



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	12/17/2024	Agenda Items	
Approved by City Manager		Presenter(s)	Administration/ Requestor
Reviewed by City Attorney		Department	Permitting/Zoning
Subject	Discussion and possible action to agenda request for variances to the Zoning Ordinance, Exhibit A, Section 110-69 and Chapter 150 of the City's Code of Ordinances, Building Regulations; Construction; Jennifer Johnson		
Attachments / Supporting documents	Agenda Request, Drawings		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Requestor is seeking approval to use the accessory building moved onto location as a residential dwelling. Requestor previously moved accessory building onto 102 Travis without permit or primary dwelling (vacant lot). Requested utility connections were denied.

§110-2; Accessory building means building subordination to the principal building on a lot.

Accessory building does not meet the Zoning Ordinance, Exhibit A, Section 110-69 R2B minimum living area requirements of 800 sq. ft. Accessory building is approximately 640 sq. ft. Accessory building is not designed for human habitation as per the *Notes* stated on submitted plans. Plans additionally state utility shed. Plans do not conform with Chapter 150 of the City's Code of Ordinances for building regulations adopted under the 2015 IBC.

Requestor is seeking variance to the minimum living area and building codes in order to pull permits, connect utilities, and use as a residential dwelling (live within).

Requestor has submitted drawings to add onto the accessory building in order to encompass the required 800 sq. ft. However, a variance to the building codes would still be required if approved in order for staff to issue building permits as the structure is rated as an accessory structure, not for residential dwelling. Plans do not include an engineered foundation.

Property is under ownership of an estate. Ownership would still need to be rectified before permits would be issued in the event variances are approved. One car carport and/or garage is required.

Recommended Action

To deny requested variances to the City's code of ordinances due to conflicts associated with adopted codes and zoning requirements for residential structures.