



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	03/19/2024	Agenda Item	
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	Zoning; Developmental Services
Subject	Discussion and possible action on requested rezone of 402 & 404 Pecan Street to R4 Multi-family Residential		
Attachments	Zoning Application, Advertisement, Letter to Residents, Exhibit A/Zoning Ordinance, Building Plans, Proposed Re-plat		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Owner of the property is requesting a zone change to accommodate structures to allow for multifamily residences within the same property. Previously, the property of 404 Pecan was being used for a single family dwelling; 402 Pecan has been vacant. Structures were started in April of 2023 spanning across both properties prior to zoning and permitting. Requestor stopped construction and is trying to conform to zoning requirements. Requestor is trying to pursue a replat to combine the two properties in which do require variances if allowable.

There is currently a home onsite. Owners at the time of request were not sure if it will be torn down and/or possibly rebuilt. Due to the uncertainty at this time, staff felt necessary to rezone to R4. Proposed construction is for two additional separate residential dwellings to span over both properties, sharing a porch. Residence one is projected to be 280 sq. ft. and residence two is projected to be 480 sq. ft.

Zoning ordinance requires a public hearing, recommendation by the board of commissions, and majority vote by the City Council; Section 110-6 (c). If approved, an ordinance will be required, changing the specified property, at the next monthly regular City Council meeting.

Letters were sent to all property owners within 200 feet notifying of the hearing. Advertisement was additionally ran in The Facts for three consecutive weeks at the requestors expense.

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.



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

- c. Rear, twenty-five (25) feet.
- d. Side street, fifteen (15) feet

Recommended Action

BOC/ Council Discretion

Recommended motions, if approving:

BOC:

I recommend, as part of the Board of Commissions, that the property of 402 & 404 Pecan Street be rezoned to a multi family residence, R4, as per Section 110-71 of the Zoning Ordinance, exhibit A, pending the variance approvals and replat required.

COUNCIL:

Move to approve the Planning and Zoning Board Of Commissioner's 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.