



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	04/15/2025	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	
Reviewed by City Attorney	Yes	Department	Zoning/Ordinances
Subject	Discussion and possible action to approve Ordinance 25-104, repealing Section 110-69 and amending Sections 110-76 and 110-69.2 of Exhibit A of the Zoning Ordinance.		
Attachments / Supporting documents	Ordinance		
Financial Information	Expenditure Required:	--	
	Amount Budgeted:	--	
	Account Number:	--	
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

At the previous March 25th meeting, Council approved to amend Exhibit A of the zoning ordinance with the following. Ordinance finalizing the amendments is attached for approval.

I move to amend the zoning regulations for the R-2 & R-2B Single-Family Residence, as set forth in Section 110-69 and 69.2, to include the following changes:

- 1. Remove Section 110-69 R-2 zone:**
Remove the R-2 zone and update all current R-2 zoned properties to R-2B and update Sec. 110-76 C-1, (16) to permit R-2B use in C-1 zone.
- 2. Amend Section 110-69.2 Subsection (4) Minimum Living Area:**
Amend minimum living area for a home from 800 sq. ft. to 375 square feet for residential units within the R-2B zone.
- 3. Amend Section 110-69.2 Subsection (6) Minimum Lot Size**
Amend minimum lot size from 5,000 square feet to 1800 square feet within the R-2B zone.
- 4. Remove Section 110-69.2 Subsection (7) Frontage of Lot**
Remove the R-2B zone requirement of lot frontage.
- 5. Remove Section 110-69.2 Subsection (8) Depth of Lot**
Remove the R-2B zone requirement of lot depth.
- 6. Amend Section 110-69.2 Subsection (9.c) Setback Requirements:**
Amend the minimum rear setback requirements for the R-2B zone from 15 feet to 5 feet.
- 7. Remove Section 110-69.2 Subsection (13) Off-Street Parking:**
Remove the off-street parking requirement of "Minimum of a one car carport or a one care garage." from the zoning ordinance for single-family residences in the R-2B zone.
- 8. Updating the Zoning Map:**
Updating the Zoning Map accordingly pursuant to the approved amendments.

I believe that these amendments will be in alignment with the goals of promoting appropriate land use, facilitating the construction of single-family homes, providing more opportunities and flexibility for property development, and addressing specific needs of the community, particularly on smaller, key lots.

I respectfully move that these changes be adopted and included in the zoning ordinance."

With an addition to Part C, to amend 110-69 Subsection 9(c), Setback Requirements: amend the minimum rear setback requirements for the R-2B zone, from 15 feet to 5 feet, measured from the easement line.

Recommended Action

To approve Ordinance 25-104, amending Exhibit A of the zoning ordinance.