



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	11/19/2024	Agenda Items	
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	Developmental Services
Subject	Discussion and possible action to variance requests to Zoning Ordinance Section 110, Exhibit A, Multi-Residential R4; 402 & 404 Pecan Street.		
Attachments / Supporting documents	Agenda Request Form, Letters (2), Prior Minutes, Prior Zoning Application, Plans, Survey		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Mr. Wayman Hutchings and property owner of 402 / 404 Pecan Street, Bill Worrell, are requesting variances to Section 110 of the City's Zoning Ordinance, Exhibit A. Letters received from neighboring property owners, Wayman Hutchings & Masonic Lodge.

The property went thru the rezoning process in March of 2024. The motion carried to approve the Board of Commissioners recommendation that the property of 402 & 404 Pecan Street be rezoned to a multifamily residence, R4, as per Section 110-71 of the Zoning Ordinance, exhibit A, pending required variance approvals and replat required to follow. The variance item died for lack of second.

Requestors are seeking the below variances to the R4 Multifamily zone prior to proposed replat.

- Minimum Living Area: Required is 450 sq. ft.; one of the proposed is 280 sq. ft.; diff of 170 sq. ft.
- Depth of Lot: Required is 120 ft.; proposed replat is 100 ft. * lot lines are not changing from original lot depth; requirements are different for the zone type
- Minimum Site Area: Required is 1 acre or 43,560 sq.ft. Proposed is 10,000 sq.ft.
- Variance to the minimum yard setbacks:
 - Side - Required is 25 feet; Closest to 5th Street side/406 Pecan is currently on property line
 - Rear – Required is 25 feet; Currently on property line
 - Side Street – Required is 15 feet; 4th Street side is currently 7/8 ft off of property line

Recommended Action

IF approving:

Move to approve variances requested to the Zoning Ordinance, Exhibit A, Section 110-71, R4 multifamily residence, at the addresses of 402 & 404 Pecan Street, consisting the minimum living area, depth of lot, minimum site area, and minimum yard setbacks with the exception of an approved replat to combine properties and adherence to the required plan review and permitting as established.