



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	08/15/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Administration/ CS
Reviewed by City Attorney		Department	Administration/ Developmental Services
Subject	Discussion/ Possible Action on Variance Requested for Proposed Replat of 111 W 3rd Street		
Attachments	Proposed Replat		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

City is proposing the re-platting of 111 W 3rd Street, City owned property, to separate the building/property from the Fire Department property known as 222 Pecan Street. Currently all eight (8) lots are platted together.

Administration is proposing the preliminary replat in order to separate into two properties. Per the preliminary replat completed, a variance would be required to meet the lot depth requirements per the Zoning Ordinance, Section 110-76, C1 Commercial. Lot depth requirements are 100 feet. The proposed replat has the western most depth of the property line nearest Pecan Street at 94.82 feet and the eastern most property line depth nearest Dominoes as 81.59 feet due to the current rear parking for the 111 W 3rd Street building.

City is requesting a variance to the 5.18 feet and 18.41 feet depth requirement prior to completing a full replat of the property. If approved, the mylars would be placed on a future agenda for Council approval.

Sec. 110-76. C-1, commercial.

The following regulations shall be applicable to the C-1, commercial, zoning district:

(1) *Description and purpose*: This is a zone designed to contain mostly warehousing, distribution types of activity.

(2) *Permitted uses*: Office and office buildings, studios, retail shops, service shops, drive-in eating places, groceries, day care center, auto repair shops, membership clubs, nursing homes, homes for orphans, homes for aged, newspaper, auto dealers, hotels, theatres, motels, banks, and financial institutions, lumberyards, and brickyards, warehouses, wholesale business, veterinary clinic, commercial laundries, beverage manufacturing.

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

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

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

(6) *Minimum lot area*: Three thousand (3,000) square feet.

(7) *Minimum frontage of lot*: Thirty (30) feet.

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

Recommended Action

To approve the variance requested for the proposed preliminary replat at 111 W 3rd Street for the reduction of the depth requirement for the Commercially Zoned Property.