



February 15, 2024

Property Owner,

The City of Sweeny passed a zoning ordinance May 2007. This ordinance states we must notify everyone within 200 feet of the property pursuing a requested zone change.

Your neighbor, located the corner of 4<sup>th</sup> & Pecan, known as 402 & 404 Pecan, is requesting a zoning change from the current Residential property to R4 Multi-Family Residential. This property consists of 2 lots and would allow for multiple single-family dwellings to occupy the property. The R4 Multi-Family Residential Dwelling zoning specifications are referenced below.

Sec. 110.-71. R-4, multifamily residence. The following regulations shall be applicable to the R-4, multifamily residence, zoning district:

- (1) Description and purpose: A medium density zone for garden apartments, group housing and courts.
- (2) Permitted uses: One-family dwelling, apartment houses, duplexes, condominiums.
- (3) Maximum percentage of lot to be used for building: Fifty (50) percent.
- (4) Minimum living area per family: Four hundred fifty (450) square feet.
- (5) Maximum height of building: Two and one-half (2 1/2) stories or thirty-five (35) feet.
- (6) Maximum density: Twenty (20) units per acre
- (7) Minimum frontage of site: One hundred (100) feet.
- (8) Minimum site depth: One hundred twenty (120) feet.
- (9) Minimum site area: One (1) acre.
- (10) Minimum yard setback: a. Front, twenty-five (25) feet. b. Side, twenty-five (25) feet. c. Rear, twenty-five (25) feet. d. Side street, fifteen (15) feet.
- (11) Permitted accessory uses: Garden, tool, and playhouses, personal recreation facilities, boarding houses, day nurseries, nursing homes, professional offices.
- (12) Accessory buildings:
  - a. No storage, garden, tool, or playhouse shall be used as a garage.
  - b. Garages shall meet all of the setback requirements as required for principal building.
  - c. No garage shall exit out the back of the lot.
  - d. Maximum height, twenty (20) feet.
  - e. Maximum setback:
    1. Side, five (5) feet.
    2. Rear, five (5) feet.
    3. Front, to front of house. f. Maximum size for storage building, two hundred (200) square feet.
- (13) Conditional uses: Hospitals, clinics, membership clubs, homes for the aged, homes for orphans, funeral homes, fraternity/sorority homes, nursing homes, supervised living facilities, cemeteries.
- (14) Off-street parking: See section 110-162.
- (15) Off-street loading: None.
- (16) Other provisions: All signs shall be shielded and source for steady light. No signs larger than one hundred (100) square feet, nor exceeding 4:1 height to width or width to height ratio.

We will be holding a Joint Public Hearing, Board of Commissions Meeting, and City Council Meeting at Sweeny City Hall the 19<sup>th</sup> of March, 2024 at 5 PM in the Council Chambers. You are encouraged to attend.

Thank you,  
Kaydi Smith  
City Secretary