



AGENDA MEMO

Subject/ Agenda Item	Discussion and possible action for recommendation to Council regarding the requested zone change from M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use for requested seven (7) parcels within Industrial Park.
Acting Board	PLANNING AND ZONING BOARD OF COMMISSIONERS

Executive Summary

The map attached depicts the requested property for rezone.

These seven parcels within Industrial Park on Calvie Brown Road are subject of a rezone request submitted by their owner to change from the current M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use Zone. All associated properties are listed by their Brazoria County Appraisal District Property Identification Numbers below. The property owners are requesting a zoning change to expand permitted uses and business eligibility within.

719282; Lot 4, 7.68 acres
719277; Lot 5, 7.68 acres
715407; Detention Reserve, 5.58 acres
719279; Lot 7, 2.62 acres
692523; 1.35 acres
719283; Detention Reserve / Park Reserve, 4.34 acres
719280; Lot 2, 2.70 acres

Owner & Requestor: Sweeny Economic Development Corporation

Location: Calvie Brown Road; Industrial Park

Sec. 110-86 BLIMXU, business industrial mixed use zone.

The following regulations shall be applicable to the BLIMXU, Business Light Industrial Mixed Use Zone, zoning district:

1. *Description* and Purpose: A zone to allow several types of allowable zone uses within a specified area; Residential development prohibited
2. *Permitted Uses*: Those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.
3. *Maximum percentage of lot to be used by building*: Once hundred (100) percent.
4. *Minimum floor area*: None required
5. *Maximum height of building*: Four (4) stories or fifty (50) feet or as approved.
6. *Minimum lot area*: two thousand (3,000) square feet
7. *Minimum frontage of lot*: Thirty (30) feet
8. *Minimum depth of lot*: One hundred (100) feet
9. *Minimum yard setback*: None required unless abutting residential zone of E-1, R-1, R-2, R-2B, R-3, or T-1, then there shall be a minimum setback of twenty (20) feet on the rear and on the side, for all buildings of up to fifty (50) feet in height, where the property abuts such zones. If the building is greater than fifty (50) feet in height, the setback on the rear and side shall be twenty (20) feet plus twice the height of that portion of the building that is in excess of the first fifty (50) feet. Portions of drainage ditches on the property or between properties shall be credited to the landowner for the purposes of establishing the



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setback.

10. *Permitted accessory use*: No restrictions

11. *Accessory building* : No restrictions

12. *Conditional use*: Reference those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.

13. *Off street parking*: See section 110-162

Chapter 155: Zoning; Exhibit A

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14. *Off street loading*: See section 110-163

15. *Other provisions*: See section 110-178 for additional rules on design limitations and performance standards when a BLIMXU lot line is within sixty (60) feet of single family residential area lot line.

CURRENTLY Zoned as M2

Sec. 110-79. M-2, heavy industrial.

The following regulations shall be applicable to the M-2, heavy industrial, zoning district:

(1) *Description and purpose*: This zone is designed to contain those industries which process raw material into useful goods.

(2) *Permitted uses*: Machine shop, carpenter shops, ice manufacturing, light metal processing, meat and food processing, paper fabricating, plastic manufacturing, feed and fuel yards and miniwarehouses. All other manufacturing must obtain special permits.

(3) *Maximum percentage of lot to be used for building*: One hundred (100) percent.

(4) *Minimum floor area*: None required.

(5) *Maximum height*: Four (4) stories, fifty (50) feet or as approved.

(6) *Minimum lot area*: Fifteen thousand (15,000) square foot.

(7) *Minimum frontage of lot*: One hundred fifty (150) feet.

(8) *Minimum depth of lot*: One hundred (100) feet.

(9) *Minimum yard setback*: None required unless abutting residential zone of E-1, R-1, R- 2, R-3 or T-1, then there shall be a minimum setback of twenty (20) feet on the rear and on the side, for all buildings up to fifty (50) feet in height, where the property abuts such zones. If the building is greater than fifty (50) feet in height the setback on the rear and side shall be twenty (20) feet plus twice the height of that portion of the building that is in excess of the first fifty (50) feet. Portions of drainage ditches on the property or between properties shall be credited to the land owner for the purposes of establishing the setback.

(10) *Permitted accessory uses*: No restriction except no dwellings.

(11) *Accessory building*: No restrictions.

(12) *Conditional use*: Churches.

(13) *Off-street parking*: See section 110-162.

(14) *Off-street loading*: See section 110-163.

(15) *Other provisions*: See section 110-178 for additional rules on design limitations and performance standards when a M-2 zone lot line is within sixty (60) feet of single-family residential area lot lines

Action

Recommend approval **or** denial of the requested rezone or specify portions approved thereof.