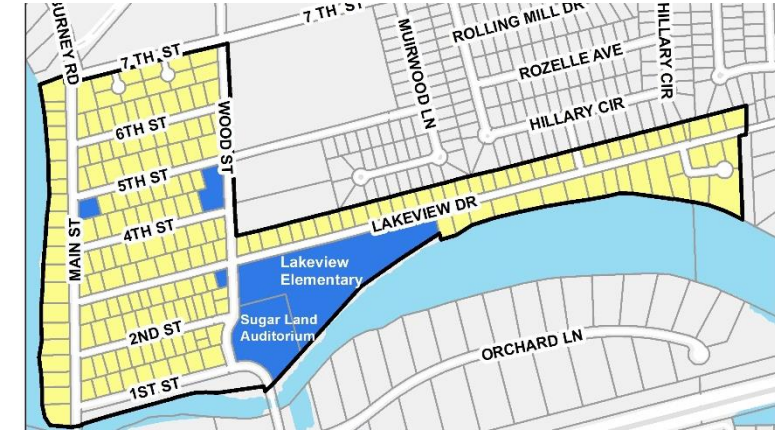


OVERVIEW

- Background
- Planning & Zoning Commission Feedback
- Summary of Proposed Changes to Regulations
- Public Hearing Notification
- Points for Consideration
- Recommendation
- Next Steps

BACKGROUND

- The Hill = LUP Company Town Neighborhood
- Project initiated Fall 2018 due to concern over redevelopment, and LUP action item
- Steering Committee appointed by Council
- Divided project into phases
 - Phase I – Public Engagement: Community direction – draft regulations to maintain character of neighborhood
 - Phase II – Implementation



BACKGROUND – PHASE I TAKEAWAYS

The Hill Community:

- Thinks new houses and additions should be in character with neighborhood
- Is concerned about size and scale of new homes
- Does not want a homeowners' association or excessive regulation

Community direction – draft regulations to maintain character of neighborhood

BACKGROUND – PHASE II

Phase II – Initial Implementation (July 2020)

- Adopted Ordinance No. 2201 for garage setbacks, porch setbacks
- Adopted Ordinance No. 2202 to modify HR-I district boundaries

Phase II – Final Implementation

- Drafted design/character regulations to build in character
- Hired consultant & continued working w/Steering Committee
- Continued engaging The Hill property owners



BACKGROUND

- Draft Regulations address:
 - Building Width
 - Building Height
 - F.A.R
 - Roof Pitch
 - Garages/Carports
 - Preserving Mature Trees
 - Entry Features
 - Building Finishes
 - Front Yard Fences
 - Site Development Permit
- Drafted regulations in direct response to survey feedback (76 responses) and Committee recommendation
- Additional community input via Online Town Hall from April 19 – May 9th
 - Received 10 comments, 2 comments resulted in minor changes

PLANNING & ZONING COMMISSION

P&Z Role

- Provide feedback on administration of regulations
- Consider public input over 3-year project

May 27th Public Hearing

- 2 Hill Committee members provided comments in support of draft regulations

Commission Feedback

- Generally concurred with regulations and suggested minor text changes

June 8th Consideration & Action

- Recommended approval of regulations on June 8th

CITY COUNCIL WORKSHOP

- Staff held workshop w/ City Council on June 22
- Council did not express any concerns

LIST OF PROPOSED CHANGES TO REGULATIONS

Article II. Part 7 The Hill Area Residential District (HR-I)

Sec. 2-155 – Definitions

- Added 3 new definitions to clarify new regulations

Sec. 2-156 – Site Dev. Permit

- Allows flexibility to identified regulations if project meets character & intent of HR-I
 - P&Z determines if project in character on case-by-case basis
- Process is utilized in MUC district (west of Brooks St)

LIST OF PROPOSED CHANGES TO REGULATIONS

Sec. 2-158 – District Regs.

- Redefine maximum height to top of ridge
- Reduce Floor-to-Area Ratio to 0.45
- Max. building width in front of lot based on lot width
 - Lot < 60 ft. wide = 30 ft. max bldg. width
 - Lot \geq 60 ft. wide = 0.46 BTLW max. bldg. width
- Min. roof pitch of 4/12

Figure 2-158.B

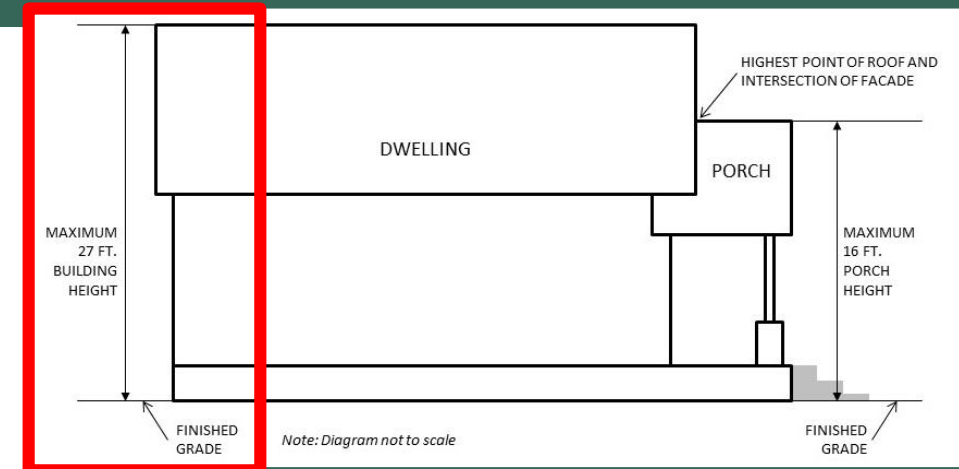
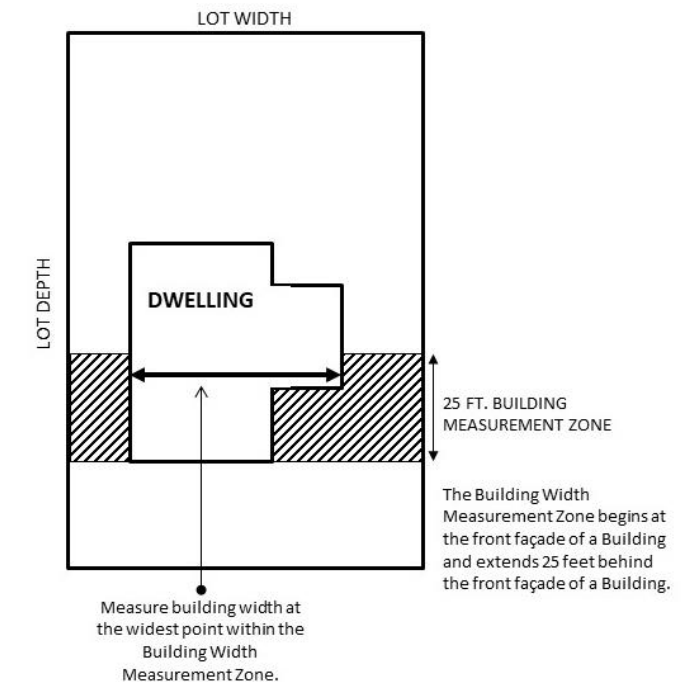


Figure 2-158.E



LIST OF PROPOSED CHANGES TO REGULATIONS

Sec. 2-158 – District Regs. (cont'd)

- Increase garage front façade setback to 25 feet
- Require carports to follow garage regulations
- Require new construction to incorporate entry features
 - 4-foot wide walkway from front entrance to sidewalk/curb; and
 - Option of a 6-foot deep porch or stoop

LIST OF PROPOSED CHANGES TO REGULATIONS

Sec. 2-160 – Tree Regs.

- New trees must be 4-inch caliper
- One Protected Tree must be preserved in front half of lot for demos, new construction, or additions
- Incentive for preserving more than one Protected tree in front half of lot by granting additional building width

LIST OF PROPOSED CHANGES TO REGULATIONS

Article X. Building Finish Standards

Sec. 2-311, 2-312, 2-313

- Administrative changes such as text clean up, requiring elevations, and additional definitions

Sec. 2-315 Finish Reqs. For Res. Bldgs in HR-1

- Max. of 2 finishes
- Added primary and secondary building finish requirements for HR-1
 - Primary Finish = 85% min for each façade
 - Secondary Finish = 15% max for each facade

LIST OF PROPOSED CHANGES TO REGULATIONS

Article III. Sec. 2-171

- Roof gables cannot exceed max. height in HR-1

Article IV. Sec. 2-191

- Prohibit fences in front of the building

Article XV. Landscaping & Screening

- Administrative changes to reflect HR-1 revisions

IMPLEMENTATION

- Update permit review fee in Code of Ordinances with regular fee updates
 - Effective immediately instead of Jan. 1
 - Site Dev Permit & Residential Demo Permit
- Reference guide for residents
 - Helps interpret Code regulations
- Update process for permit review

PUBLIC HEARING NOTIFICATION

Continue enhanced public engagement

- Newspaper of general circulation
- Additional Notification
 - Postcard sent to Hill property owners
 - City website
 - Social Media – Next Door
 - Email Blasts
 - Friends of Old Sugar Land
- One comment not related to subject of public hearing. Working w/resident to address the concern.



The poster features the City of Sugar Land logo on the left. The title 'The Hill Draft Regulations' is in large white text on a dark brown background. Below the title, a paragraph states: '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.' To the right of this text is a simple line drawing of a house. Below the paragraph is a section titled 'FREQUENTLY ASKED QUESTIONS' with three numbered items. To the right of this section is a dark blue box with white text for the 'Upcoming Public Hearing' date and time. Below that is a line of text about watching online or on cable TV. At the bottom right is a QR code with the text 'SCAN HERE' below it. The bottom left of the poster has a sign-up link for email updates.

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.

Upcoming Public Hearing
City Council
July 6, 2021 6:00 pm

Watch online at 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

SCAN HERE

POINTS FOR CONSIDERATION

- Proposed changes are consistent with public input and recommendations of Phase I of project
- The Hill Neighborhood Steering Committee, a City Council-appointed committee, reviewed and endorsed proposed changes
- Regulations seek to preserve character of The Hill, as recommended by the Land Use Plan
- Planning & Zoning Commission unanimously recommended approval to City Council

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. 2237 for the changes to The Hill Area Residential (HR-I) 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. 2237**
- **Anticipate 2nd Reading at July 20th Council Meeting, if approved**
 - Project Completion



CONTINUATION & CONCLUSION OF PUBLIC HEARING



CLARIFYING QUESTIONS FOR STAFF



COUNCIL MOTION & DISCUSSION