

The Hill Neighborhood Community Survey – October 2020

Introduction

In 2018, based on input from the neighborhood, the City initiated a project to engage The Hill residents and property owners in evaluating whether there is a desire to maintain the character of The Hill neighborhood. After a robust public engagement process in Phase I, The Hill Neighborhood Steering Committee drafted a vision and set of initial recommendations to be implemented in Phase II.

The vision statement says, “The Hill neighborhood, with homes dating from the early 1900s, has a unique identity. Front porches and sidewalks shaded by mature trees evoke the small-town charm of the original company town. The design of the homes and walkability encourage neighbors to interact—distinct in a city of master planned communities. The vision of The Hill community is to recognize and protect the character of the neighborhood while allowing homes to adapt to modern-day needs.”

Over the past year, the City has adopted several design standards for The Hill in response to the community’s input and feedback. These include:

- A minimum front setback of 15 feet for unenclosed front porches
- A minimum setback of 15 feet from the front façade of the house to the front of a garage
- Minimum setbacks and maximum heights for attached and detached garages and accessory structures

Today, four of the Steering Committee’s recommendations remain to be addressed:

1. Define architecture style and features of The Hill and build new construction/remodels in character
2. Explore methods to ensure/preserve scale such as lot coverage, side yard setbacks, etc.
3. Explore maintaining existing height restrictions (27 ft.) but consider design solutions to ensure scale is still in character with other homes
4. Explore how the following character features can be incorporated into the HR-1 zoning district regulations:
 - a. Entry features such as porches or stoops
 - b. Pier-and-beam or block-and-beam foundations or imitating the look of pier and beam when building on concrete slab foundations
 - c. Walkway from the main entrance of the home to the sidewalk or right of way
 - d. Protect mature trees
 - e. Include exterior building finishes similar to existing homes
 - f. Roof pitch and style in character with existing homes

In March 2020, the City hired consulting firm McDoux Preservation LLC to help address these recommendations. In May, McDoux measured 25% of houses in The Hill to determine front setback, building width (not including garages unless under same main roof and shared front elevation), building height to ridge, and finished floor height.

McDoux found that original houses in The Hill are one-story, modest structures with minimal ornamentation; the architectural styles of these homes are primarily based on building form, rather than architectural details. Therefore, McDoux does not recommend that new homes be required to have any specific architectural style in order to “fit in” to the neighborhood. Instead, managing the size of new houses, placement of the house on the lot, and preserving trees is the best way to retain the neighborhood’s character.

How to Complete This Survey

This survey asks for your opinion on different ways to accomplish those goals, including options for managing:

- Building width as a percentage of lot width
- Building height/size
- The size and placement of additions and garages
- Roof pitch
- Mature trees
- Front entry features
- Building materials

For each of these topics, we have included background information about the lots and buildings that are found in The Hill today, as well as what could be built under current regulations and the potential changes that you are being asked to consider. We then ask you to tell us whether you agree or disagree with statements about each potential design standard, using a 7-point scale from “Strongly Agree” to “Strongly Disagree.” You can also explain your answer or add additional comments.

Any new or revised design standards/regulations that the City brings forward will be based on the direction that we receive from the community through this survey, so please let us know your opinions and answer all questions on the survey.

The survey should take about 30–40 minutes to complete. You may use this paper copy or complete the survey online at www.SugarLandTX.gov/TheHillSurvey. If taking the survey online, you will need the Unique ID number on the paper survey.

Only one survey per household, please. If more than one person owns the property, please provide answers that reflect your collective opinion.

Please be sure to return **all pages of the stapled survey packet by December 5th , 2020 (postmarked)**. We have provided a stamped return envelope for your convenience.

Building Width vs. Lot Width

The sizes of lots in The Hill vary widely, from less than 6,600 square feet to more than 15,000 square feet. The average lot in The Hill is about 10,000 square feet.

The narrowest houses in The Hill today are about 25 feet wide; the widest Ranch homes are about 100 feet wide. The average house is around 40 feet wide.

Because houses in The Hill are relatively small and lots are relatively large, and few privacy fences enclose backyards, the neighborhood has a very spacious, open feeling. This is a *character-defining feature* of The Hill.

Through data analysis, McDoux found that new houses in The Hill are not much wider than the original (not Ranch style) houses—in other words, the width of new houses is not out of character with existing homes in the neighborhood. However, most new houses have been built on relatively narrow lots, so they may seem to take up more of the lot.

The neighborhood has indicated that property owners are concerned about the size of new construction. To address these concerns and ensure that The Hill maintains its spacious, open feeling while maintaining flexibility for property owners, the City is considering a design standard that would limit the width of new construction based on the width of the lot – a *building-to-lot-width* ratio (BTLW). This would apply to either a new house or a future addition to an existing house.

The building-to-lot-width (BTLW) ratio would be multiplied by the lot width to get the allowable width of the house. For example, if we are using a 0.46 BTLW ratio and a lot is 100 feet wide, the house could be 46 feet wide. The equation is:

$$BTLW \times \text{lot width} = \text{building width}$$

In practice, this means that a prospective buyer who wants to build a large new home in The Hill would need to purchase a correspondingly large lot. Fortunately, The Hill is full of large lots.

The average BTLW of original (not Ranch style) houses in The Hill is 0.40. Houses built within the last 20 years in The Hill have an average BTLW of 0.53. On very large lots, under the current design standards, a new house could have a much higher BTLW.

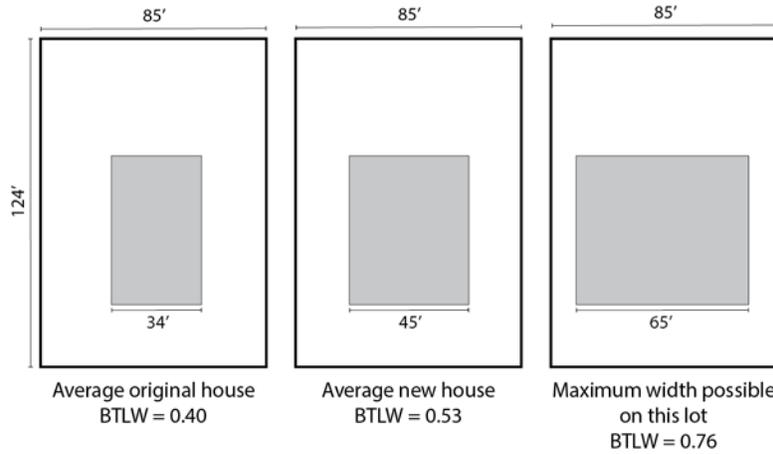


Figure 1. Typical Building-to-Lot-Width (BTLW) ratios on an average lot in The Hill neighborhood

Previously, the community has told the City that you want to maintain the character of the neighborhood and limit the size of houses that can be built here. Therefore, we recommend adopting a new design standard that limits BTLW to 0.46 for all lots *except* for very small lots (under 6,600 square feet); for these lots, no BTLW standard is recommended.

We would measure the lot width 25 feet from the front property line (at the current front setback). We would measure the building width at the widest point in the BTLW Measurement Zone (between the front façade of the house and the point 25 feet behind the front façade).

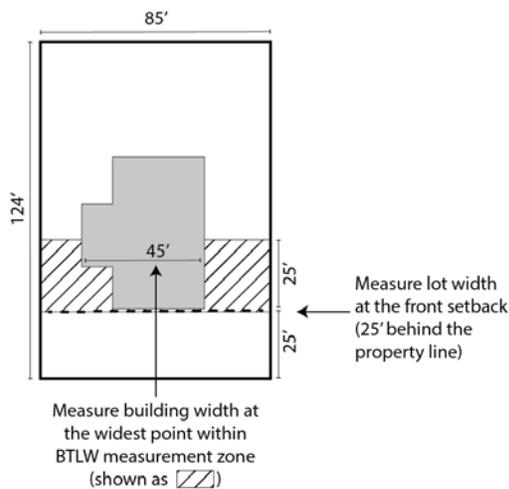


Figure 2. Locations for measuring lot width and building width in order to calculate Building-to-Lot Width (BTLW) ratio

This design standard would help maintain the open feeling of the neighborhood by limiting building width in the front of the lot, and distributing the building footprint to the rear, either as new construction or with an addition, behind the BTLW Measurement Zone.

Question 1. Please indicate the degree to which you agree or disagree with this statement:
“The spacious feeling of The Hill neighborhood is important to preserve.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 2. Please indicate the degree to which you agree or disagree with this statement:
“Limiting the width of a new house or an addition to an existing house, based on the width of its lot, is a good idea.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 3. Please indicate the degree to which you agree or disagree with this statement:
“I am willing to limit the width of new construction and additions to existing houses using the proposed BTLW of 0.46.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 4. Please indicate the degree to which you agree or disagree with this statement:
“Measuring the building width at the widest point in the BTLW Measurement Zone, as described above in Figure 2 above, is appropriate.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Building Height/Size

The average height of original homes in The Hill, measured from the ground to the ridge of the roof, is about 16.5 feet, while new houses average about 22.75 feet. The “maximum height” (as defined in the Development Code) is 27 feet, but because that is measured as the average height between the eave and the ridge of the roof, the height to the highest point of the roof can actually be more than 27 feet.

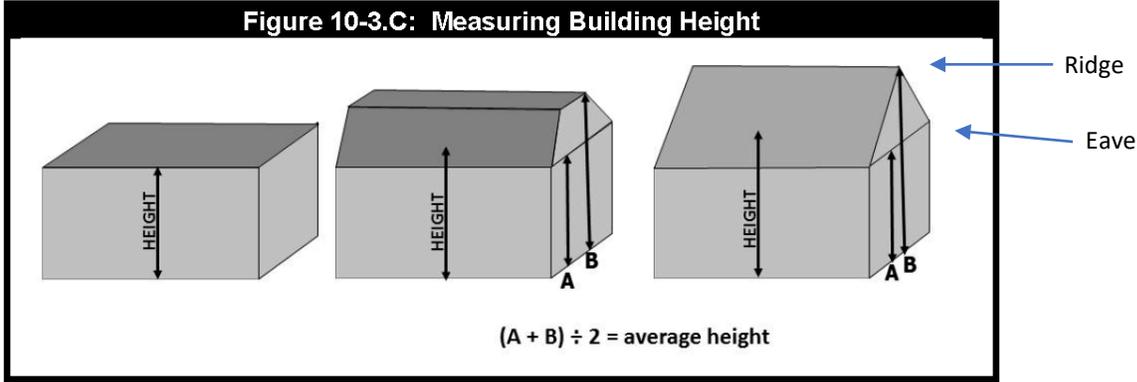


Figure 3. Locations for measuring maximum (mid-slope) height (City of Sugar Land)

Based on the feedback from the neighborhood, the City is considering several alternatives for managing overall building size while making sure that property owners have flexibility when designing new houses.

About 87% of houses in The Hill are one-story in height. This is a *character-defining feature* of The Hill neighborhood. Most new construction has been two-story, with a few one-and-a-half-story houses.



Figure 4. (Left to right) One story, one-and-a-half story, and two-story houses in Georgetown, Texas (McDoux)

Although the lot sizes in The Hill vary widely, they are mostly very large and generally can accommodate large houses. Through data analysis, McDoux has determined that even if the building-to-lot-width (BTLW) ratio standard is adopted, the average potential footprint for a new one-story house in The Hill could be nearly 4,900 square feet.

After combining the proposed BTLW ratio standard (except for lots under 6,600 square feet), the existing maximum lot coverage of 40%, and existing setbacks, a minimum 2,000-square-foot one-story house could be built on every lot in The Hill except three very small trapezoidal lots. A 3,000-square-foot one-story house could be built on more than 86% of lots in The Hill.

Question 5. One option that residents of The Hill might consider to manage building size could be to limit the size of additions and new construction to one story. One-story construction would be compatible with existing homes in The Hill while still allowing for very large houses.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit new home construction to one story.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 6. Another option might be to limit additions and new construction to no more than one-and-a-half stories (rather than only one story). This would be more compatible with existing homes in The Hill than full two-story houses, while allowing upper-floor living space.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit new home construction to one-and-a-half stories.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 7. A different option for managing building size might be to limit the total square footage of new two-story houses or the total square footage of existing houses plus two-story additions to 3,000 square feet, regardless of lot size. This would incentivize construction of relatively large one-story houses that are desirable for today’s modern family, while limiting square footage for two-story houses or two-story additions. This limit would not include the square footage of detached garages or living space over detached garages.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit total square footage for existing houses plus new two-story additions or any new two-story construction to 3,000 square feet, not including detached garages (with or without living space above).”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 8. Instead of capping square footage at 3,000 square feet for two-story houses, another way to manage the overall size of houses might be to limit the square footage of *enclosed living space* to no more than 45% of the square footage of the lot. The City of Sugar Land’s Development Code defines *living space* as “the interior space within a building designed for occupancy by one or more persons for living and/or sleeping.”

This type of standard is referred to as the “floor-to-area ratio” or FAR and is typically expressed as a number like 0.45, rather than as a percentage. For example, on an average 10,000-square-foot lot, the total enclosed living space could be 4,500 square feet. A 0.45 FAR is used by cities such as Alamo Heights, a city surrounded by San Antonio, which has similar houses as those original to The Hill.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit existing houses plus additions or new construction to a Floor-to-Area Ratio (FAR) of no more than 0.45 for a two-story house.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 9. Please rank these options for either new construction or existing houses with additions, with 1 being your most preferred and 4 being your least preferred.

- ___ Limit building size to one story.
- ___ Limit building size to no more than 1-1/2 stories.
- ___ Limit building size to no more than 3,000 square feet.
- ___ Limit building size to no more than 0.45 FAR.

Additions and Garages

Data analysis shows that the space between houses, which is affected by both the side setbacks and the width of the front of a house, creates the open, spacious feeling of The Hill neighborhood. Additions to an existing house, which can include added living space or attached garages, can have an impact on the space between houses. The size and location of detached garages can also affect this. The City has already adopted design standards to manage the location and size of attached and detached garages.

Based on the previous conclusions about building width and height, the City is considering changing one of the garage standards and proposing several new design standards so that the rules for additions and garages are consistent with the alternatives for new houses.

Question 10. The City is considering limiting the number of stories for garages and additions to not be more than the number of stories in the original or new house. This would mean that a one-story existing house could have a rear or side addition of only one story.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit additions and garages to the same number of stories as the house.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

The City recently adopted a design standard that requires both attached and detached garages to be 15 feet back from the front façade of the house. After further analysis, City staff determined that 15 feet is not sufficient to visually separate the garage from the front façade of the house. As a result, the City is considering changing the 15-foot garage setback (for both attached and detached garages) to 25 feet from the front façade.

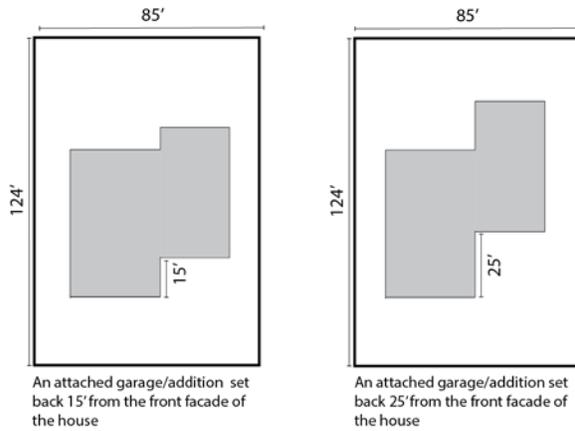


Figure 5. An example of a 1,300-square-foot attached garage/addition set back either 15' or 25' from the front façade of a 1,900-square-foot house

Here is an example of a home in a different Sugar Land neighborhood where the garage is set back 25 feet from the front of the house.



Figure 6. An example of a house with the garage set back 25 feet from the front façade of the house: (left) front view; (right) side view (City of Sugar Land)

Please note: We are not proposing that this style of house would be appropriate in The Hill.

Question 11. Please indicate the degree to which you agree or disagree with this statement:
“I am willing to increase the mandatory 15-foot setback for garages to 25 feet (from the front façade of the house).”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 12. One-story additions could also follow the same front façade setback standard as garages.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require one-story additions to be set back at least 25 feet from the front façade of the house.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 13. Please consider how you would answer the same question for two-story additions, should the community decide that those should be allowed in The Hill.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require two-story additions to be set back at least 25 feet from the front façade of the house.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Roof Pitch

Roof pitch (the slope of a roof) can range from nearly flat to very steep (like A-frame houses). Roof pitch is expressed as the number of inches of vertical “rise” over every 12 inches of horizontal “run.” The typical medium-to-low pitch of roofs is a *character-defining feature* of the mostly one-story houses in The Hill neighborhood.



Figure 7. Extreme roof pitches: (left) a nearly flat 1/12 roof in League City, Texas; (right) a very steep 10/12 roof in Houston Heights, Houston, Texas (McDoux)

New homes and one-and-one-half-story houses often have steeper roof pitches to maximize ceiling height and living space. However, very steep roofs would not be in character with existing houses in The Hill neighborhood. Wider houses with steeply pitched roofs can look much larger and out of proportion, compared to most houses in The Hill today. On the other hand, more contemporary home designs often feature nearly flat roofs, creating a boxy silhouette that would not be in character with The Hill neighborhood either.

The City is considering several options related to roof pitch.

Question 14. The City is considering a design standard that would require the roof pitch for new construction and additions to be within a range that would prevent flat roofs and very steep roofs.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require a minimum and maximum roof pitch for new construction.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 15. Traditionally, the roof pitch for garages is usually equal to or less than the roof pitch for the house.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require garages to have a roof pitch equal to or less than the roof pitch of the house, as long as it meets other design standards for roof pitch.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Mature Trees

One of the most important character-defining features of The Hill neighborhood is the presence of many shade trees and the large tree canopy that lines the streets, particularly in the main part of The Hill (not as much on Lakeview Drive, east of Wood Street). City staff, including a certified arborist, reviewed the trees in The Hill and determined that the neighborhood is full of healthy, relatively large (8–12-inch caliper) hardwood trees, located all over the lots.

When an existing house is demolished so that a new house can be built, it is common for the builders to take out most or all of the trees, so the lot is a blank slate. That makes the contractor's job easier. However, removing mature trees can have a negative impact on the neighborhood by reducing the tree canopy and shade that you have told the City you value.

Currently, the Development Code does not prevent clear-cutting lots and only requires replanting one tree per 50 feet of lot width in the front yard (setback area). The size of the new tree must be at least 2.5 inch caliper which, for reference, often takes about 20 years to reach its mature size.

The City is considering several possible solutions to preserve the shady, tree-lined streets in The Hill.

Question 16. The City is considering a design standard that would require property owners to obtain a permit before removing a hardwood tree of a certain size (to be determined). If a certified Master Arborist provides a report stating that the tree is diseased or damaged, then permission to remove the tree would be granted, but if the tree is healthy and not deemed hazardous (for example, due to its proximity to the house), the permit would not be granted.

If most people responding to this survey like this idea, the City will work with staff arborists to determine a proposed size which would require a permit.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require property owners to obtain a permit, which may require a report from a certified Master Arborist, before they remove a tree of a certain size.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 17. Another standard being considered is to require the construction of new houses or additions to preserve at least one mature tree, preferably in the front yard, if possible.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require that at least one mature tree be preserved during the construction of new houses or additions.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 18. You may think that one mature tree is not enough and would like to see more trees preserved.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require more than one mature tree be preserved during the construction of new houses or additions.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 19. The City also could require a tree survey and tree relocation or replacement plan as part of the demolition permit. This could be required regardless of other standards adopted to preserve neighborhood trees. We estimate that this might add several hundred dollars to the cost of a construction project.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require that property owners submit a tree survey and tree relocation or replacement plan as part of the demolition permit.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 20. A tree replacement standard could require the owner to replace any trees removed from their property on a 1-to-1 basis, based on caliper inches. This would apply to all trees measuring at least 8-inch caliper, and replacement trees would have to be at least 4-inch caliper. For example, if a 24-inch caliper tree is removed, the property owner could replant with two 12-inch caliper trees or four 6-inch caliper trees. If a 4-inch caliper tree was removed, it would not have to be replaced because it is smaller than the minimum 8-inch caliper. (The design standard would specify where to measure the tree trunk.)



Figure 8. Measuring a tree with a caliper to determine “inch caliper” (© Gerhard Elsner, Creative Commons CC BY-SA 3.0, https://en.wikipedia.org/wiki/Tree_caliper#/media/File:Kluppeneinsatz.jpg)

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require property owners to replace mature trees if removed (measuring at least 8-inch caliper) on a 1-to-1 basis, based on caliper inches, with replacement trees measuring at least 4-inch caliper.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 21. Please rank these options for preserving mature trees in the neighborhood, with 1 being your most preferred and 4 being your least preferred.

___ Require a permit before removing trees of a certain size.

___ Require construction projects to preserve at least one mature tree, preferably in the front yard.

___ Require property owners to submit a tree survey and tree replanting plan as part of the demolition permit.

___ Require property owners to replace any trees measuring at least 8-inch caliper on a 1-to-1 basis, based on caliper inches, with new trees measuring at least 4-inch caliper.

Front Entry Features

Most houses in The Hill have front porches and walkways from the front porch to the sidewalk. Some houses have a stoop (a small covered landing in front of the door) instead of a porch. These front entry features are *character-defining features* of The Hill neighborhood.

The City is considering several possible front-entry requirements for new construction, including requiring a front porch. (Note: Most new houses do not have a front stoop, but front porches are very popular; therefore, we did not consider a front stoop as a possibility.)

Question 22. A design standard could be adopted that requires all new houses to have a covered front porch (not simply a deck). The front porch could be inset under the main roof or could be attached to the front façade of the house under a separate porch roof.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require all new houses to have a covered front porch.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 23. Traditionally, front porches were at least 8–10 feet deep. The minimum usable depth for a front porch to accommodate a chair and allow enough space to comfortably walk in front of that chair is 6 feet. A design standard that requires porches to be at least 6 feet deep would prevent builders from constructing ornamental front porches that are not usable.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require new front porches to be a minimum of 6 feet deep.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 24. Historically, houses in The Hill had walkways between the porch and the street. (Ranch houses had walkways to the driveway.) The City is considering a design standard that would require walkways of a certain minimum width and material to extend from the porch or front door to the street or sidewalk, in keeping with the character of The Hill neighborhood.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to require new houses in The Hill to have walkways between the front porch or front door and the street.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Building Materials

Original houses in The Hill are typically clad with horizontal siding or (less often) brick masonry. New home-building trends include different materials, such as vertical board-and-batten siding, stone masonry, and stucco. In some cases, builders may combine as many as three or four different kinds of materials on the exterior of a single house. In order to maintain the existing character of The Hill, the City is considering the following options.

Question 25. The City is considering a design standard that would limit exterior materials on new houses, additions, and garages to horizontal siding and/or brick, since those are compatible with The Hill. (This does not include the foundation or roof.)

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit exterior materials on new houses, additions, and garages in The Hill to horizontal siding and/or brick.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 26. A trend in recent construction has been to use multiple types of materials (stone, brick siding, stucco, etc.) on exterior walls. This would not be compatible with the houses in The Hill. The City is considering a limit of no more than two different exterior wall cladding materials on a single house (not including the foundation or roof).

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit exterior wall cladding materials to no more than two different materials on a single house.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 27. Many houses in The Hill were originally clad with horizontal wood siding. Some of them later were covered with synthetic siding, while new construction commonly uses fiber-cement siding (e.g., Hardieplank). Vinyl siding, metal siding, stucco, etc. are not compatible with existing houses in The Hill neighborhood.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to limit horizontal siding to either wood or fiber-cement (e.g., Hardieplank).”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 28. Which of these proposed building materials standards is most important to you? Please rank them in order, between 1 and 3, where 1 is the most important and 3 is the least important.

- Limit exterior materials to horizontal siding and/or brick.
- Limit to no more than two different exterior wall materials on a single house.
- Limit horizontal siding to wood or fiber-cement.

Question 29. The Hill currently has an open spacious feeling, in part because few yards are fenced. Sugar Land’s Development Code currently allows 48” fences in front yards. The City is considering a design standard for The Hill that would prohibit fences in front of the front façade of the house. In other words, the front yard could not be enclosed by a fence. This would allow back yard fences, however.

Please indicate the degree to which you agree or disagree with this statement:

“I am willing to prohibit fences in front of houses in The Hill.”

- Strongly agree
- Agree
- Somewhat agree
- Neither agree nor disagree
- Somewhat disagree
- Disagree
- Strongly disagree

Please explain your answer or provide comments here:

Question 30. Do you have any additional comments that you want to share? If so, please include them here:

You're almost done! Continued on the next page

Please answer the following questions about yourself. The information collected will not be shared with anyone outside of staff and The Hill Steering Committee, and will be used to help us understand who has responded and who we are missing. We hope to hear from every household!

- Which of the following statements accurately represents you? (select all that apply)
 - Resident-owner (I own and live in my home in The Hill.)
 - Renter (I rent the home in which I live in The Hill.)
 - Landlord (I own property in The Hill and lease it but do not live in The Hill.)
 - Resident-owner and landlord (I own multiple properties that I lease and I also live in The Hill.)
 - Non-resident property owner (I own property in The Hill but do not live in The Hill. I do not lease my property.)
 - I used to live in The Hill:
 From _____ to _____
 - I don't live in The Hill:
 I live in _____ subdivision.
- How long have you lived in or owned property in The Hill?
 - Less than 1 year
 - 1–5 years
 - 6–10 years
 - 11–15 years
 - 16–20 years
 - More than 20 years
- What is your age?
 - Under 18 years old
 - 18–24 years old
 - 25–34 years old
 - 35–44 years old
 - 45–54 years old
 - 55–64 years old
 - Over 65 years old
- What is the address of your home(s) or property(ies) in The Hill?

House Number	Street Name

Thank you very much for taking the time to complete this survey! The City of Sugar Land Planning & Development Services Department will provide the results on the project webpage at www.SugarLandTx.gov/TheHill. Please contact City of Sugar Land senior planner Abigail Martinez at 281-275-2248 or abmartinez@sugarlandtx.gov if you have questions or additional comments.