



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	08/15/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	Developmental Services
Subject	Discussion/ Possible Action to a Variance Request Received; 610 Walnut		
Attachments	Agenda Request, 610Walnut01 (pics), 610Walnut02 (original pool specs)		
Financial Information	Expenditure Required:		
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Property owner of 610 Walnut is requesting a variance to the 5' Zoning Setback to add a screen enclosure around the existing inground swimming pool. Pool enclosure is expected to be at approximately 2 feet off of the property line if approved, within existing privacy fence. Original pool plans are enclosed in packet from initial construction in late 2021/ early 2022.

Sec. 110-69. R-2, single-family residence.

The following regulations shall be applicable to the R-2, single-family residence, zoning district:

- (1) *Description and purpose:* A medium-density zone composed primarily of individual homes.
- (2) *Permitted use:* One-family dwelling.
- (3) *Maximum percentage of lot to be used for buildings:* Thirty-five (35) percent.
- (4) *Minimum living area for houses:* One thousand two hundred (1,200) square feet.
- (5) *Maximum height of buildings:* Two and one-half (2 1/2) stories or thirty-five (35) feet.
- (6) *Minimum lot area:* Eight thousand four hundred (8,400) square feet.
- (7) *Minimum frontage of lot:* Sixty (60) feet for all area platted prior to Zoning Ordinance, seventy (70) feet for all areas platted subsequent to Zoning Ordinance.
- (8) *Minimum lot depth:* One hundred twenty (120) feet.
- (9) *Minimum yard setback:*
 - a. Front, twenty-five (25) feet.
 - b. Side, fifteen (15) feet total for both sides, no less than five (5) feet on any one side.
 - c. Rear, fifteen (15) feet.
 - d. Side street, fifteen (15) feet.
- (10) *Permitted accessory use:* Garden, tool, and playhouses, personal recreation facilities.
- (11) *Accessory building:*
 - a. No storage, garden, tool or playhouses shall be used as a garage.
 - b. Garages shall meet all the setback requirements as required for the 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 Front to front of home (garage / carport can extend beyond front of home as long as meets set back requirements of the principal building)
 - f. Maximum size for storage buildings, garden, tool, and playhouses, 8% of lot size. Limited to 3 buildings.

Recommended Action

Council Discretion to approve/deny variance requested to the 5' setback requirement at 610 Walnut.