



# Online Town Hall Results

## The Hill Regulations

June 2, 2021, 5:22 PM

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### The Hill Regulations

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

## Summary Of Annotations

**As of June 2, 2021, 5:22 PM, this forum had:**

Attendees:	34
Annotations:	10
Minutes of Public Comment:	30

**Topic Start**

April 15, 2021, 1:25 PM

**Topic End**

May 10, 2021, 7:45 AM

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## 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.

#### 1 Comment

**Abby Martinez May 20, 2021, 7:41 PM**

Thank you for your comment. This Article previously applied to nonresidential buildings. The regulation prohibiting the painting of brick is an existing regulation. We did not intend that it be applied to The Hill and will modify accordingly.

### 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')?

#### 1 Comment

**Abby Martinez May 20, 2021, 7:36 PM**

Thank you for your comment. The regulation is intended to allow one of each. We will make a correction to make that clear. The Development Code defines a carport as a structure open on 3 sides designed or used to shelter vehicles. The area under the carport is not subject to the maximum garage size. This was intentional since carports are unenclosed.

**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.

#### 1 Comment

**Abby Martinez May 20, 2021, 4:17 PM**

Thank you for your comment. The regulations for 2-story Garages were drafted in response to input from The Hill Community in Phase I where we heard that 2-Story Garages should be located further away from the property line.

### 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.

#### 1 Comment

**Abby Martinez May 20, 2021, 7:37 PM**

Thank you for your comment. A property owner may add a second walkway to the driveway in addition to the required

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walkway to street. If an existing home does not currently have a walkway, they are not required to add it to comply with this regulation. The regulation to add a walkway to existing homes is triggered when they are making significant changes or repairs. As you've mentioned, the south side of 6th street does not have sidewalks so the owner can extend the walkway to the curb and driveway. There are a couple of homes that have done that. The regulation does not specify material, so the owner has the option to choose concrete, stone pavers or other materials they find appropriate.

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**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.

### 1 Comment

**Abby Martinez May 20, 2021, 7:38 PM**

Thank you for your comment. These are minimum widths and the owner may choose to increase the width to make the stoop the same width as the walkway or wider.

## Tree Specifications

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**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.

### 1 Comment

**Abby Martinez May 20, 2021, 7:39 PM**

Thank you for your comment. The intent of increasing the size of new trees is to encourage additional Protected Trees be preserved. The regulations found in Subsection D. 1.a., Subsection D. 2., and Subsection D. 3. refer to Protected Trees only and apply to the front half of the lot, in other words, the half that is closest to the street. New trees that must be planted in accordance to Subsection D.1. apply to the area in front of the house and is based on lot width. Subsection C. Tree Specifications states that the list of approved Trees found in Sec. 2-390 must be used to meet the requirements, which only apply when triggered by new construction, additions, and demolitions. A homeowner may add additional trees not found in the list as long as the minimum requirements are met. For example, if the regulations require the owner plant two new trees, then they can add a third tree that is not found in the list. The regulations in Section 2-160 Tree Regulations only refer to trees and do not require shrubs or ground cover planting. The shrub and ground cover plantings section found in Section 2-390 Approved Landscaping Materials do not apply in HR-1.

## 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.

### 1 Comment

**Abby Martinez May 20, 2021, 7:40 PM**

Thank you for your comment. If no construction is occurring - that is if no building permit is required for

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constructing, demolishing or expanding a house - then the owner can remove a tree. The owner has the option to replace the tree with any species or choose to not replace the removed tree. We strongly encourage that mature trees be preserved, especially since the canopy and shade cannot easily be replaced with a new tree. In case of removal, we also strongly recommend to replace trees with hardwood trees.

## Application & Administration

**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.

### 1 Comment

**Abby Martinez May 20, 2021, 7:40 PM**

Thank you for your comment. The owner would only need to come into compliance with the building finish standards if they are replacing more than 50% of that façade. Asbestos does not need to be removed and other siding can be applied over asbestos siding, but because nailing through it breaks the asbestos, it needs to first be encapsulated. If dealing with asbestos, we recommend that a home owner use a qualified, licensed person to perform the work. The owner has the option to use either fiber cement siding, wood siding or brick primary finish materials and secondary finish materials listed in draft Article X. Sec. 2-315.

## Maximum Height Diagram

**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?

### 1 Comment

**Abby Martinez May 20, 2021, 7:38 PM**

Thank you for your comment. There have been concerns with overall height of new houses. This regulation addresses that concern and implements that feedback from previous surveys.