

Overview

- **Overview of Background and Process**
- **Review Proposed Development Code Changes**
 - Front Yard Setbacks, Garages, Other applicable changes
- **Public Input**
- **P&Z Review**
- **Recommendation and Next Steps**

Recommendations for Phase II

- **Front Yard Setbacks**

Explore front yard setbacks to allow original homes to add or extend porches

- **Garages - Explore current garage regulations to address setbacks and height.**

- Detached 1-story garages continue to be 1.5 feet from property line.
- Detached 2-story garages further than 1.5 feet from property line.
- Attached garages (part of the home) further than 1.5 feet from property line.
- Garages should not exceed the height of the home.
- Garages should be setback behind the front façade of the home.

Drafting Process

- **Lot analysis and peer city research to begin drafting regulations – Lot size, width and depth**
- **Consulted with City staff development planners**
- **Reviewed by City's legal department**
- **Reviewed by Hill Steering Committee – positive feedback**
 - Agreed changes met intent of Ph. I recommendations and public input

Summary of Proposed Changes

1. Front Yard Setback for Porches

- Create front yard setback for unenclosed porches, allowing them to be closer to the front property line

2. Garage Regulations for Type of Garage

- Distinguish garage regulations depending on the height and type of garage (attached or detached)

3. Development Code Structure

- Relocate HR-1 existing and proposed regulations to new Part 7 within Ch. 2, Article II of Development Code

4. Additional Code Revisions

- Amend regulations for Accessory Structures, remove inappropriate uses, amend other code sections to reflect new location of HR-1 regs

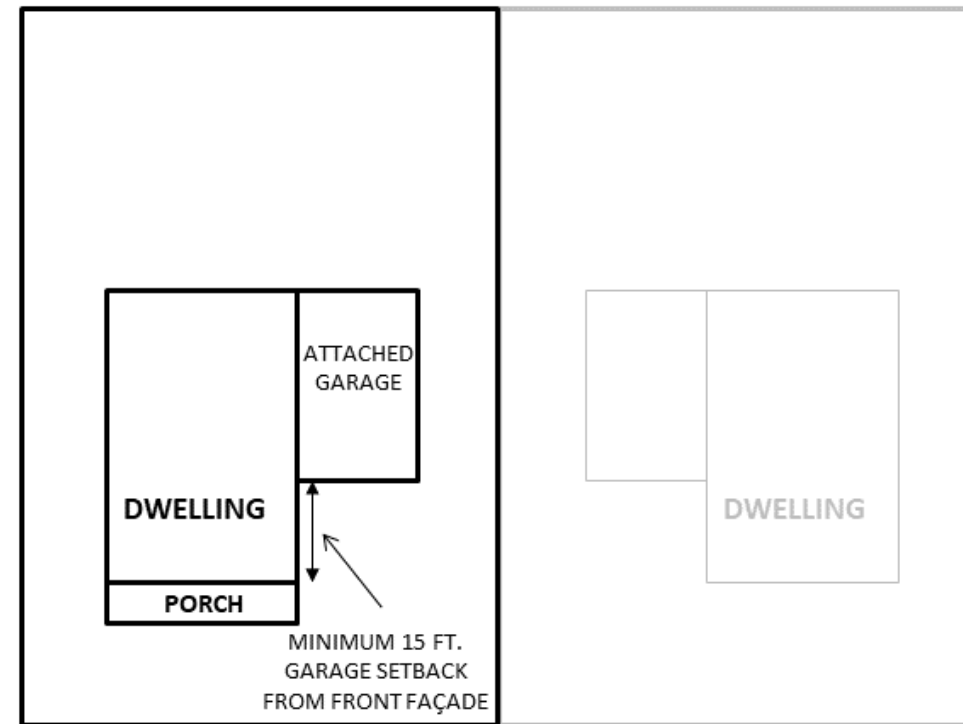
1. Front Yard Setbacks for Porches

- **Proposed change**
 - Porch Front Yard Setback – 15 ft. (unenclosed & max. 16 ft. height)
 - If widening porch, then it must meet house rear and side setbacks
 - Added diagrams to illustrate regulation
- **Current regs prohibit older homes to add/extend porches - uncovered decks built as a result**
- **Allows property owner to add/extend porch**

2. Garage Regulations – All Garages

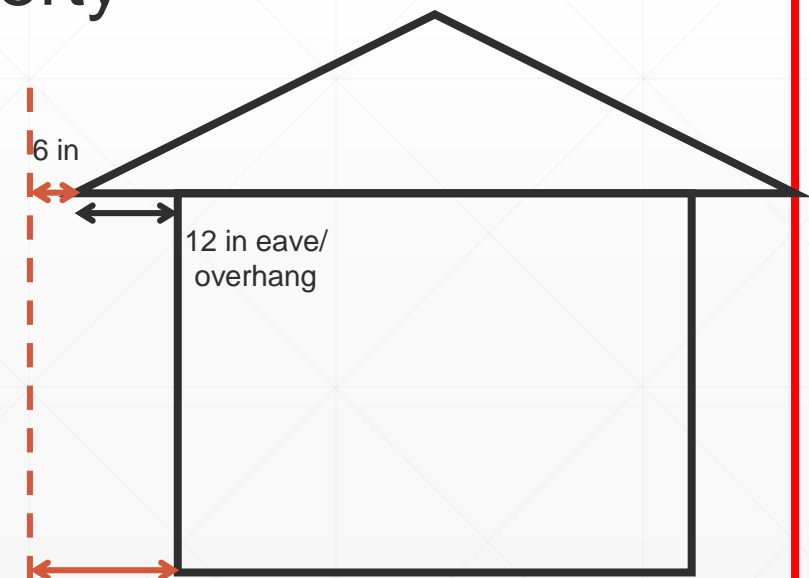
- **Proposed Change**
 - Front Façade Setback – 15 ft. (not including porch)
- **Garages in this area are typically located in rear of property**

Figure 2-158.E: Attached Garage Setback from Front Façade of Principal Building Diagram



2. Garage Regulations – Detached 1-Story

- **Proposed Change**
 - Max Height – 16 ft.
 - Eaves must be 6 in from side or rear lot line – intended to help address rainfall spilling onto neighboring property
 - Min. 5 ft. separation from house
- **Continue to be 1.5 ft. from side and rear property line, consistent with character**



2. Garage Regulations – Detached 2-Story and Attached

- **Community expressed concern with 2-story and attached garages allowed to locate 1.5 ft. from property line**
- **2-Story Detached Garage - no change to max. height (27 ft.)**
- **Proposed Change**
 - Follow Principal Building (house) regulations
 - 2-Story Detached – Min. 5 ft. separation from house

3. Development Code Structure

- **Proposed Change**
 - Relocate all HR-1 regulations in new section “Part 7” in Development Code
 - Amend other sections of the Code to reflect new location of HR-1 regs
- **Similar to Part 4 Mixed Use Conservation (MUC) Zoning District (area west of Brooks St.)**

4. Additional Code Revisions

- **Proposed Change**

- Amend Accessory Structure regs (workshops, sheds) to be consistent with 1-Story Detached Garage regs.
- Removed inappropriate uses (Golf courses, HOA facilities, Temporary Residential sales offices)
- Expanded purpose and intent and added definitions that only apply in HR-1

- **Additional revisions will help with consistency and help clarify new and existing HR-1 regulations**

Public Input – Online Town Hall

- **Gathered input via city's Online Town Hall platform**
 - 18 total responses over 9 weeks
- **Positive input (>70% agree) on majority of proposed regulations**
- **Respondents who disagreed (<30% disagree) with attached and 2-story detached garage proposed setbacks**
 - Thought garages should be allowed closer to side and rear property lines

Steering Committee Review of Public Input

- **Reviewed community input with Committee**
- **Directed staff to move forward with proposed regulations due to amount of feedback in Ph. I**
- **Agreed changes met intent of Ph. I recommendations and public input**

Planning and Zoning Commission

- **Public Hearing May 28th**
 - 2 Hill property owners provided comments to City Secretary's Office in support of the Development Code changes
 - Shared results of Online Town Hall
- **Commission asked several clarifying questions that staff addressed during the meeting – resulted in minor changes**
- **Unanimous recommendation of approval for proposed Development Code changes on June 9th**

Public Hearing Notification

- **Continue enhanced public engagement**
- **Sent a combined public hearing notice for Rezoning and Development Code changes**
- **City website**
- **Newspaper of general circulation**
- **Additional Notification**
 - **Social Media - Next Door**
 - **Email Blast**
 - **Friends of Old Sugar Land**
 - **All of The Hill neighborhood property owners**

Points for Consideration

- **Proposed Development Code changes are consistent with feedback received and recommendations of Phase I**
- **The Hill Steering Committee reviewed and recommend the proposed changes**
- **Amending other sections of the Development Code to reflect proposed new Part 7**
- **Proposed Development Code changes to the HR-1 zoning district would apply to properties proposed to be rezoned into HR-1**

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. 2201 for the changes to The Hill Area Residential (HR-1) zoning district regulations found in Chapter 2 of the Development Code of the City of Sugar Land.**

Next Steps

- **Hold Public Hearing**
- **1st Reading of Ordinance No. 2201**
- **2nd Reading of Ordinance at future City Council Meeting**

Continuation & Conclusion of Public Hearing

Clarifying Questions for Staff

Council Motion & Discussion