



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	11/15/2023	Agenda Item	
Approved by City Manager		Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	Zoning
Subject	Discussion and Possible action to create a mixed use zone within Section 110 of the City's Code of Ordinance		
Attachments	Mixed Zone (proposed); Zoning Ordinance Exhibit A		
Financial Information	Expenditure Required:	-	
	Amount Budgeted:	-	
	Account Number:	-	
	Additional Appropriation Required:	-	
	Additional Account Number:	-	

Executive Summary

The City has been approached to rezone the Industrial Park, making it less restrictive to accommodate additional allowable types of businesses within. In preparation to the rezone, in order to accommodate the properties, we feel a mixed use zone would be beneficial.

We will be having two businesses occupying a portion of the property in the near future that do not necessarily fit solely within the light industrial zone. Currently, Industrial Park is zoned light industrial which does not include office space and/or retail sales. We do not believe it would be sufficient to have multiple different zoning classifications on adjoining properties, therefore, staff is proposing a mixed use zone to incorporate the light industry, commercial, and business zones. This would allow for additional types of permitted uses within. The mixed use zone would encompass the following allowable permitted uses: manufacturing, warehouses, retail sales, recreational type facilities/centers, motels, and office buildings/professional offices.

The City does not currently have a mixed use zone within the zoning ordinance. The attached is a proposed option for consideration of a mixed use zone reflective to the City of Sweeny's current zoning ordinance. This is simply proposed, meaning Council would be able to restrict/add/deny/suggest on what they wish to see within the mixed use zone.

Staff is requesting feedback from Council as to if Council wants staff to proceed drafting a mixed use zone amendment. The complete process would be lengthy and would entail Council's participation in joint meetings with the Planning and Zoning Board of Commissioners.

Recommended Action

To allow staff to move forward in drafting a mixed use zone amendment within Section 110 of the City's Code of Ordinances.

OR

Leave Section 110 of the City's Code of ordinances as is.