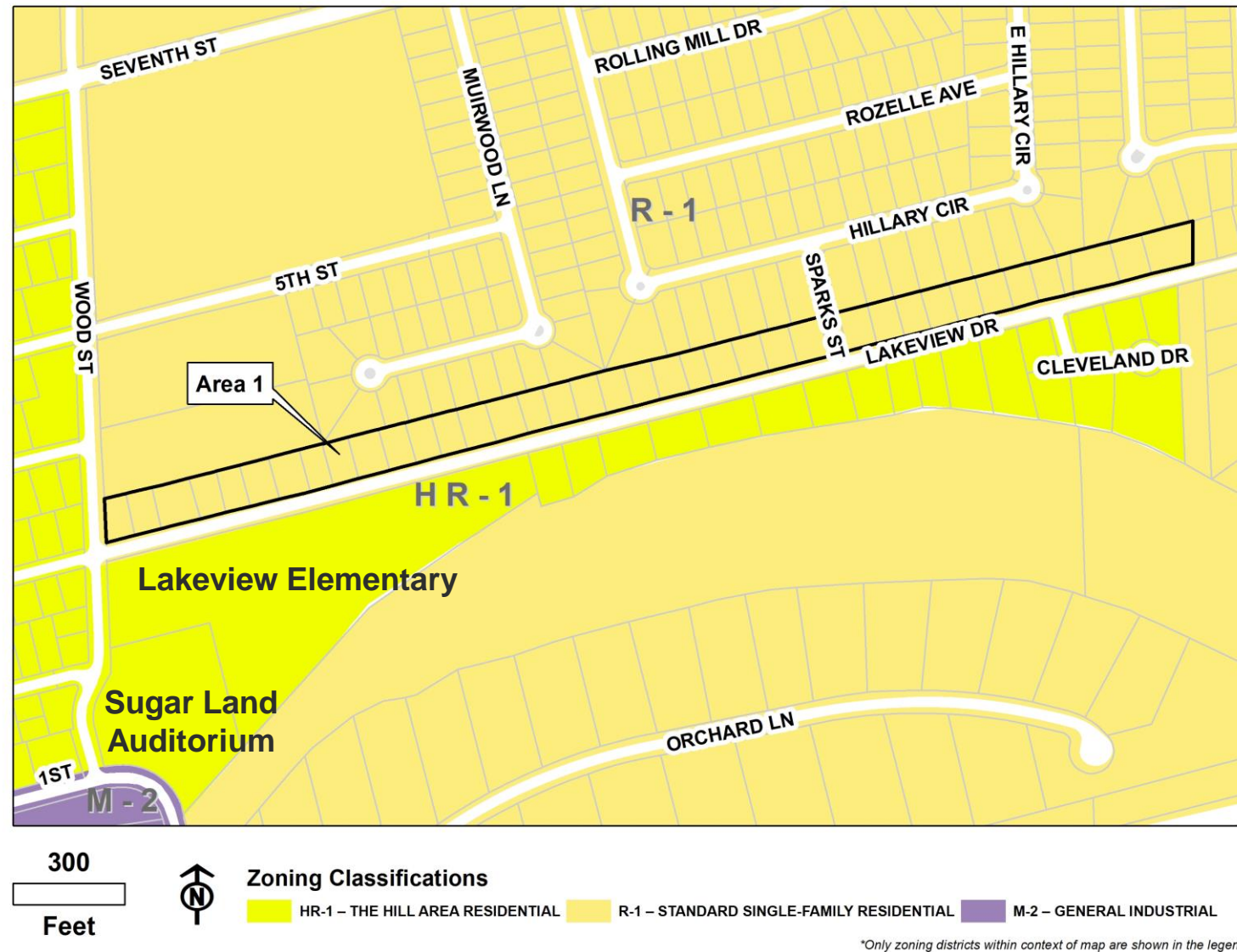
- Modify HR-1 Zoning District to include homes east of Wood St and north of Lakeview Drive into zoning district
 - Area 1
- Additional staff recommendation
 - Area 2 – Lonnie Green Park



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**

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**

Area 1 Homes



HR-1 Homes

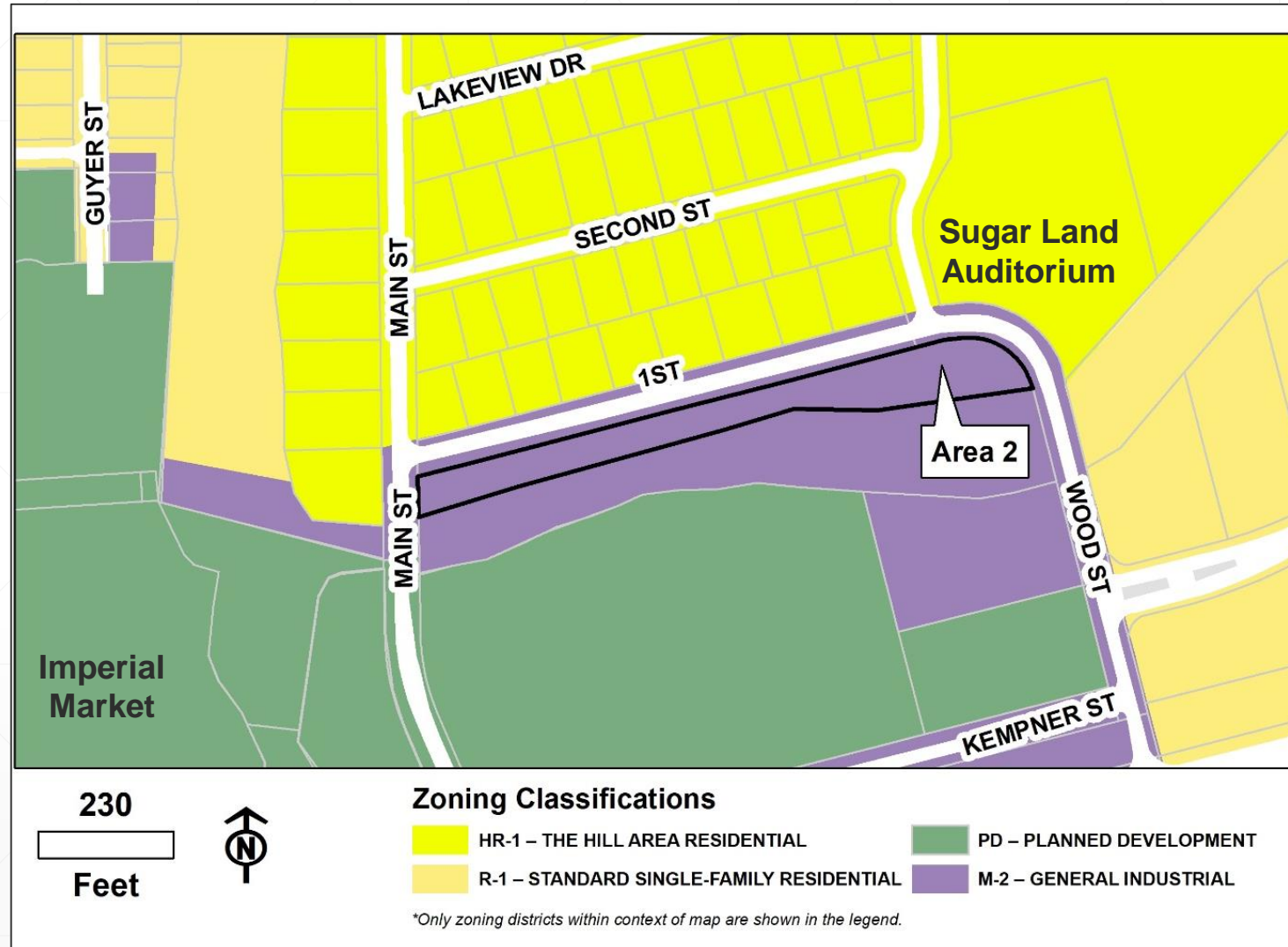


Current Development Regulations

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**

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)

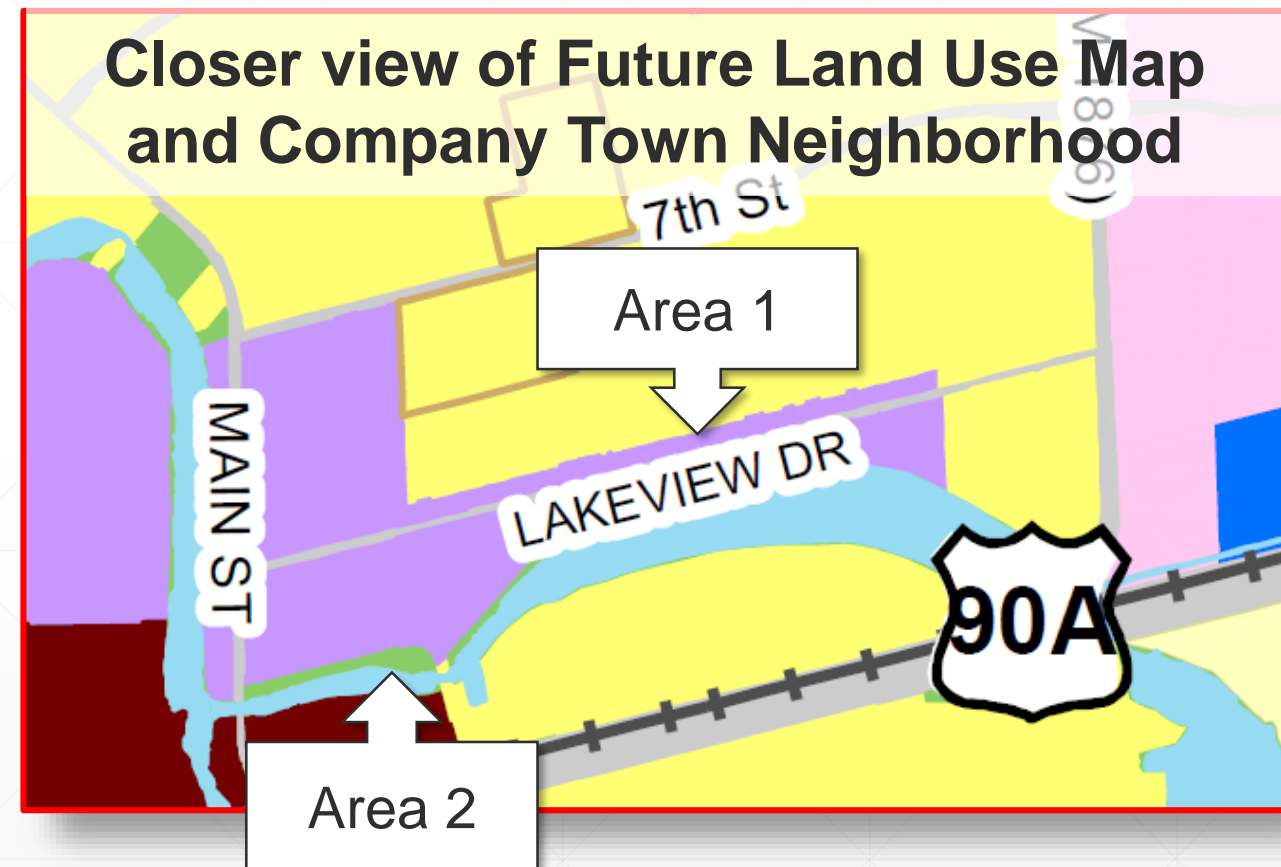
- **City-owned park**
- **Current General Industrial (M-2) not compatible with adjacent residential zoning**
- **Opportunity to be consistent with Future Land Use Map and adjacent residential land uses**

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



Planning and Zoning Commission

- **Public Hearing May 28th**
 - 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**
- **Unanimous recommendation of approval on June 9th**

Public Hearing Notification

- **City website**
- **Newspaper of general circulation**
- **Property Owner Letters**
 - **within 200 feet of rezoning as required by state law**
- **Additional Notification**
 - **Social Media - Next Door**
 - **Email Blast**
 - **Friends of Old Sugar Land**
 - **All of The Hill neighborhood property owners**

Public Hearing Input

- **Received 4 informational inquiries**
- **Not aware of opposition to the rezoning**

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 (Area 2), 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**

Recommendation

- **Staff supports a recommendation of approval from the Planning and Zoning Commission to the Mayor and City Council to approve the first reading of Ordinance No. 2202 for the City-initiated rezoning of 9.7 acres into HR-1**

Next Steps

- **Hold Public Hearing**
- **1st Reading of Ordinance No. 2202**
- **2nd Reading of Ordinance at future City Council Meeting**

Continuation & Conclusion of Public Hearing

Clarifying Questions for Staff

Council Motion & Discussion