



## The Hill Regulations

May 11, 2021, 1:39 PM

### Contents

i.	Summary of annotations	2
ii.	Individual annotations	3

## The Hill Regulations

Are The Hill draft regulations clear and do they implement the guidance from the survey?

## Summary Of Annotations

**As of May 11, 2021, 1:39 PM, this forum had:**

Attendees:	33
Annotations:	10
Minutes of Public Comment:	30

**Topic Start**

April 15, 2021, 1:25 PM

**Topic End**

May 10, 2021, 7:45 AM

## The Hill Regulations

Are The Hill draft regulations clear and do they implement the guidance from the survey?

## Individual Annotations

### Sect. 2-191 Fences

**Name not available**

May 8, 2021, 7:20 AM

I agree 100%.

### Building Finishes in HR-1

**Name not shown**

inside Sugar Land

April 28, 2021, 10:46 AM

I would like to know when the restriction on painting brick made it into these regulations. I've been following this from the beginning I do not recall that being part of the conversation at any point. I don't understand why this would be prohibited.

### Private Garage and Carports

**David Hathaway**

inside Sugar Land

April 16, 2021, 12:02 PM

It is unclear whether you can have 1 garage, 1 carport, or 1 of each. Some properties in The Hill have garage roofs that extend out to act as carports; would the area under this a) be a carport, b) be limited by the SF rule (600')?

**Name not shown**

inside Sugar Land

April 28, 2021, 10:04 AM

In reference to the setback requirements for 2 story garages. Narrow lots are being restricted by the side and back setback requirements. A review of requirements / specifications is needed similar to the width of building requirement based on a percentage of lot and not feet.

### Entry Features and Walkways

**Name not shown**

inside Sugar Land

April 28, 2021, 9:43 AM

In the case of no current city sidewalks ( 6th Street) will owner be able to add walkway to driveway as opposed to street curb? It does not seem reasonable to require that a walkway be provided to the street where none currently exist. Most homes on this street have walkways to their driveway to facilitate passage to the front door.

**Name not available**

May 8, 2021, 7:45 AM

The minimum widths should be reversed or made equal-a walkway wider than the stoop/steps is not aesthetically appealing.

### Tree Specifications

**Name not available**

May 8, 2021, 4:39 PM

I take no exception to the caliper diameter, although the cost of planting a 4" caliper tree(as opposed to a 2") may be significant, but I am confused as to the meaning of SEC 2-160;do the regulations apply to only the "front half" of the lot, see Sec 2-160-D, or to all trees regardless of location on a lot?

Regarding Sec 2-390-are the "approved" flora required only in the "front half" of the lot, or the entire lot?. I interpret this "approved" list(s) as to mean the entire yard. Telling people what they can plant in the way of trees, shrubs, etc.(Sec 2-390) goes too far, it smacks of an HOA, at a minimum. I had heard the City had such a list but have never seen until now. I am neither botanist nor arborist but it seems many of the "approved" trees are native to the area, which is good, but there are non-native trees that are not invasive and do well in this area-example pine(loblolly and long leaf) and black walnut. I am less informed about shrubs but wax leaf ligustrum should be stricken from the list-it is not native and is invasive-if we have to have a list. I think best to eliminate the "approved" lists of flora and instead encourage planting of species native to the area.

## The Hill Regulations

Are The Hill draft regulations clear and do they implement the guidance from the survey?

## Tree Planting and Preservation #2

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**Name not shown**

inside Sugar Land

April 28, 2021, 9:52 AM

Some existing trees(mostly Pecan) are getting quite old. From time to time a tree must be removed as it is a threat to surrounding structures. The regulation is not clear as to the replacement of trees when no new construction is occurring.

## Application & Administration

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**Name not available**

May 8, 2021, 8:54 AM

Suppose the existing exterior finish material is no longer available? Ex: brick size/style/pattern/color, etc. The 50% requirement, whether for replacement or additions, could impose an undue financial hardship on some owners. Ex: many older homes have asbestos siding, no longer available, and the concrete siding replacement is somewhat expensive.

## Maximum Height Diagram

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**Name not available**

May 8, 2021, 8:25 AM

I am not a fan of sky filling 2 story ,or lot filling, houses but a 27' max height on a 2 story house, while doable, could result in a shallow pitch roof, more-so on a house built with pier and beam foundation, and I would submit most existing houses in the Hill do not have shallow roof pitch. A question-Perhaps 27' max for single story and 30' max for 2 story?