

# Background

- Land Use Plan directed staff to evaluate single family neighborhoods for consistent zoning and building layout
- High priority Action Item



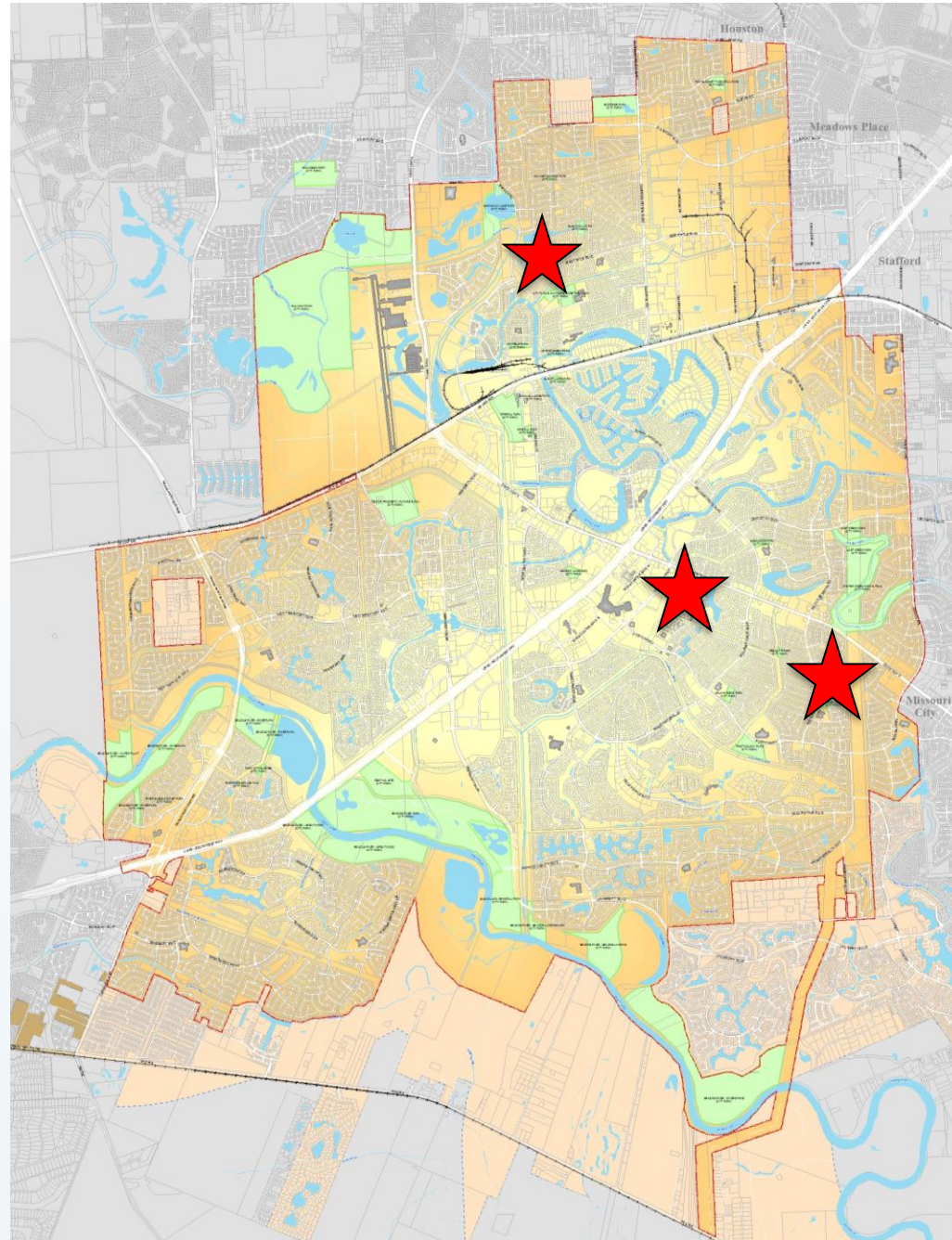
Action		Timeframe			Relevant Goals & Policies	Action Type
		1-2	3-5	6-10+		
1	Evaluate existing single family neighborhoods to ensure the zoning on the property is consistent with the existing development. Rezone as necessary. (i.e. Sugar Mill, ChimneyStone, etc. – developed as patio homes but zoned R-1).	◆			1a	Study/Regulation
2	Involve the community in a neighborhood planning process to evaluate Community Town neighborhoods and to gauge community interest in additional regulations that would preserve the character of the neighborhood. Understand if there is community character and the gaps in current regulations. Evaluate options for additional regulations to close the gaps which could include modifications to existing zoning districts, creation of new standard zoning districts, or creation of new overlay districts like a neighborhood conservation district ordinance.		◆		1a, 1b, 10d	Study/Regulation
3	Evaluate Development Code regulations to ensure effective transitions and buffering between non-residential and residential uses. For example, modify setbacks, screening, and signage (height, setback, bulk plane) regulations to ensure non-residential development is compatible with adjacent single-family homes. Also evaluate regulations related to signs, signs, parking areas, loading docks, and vehicle storage to ensure they are compatible with adjacent single-family homes. Modify the Development Code as necessary.	◆			1a, 1d	Study/Regulation
4	Evaluate existing zoning districts to determine if established regulations, such as setbacks, are consistent with the built environment and modify districts as necessary. (i.e. R-10 district requires 30' rear yard setback but many homes do not meet this requirement)	◆			1a, 1d	Study/Regulation
5	Evaluate the ability to manage the ongoing traffic impacts of development, including commercial properties, schools and religious institutions. Create process for managing negative impacts after development has occurred and the development is operational.	◆			1a, 1d, 2c, 5a, 9b	Study/Regulation
6	Evaluate the zoning map to determine where it is not consistent with the Future Land Use Map. Determine whether the City should proactively rezone the property to be consistent with the FLUM. Rezone properties as necessary.	◆			1a, 2a, 2b, 3c, 4a, 4b, 4c, 4d, 4e, 4f, 9a	Study/Regulation
7	Modify the Development Code to allow small-scale commercial uses within residential zoning districts with an approved conditional use permit to ensure they do not negatively impact the surrounding residential area. (S1, R-1E, R-1R, R-1Z).		◆		1a, 4d, 9b	Regulation
8	Evaluate the Design Standards to determine if alternative standards, such as open spaces, are appropriate for Rural & Agricultural or Future Neighborhood areas.		◆		1a, 6b	Study/Regulation
9	Prepare an annual Housing Report that collects data on single-family home values, rental conversions, changes in ownership, code enforcement violations, HOA activity level, and such. Particularly utilize the data to conduct a Housing Needs Assessment to evaluate trends and recommend programs that the City could pursue. Implement programs to maintain home values, such as tax incentive program for rehabilitation of older homes.	◆			1b	Study/Program
10	Update Development Code to prohibit certain exterior finish materials, such as Exterior Insulation and Finish System (EIFS), to ensure new homes are durable.	◆			1b	Regulation

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11	Evaluate landscaping regulations and tree preservation requirements to ensure landscaping is meeting established community expectations for aesthetics, character, tree protection, and buffering between residential and non-residential (Planned Development vs. Non-planned Development requirements). Implement recommended changes to landscaping regulations, as needed.		◆		1c	Study/Regulation
12	Evaluate the City's Streetscape Policy to ensure landscaping is achieving desired outcomes. Implement recommended changes to Streetscape Policy, as needed.	◆			1c	Study
13	Explore and pursue opportunities for increasing coordination between the City, school districts and the development community on future residential development.	◆			1d, 2c, 3c	Partnership
14	Adjust regulatory parking measures to reflect the reduced parking demand created by shared parking and increase the cost of providing parking.		◆		2a	Regulation
15	Evaluate the best way to implement the Regional and Neighborhood Activity Centers and Medium Density Mixed Use categories. This could be accomplished through creating new standard zoning districts, allowing existing zoning districts (i.e. R-4), establishing overlay districts, or continuing the use of the Planned Development Districts. Implement changes to the Development Code as necessary to ensure the following components are considered: enhanced pedestrian experience, use of small-scale family design, enhanced connections to surrounding area, appropriate transitions to single-family residential parking design, maximum distance to public spaces, architectural design, building footprint and other guidelines provided in this Plan.	◆			2a, 2b, 3a, 3c, 4a, 4b, 4d, 7a, 8a, 9a	Study/Regulation
16	Review Design Standards to establish standards for streets within mixed-use centers that prioritize pedestrian safety and experience over vehicular movement and serve to calm traffic. Standards would include one-way streets, corner setbacks, design for intersections including transportation spacing, pedestrian crossings, corner radii, parking, and traffic control. Work with the department to make sure street standards accommodate for vehicles without compromising pedestrian safety.		◆		2a, 2f	Regulation
17	Establish acceptable levels of service for all modes of transportation for mixed-use centers and associated criteria for a multi-modal transportation analysis.		◆		2c	Study/Regulation
18	Update Development Code to require public spaces in mixed-use centers to be operated or managed by a private entity such as a management district.		◆		2a	Regulation
19	Evaluate the best way to implement the Medium Density Single-family Residential land use category. Determine whether standard zoning districts should be created and/or existing S-1 districts modified so if the PD process should continue to be utilized. Modify the Development Code as necessary.		◆		3a	Study/Regulation
20	Evaluate regulations to ensure adequate parameters provide for a variety of family needs and culture of living while also maintaining the character of single-family neighborhoods. For example, define parameters for the absence of multiple lotuses.		◆		3b	Regulation
21	Through a Redensification Study, determine whether new zoning should be placed on property proactively or in response to redevelopment proposals.		◆		3c, 9a	Study
22	Establish a program to evaluate key infrastructure, such as high-speed internet, regularly to ensure it is up-to-date throughout the city.	◆			4a	Study/Program

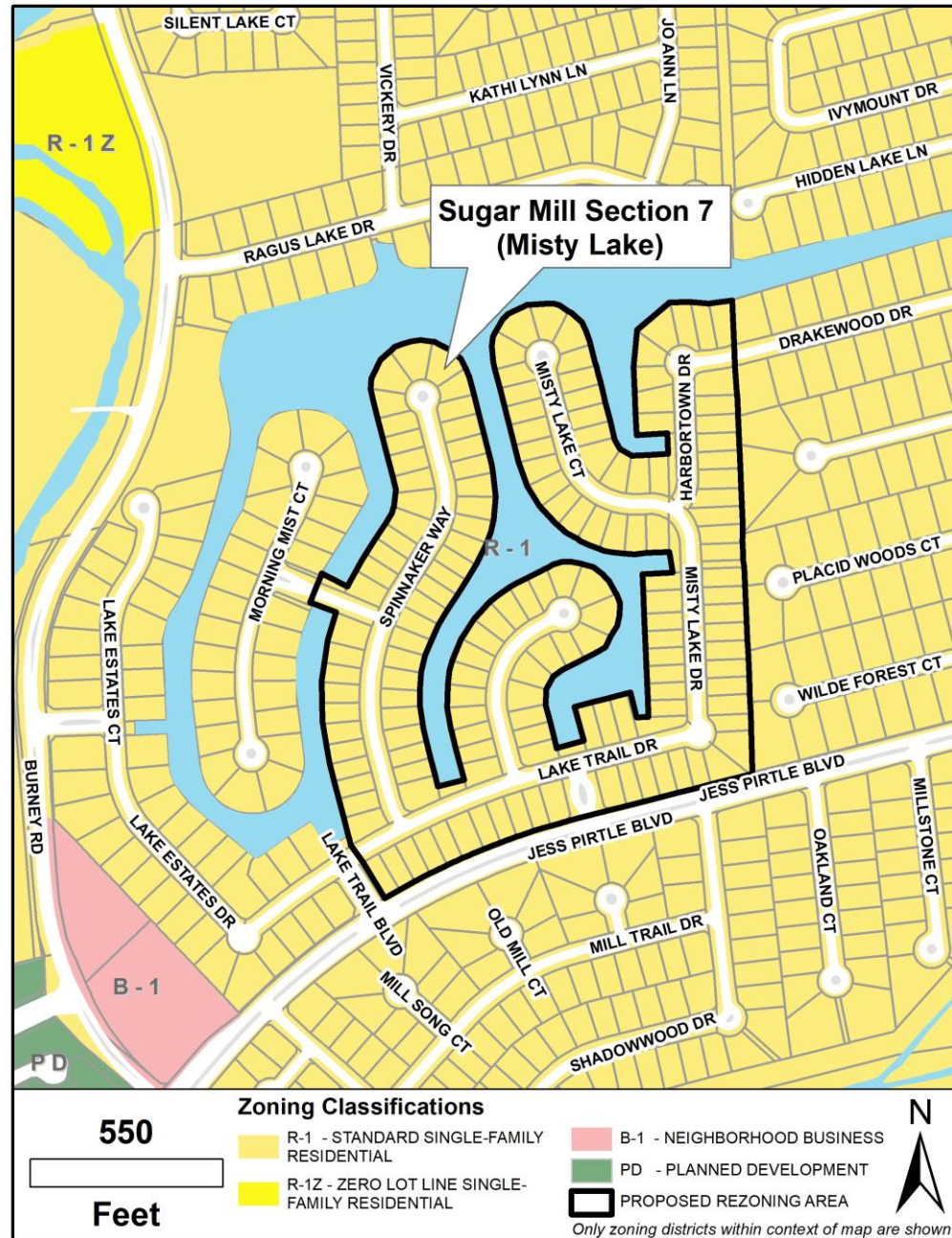
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# Background

- **Three neighborhoods developed as zero lot-line (aka patio homes) and currently zoned R-1 (standard single-family)**
  - **Misty Lake (Sugar Mill Section 7)**
  - **The Enclave at Grants Lake (Grants Lake Patio Homes)**
  - **Chimneystone Sections 1, 2 and 3**
- **Proposing to rezone from R-1 to R-1Z for consistent zoning to building pattern**
- **Why now? Learned about zoning inconsistencies over time**
  - **Limited plat vs. zoning review during that time**
  - **Large MUD annexations**







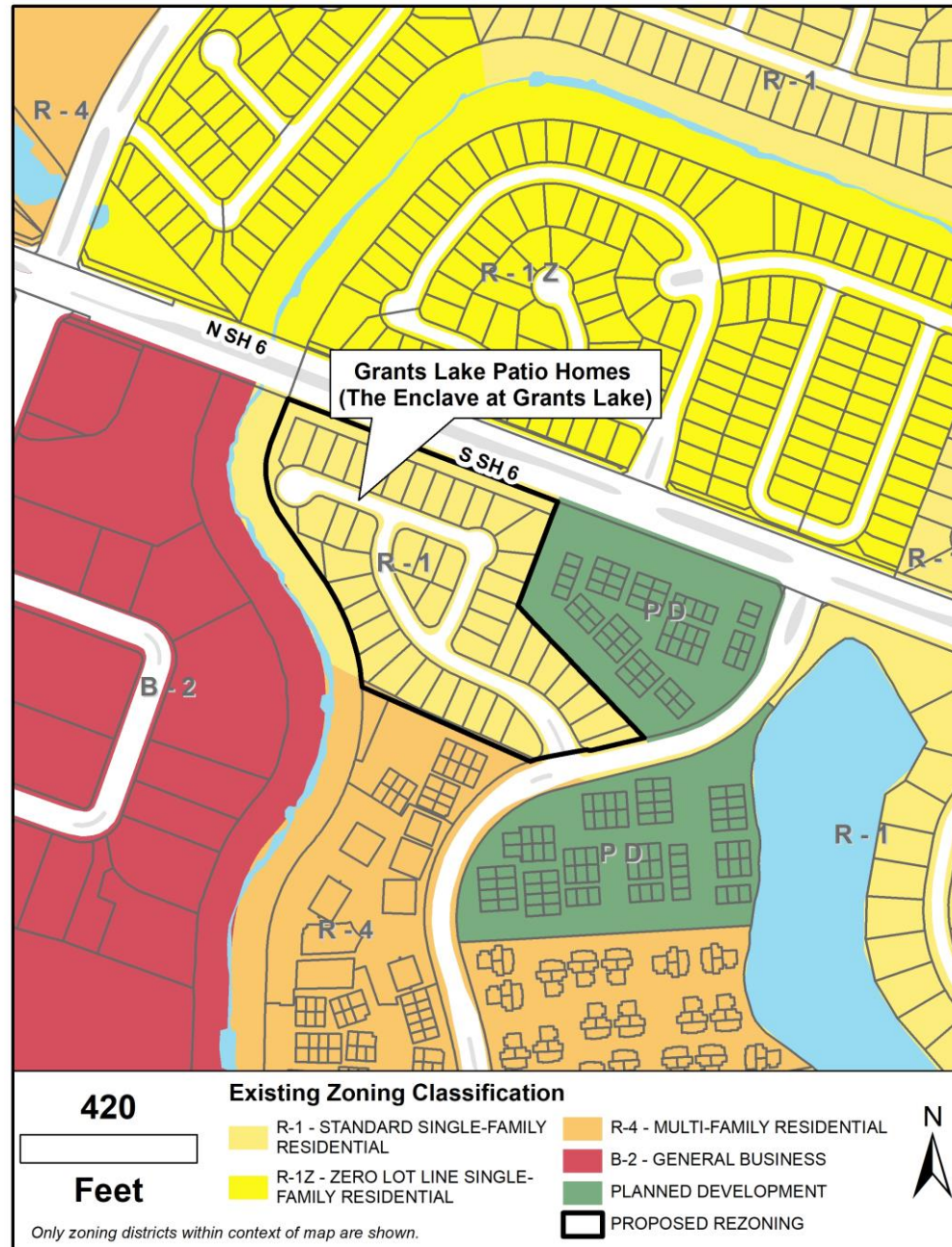
# Misty Lake Overview

- Annexed as undeveloped property in 1979
  - Permanently zoned R-1
- Platted as Sugar Mill Sect. 7 in 1983
  - 31.102 acres
  - 154 single-family lots
- Current Zoning | R-1
- Proposed Zoning | R-1Z



# Enclave at Grants Lake Overview

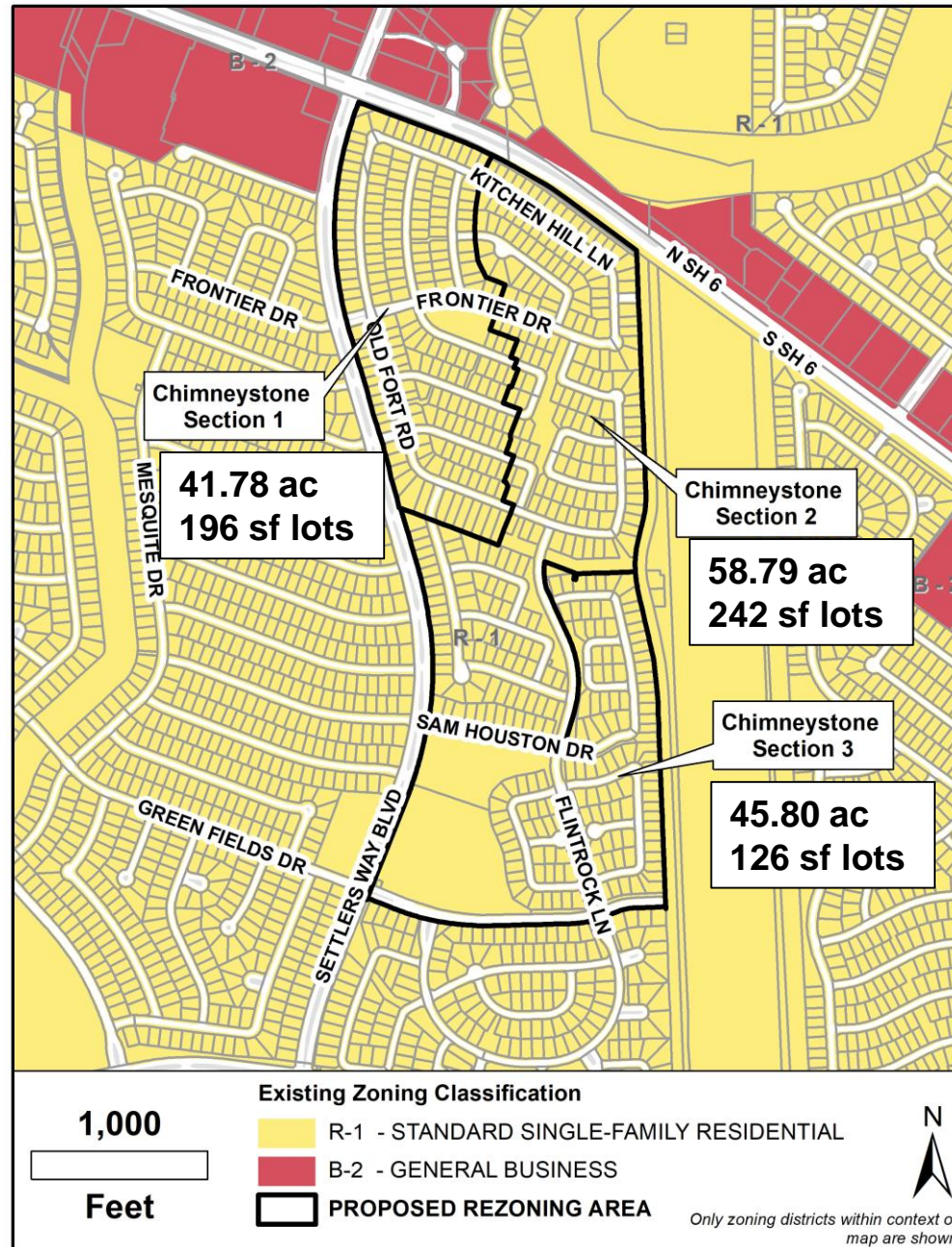
- Annexed as undeveloped property in 1991 (MUD #12)
  - Permanently zoned R-3
- Platted as Grants Lake Patio Homes in 1993
  - 6.42 acres
  - 41 single-family lots
- Rezoned by map in 1997
- Current Zoning | R-1
- Proposed Zoning | R-1Z



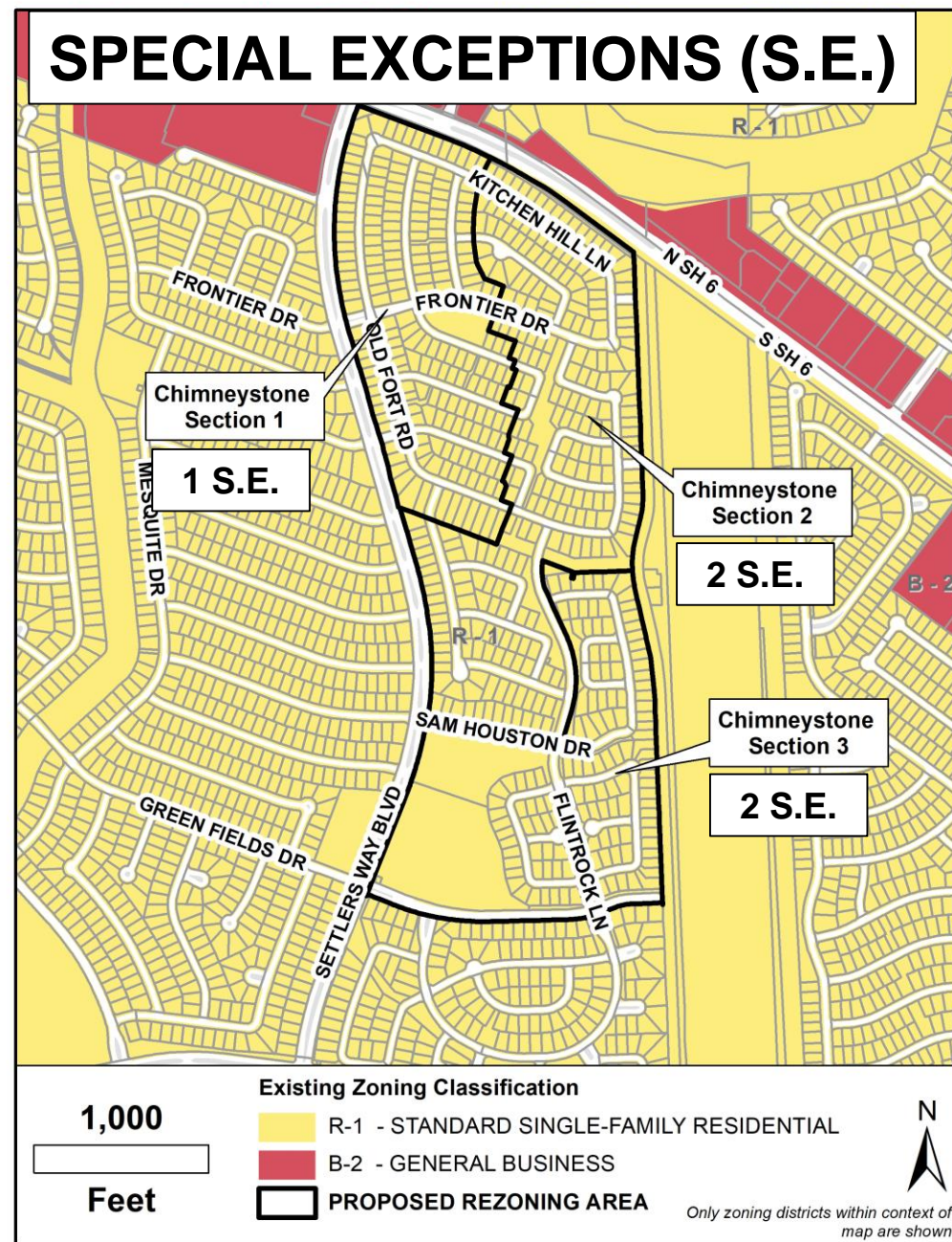


# Chimneystone Overview

- Platted between 1980-1982
  - 146.37 acres
  - 564 single-family lots (total)
- Annexed as developed property in 1995 (MUD #1)
  - Permanently zoned R-1
- Current Zoning | R-1
- Proposed Zoning | R-1Z





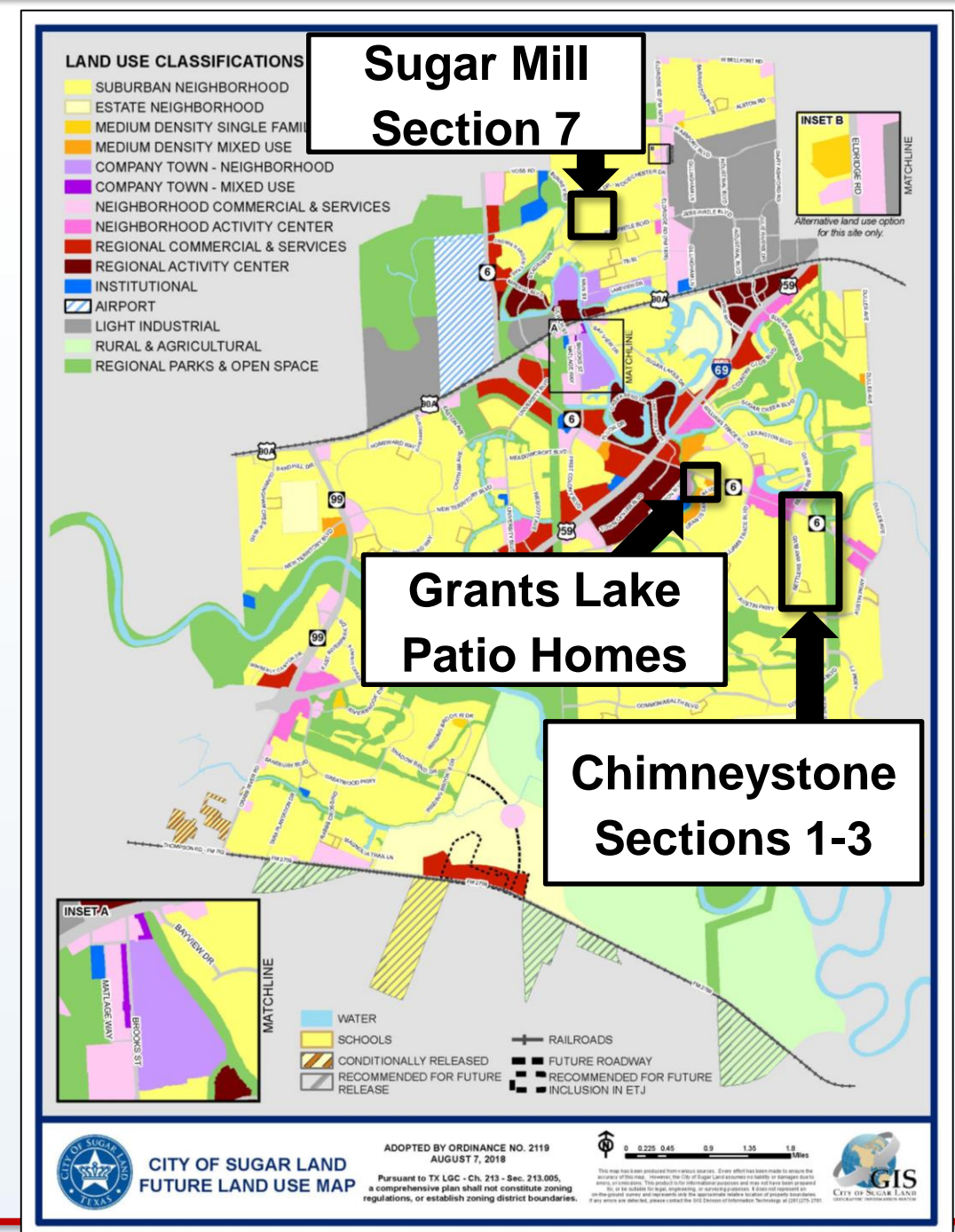


## Chimneystone Overview Cont'd

- 5 Special Exceptions issued in the past 7 years
  - 2019 is most recent
- All requested for side yard setback or street side yard setback to build on zero lot-line
  - R-1 regulations prohibits from building on zero lot-line
- Rezoning to R-1Z would eliminate need for special exceptions for zero lot line

# Future Land Use Map

- Suburban Neighborhood Use aligns with R-1 and R-1Z zoning districts





# Planning & Zoning Commission

- **Public Hearing May 27<sup>th</sup>**
  - **No comments during hearing**
- **Commission asked clarifying questions that staff addressed during the meeting**
- **General support for rezoning**
- **Unanimous recommendation of approval on May 27<sup>th</sup>**

# Public Hearing

- **Notification**
  - **Postcards sent to property owners & HOA**
  - **Rezoning webpage with FAQ's and detailed information**
  - **Published in newspaper of general circulation**
  - **Placed courtesy sign in front of each subdivision**
- **Inquiries on rezoning/regs since posting P&Z public hearing:**
  - **10 inquiries**
    - **5 – Chimneystone residents**
    - **5 – Sugar Mill residents**
  - **1 statement in opposition**



# Postcard Notification

Dear Property Owner,

You are receiving this notice because you live in or near an area proposed to be rezoned. The zero-lot line properties, also known as patio homes, are zoned as Standard Single-Family Residential (R-1). The City of Sugar Land has a dedicated zoning district, R-1Z Zero Lot Line Single-Family, for zero-lot line homes and is therefore taking action to rezone these areas to R1-Z.

The change in zoning will allow you to make improvements under the R-1Z district regulations, such as building on the zero-lot line, which is more consistent with the building pattern in your neighborhood than the current R-1 regulations. This rezoning does not affect any deed restrictions or platted setbacks.

The R-1Z regulations can be found at the website listed below.

State law requires the City to hold public hearings and notify property owners when rezoning property. It is your right as a property owner to attend and/or speak at the public hearing, however it is not required. More details, including a map of the area being rezoned, and a public comment form can be found on the City of Sugar Land website below.

For more information, visit [www.SugarLandTX.gov/Rezoning](http://www.SugarLandTX.gov/Rezoning) or contact the case planner, Abigail Martinez at 281-275-2248 or [abmartinez@SugarLandTX.gov](mailto:abmartinez@SugarLandTX.gov). To register an opinion, comment, or request more information via email, please visit [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment).



## Zero-Lot Line Rezoning

You are receiving this notice regarding upcoming public hearings because you live in or near zero-lot line homes, also known as patio homes, which will be rezoned from R-1 to R-1Z to accurately reflect the building pattern in the area.



### I am a zero-lot line Property Owner; What do I need to do?

No action from you is required; notice is required to all property owners whose zoning is changing. Zero-lot line properties will be rezoned from R-1 Standard Single-Family Residential to R-1Z Zero Lot Line Single-Family to accurately reflect the layout of the neighborhood, the existing plat, and deed restrictions.

### I don't live in a zero-lot line neighborhood; Why did I receive this?

No action is required; notice is required to property owners within 200 feet of property proposed for rezoning.

### Do I need to attend the meetings?

You are not required to attend, but if you would like to learn more about the change in zoning, you can visit the website for a map and FAQs.

### How do I make a comment?

Please go online to [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) for a Public Comment Form, or contact the City Secretary to submit a comment or register to speak during the public hearing.

### Upcoming Public Hearing Dates

**May 27th 6:30 p.m.**  
Planning & Zoning  
Commission

**July 6th 5:30 p.m.**  
City Council

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

### Have an Opinion?

Register a comment or to speak at the public hearing with  
the City Secretary's Office-details at website below.

Scan the QR code for  
more information or visit  
[www.SugarLandTX.gov/Rezoning](http://www.SugarLandTX.gov/Rezoning)



SCAN HERE

## **Points for Consideration**

- **Proposed R-1Z zoning district primarily matches the platted and built environment.**
- **Proposed rezoning implements action item from Chapter 6 of the Comprehensive Plan (Land Use Plan)**
- **Proposed rezoning district is consistent with the Suburban Neighborhood Future Land Use Map and Comprehensive Plan**
- **Planning & Zoning Commission unanimously recommended approval to City Council**



# Recommendation

- **Staff supports a recommendation of approval from the Planning & Zoning Commission to the Mayor and City Council to approve first reading of Ordinance No. 2238 on the proposed rezoning from R-1 to R-1Z of Sugar Mill Section 7, Grants Lake Patio Homes, and Chimneystone Sections 1, 2, and 3**

## **Next Steps**

- **Hold Public Hearing**
- **1<sup>st</sup> Reading of Ordinance No. 2238**
- **Anticipate 2<sup>nd</sup> Reading at July 20<sup>th</sup> Council Meeting, if approved**



# **CONTINUATION & CONCLUSION OF PUBLIC HEARING**

# **CLARIFYING QUESTIONS FOR STAFF**



# **COUNCIL MOTION & DISCUSSION**