

# Public Hearing Legal Notice and Postcard

## Legal Notice



### **NOTICE OF PUBLIC HEARING**

#### **DEVELOPMENT CODE AMENDMENTS TO CHAPTER 2, ZONING REGULATIONS FOR THE HILL AREA RESIDENTIAL (HR-1) DISTRICT**

**City Council Public Hearings: 6:00 p.m., July 6, 2021**, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live> and Sugar Land Comcast subscribers can also tune-in on Channel 16 to hear all persons interested in a public hearing for proposed amendments to Chapter 2 Zoning Regulations of the Development Code related to The Hill Area Residential (HR-1) district. The amendments address new construction and additions on the topics of maximum building width and size, maximum height, entry features, exterior building finishes, and tree preservation.

Learn more about the draft changes by visiting the project webpage at [www.sugarlandtx.gov/TheHill](http://www.sugarlandtx.gov/TheHill), or by contacting the City of Sugar Land Planning Department by email at [longrangeplanning@sugarlandtx.gov](mailto:longrangeplanning@sugarlandtx.gov) or phone (281) 275-2218. The agenda items for this meeting will be available on the City website at [www.sugarlandtx.gov/](http://www.sugarlandtx.gov/) under "Meeting Agendas" City Council no later than Friday, July 2, 2021. Request details or provide feedback on the proposed Development Code amendment online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment).

As of the date of this publication (June 16, 2021) the Centers for Disease Control recommends social-distancing and the avoidance of large and small gatherings in public spaces in order to limit the spread of COVID-19. As a result, the City of Sugar Land has elected to conduct this meeting online. Members of the public wishing to view the meeting live may do so at the links above. Members of the public desiring to make comments during the public hearings may submit their written comments to the Office of City Secretary ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)). Comments should reference the hearing in the subject line, must be received by 3:00 p.m., Tuesday, July 6, 2021, then will be read into the record during the public hearing. Members of the public desiring to make their comments during the published date and time of the public hearings must e-mail ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)) or call ((281) 275-2730) the Office of the City Secretary by 3:00 p.m., Tuesday, July 6, 2021 to register and receive instructions for direct participation during the hearings.

Should the Centers of Disease Control, and/or the prevailing appropriate authority, lift the restrictions related to social distancing and the avoidance of large and small gatherings in public spaces prior to 72 hours of the date of the public hearings, the City of Sugar Land will provide notice to the public on the City Council meeting agenda at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under "Meeting Agendas."

## Postcard to Property Owners



# The Hill Draft Regulations

**Have you heard? The Hill community engagement project is almost complete!** The Planning and Zoning Commission recommended approval of draft regulations to protect the character of the The Hill. Next, City Council will hold a final public hearing on the draft regulations. Then, Council will consider the ordinance to adopt the regulations, which will wrap up the project.



### FREQUENTLY ASKED QUESTIONS

- 1. What types of changes are being made?**  
The regulations address new construction and additions on the topics of maximum building width and size, maximum height, entry features, exterior building finishes, and tree preservation, to name a few.
- 2. How will this impact me?**  
If adopted by City Council, the regulations would apply to new construction and modifications to existing structures that require a building permit, and demolition of existing homes. Existing structures would not need to be retrofitted to comply with new regulations.
- 3. How can I review the changes and provide feedback?**  
The draft regulations and instructions for providing feedback are posted on the project webpage at [www.sugarlandtx.gov/TheHill](http://www.sugarlandtx.gov/TheHill).

### Upcoming Public Hearing

**City Council**  
**July 6, 2021 6:00 pm**

Watch online at [www.sugarlandtx.gov/SLTV](http://www.sugarlandtx.gov/SLTV),  
or on cable TV channel SLTV 16.

Sign up for email updates regarding  
the Public Hearing and any last  
minute date or time changes at  
[www.SugarLandTX.gov/TheHill](http://www.SugarLandTX.gov/TheHill)

  
SCAN HERE

Dear Hill Property Owner,

On May 27th the Planning & Zoning Commission held a public hearing and discussed The Hill draft regulations to implement the community's preferred design standards. Then, on June 8th the Commission recommended approval of the draft regulations to City Council. The next step in the adoption process is for City Council to consider on first reading the ordinance which will adopt the regulations. This will take place at the City Council meeting on July 6th, starting at 5:30 pm where:

1. Staff will present the draft regulations to City Council;
2. City Council will hold a public hearing (at 6:00 or later) when the public may provide comments on the draft regulations; and
3. City Council will take action on the ordinance.

Following the first reading of the ordinance on July 6, City Council will consider the ordinance for a second and final time, which is anticipated to take place on July 20. After the second reading, the new regulations will take effect.

Members of the public interested in providing comments for the public hearing may submit written comments or speak during the hearing. To provide written comments, which will be read into the record during the public hearing, email your comments to the Office of City Secretary ([citysec@sugarlandtx.gov](mailto:citysec@sugarlandtx.gov)) by 3:00 p.m., Tuesday July 6, 2021, and reference the hearing in the subject line. To speak during the public hearing, contact the Office of the City Secretary by 3:00 p.m. Tuesday, July 6, 2021 to register and receive instructions for direct participation during the hearing.

Thank you for your continued participation in this process!

To sign up for email updates or find more information, please visit the project webpage at [www.SugarLandTX.gov/TheHill](http://www.SugarLandTX.gov/TheHill) or contact Abigail Martinez at [abmartinez@sugarlandtx.gov](mailto:abmartinez@sugarlandtx.gov) or 281-253-6464.

**CITY OF SUGAR LAND**  
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