



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	03/25/2025	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Administration
Reviewed by City Attorney	Yes	Department	Zoning
Subject	Discussion and possible action to amend the R2 and R2B zones of Exhibit A of the Zoning Ordinance, Chapter 155.		
Attachments / Supporting documents			
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

At the 03/08/2025 Council Workshop, the discussion of allowing a smaller sized dwelling on designated “key lots” was suggested. An amendment to the ordinance to create an exception within each zone (R2 and R2B) to specify that any already individually platted lots, designated as “key lots”, that are approximately 25’ x 75’ (1875 total sq.ft.), would be allowed to build a single family dwelling that meets the required building codes and setbacks as indicated and required by ordinance.

By adding as an exception within the already created residential zones, this would allow staff to review plans and confirm adherence to the zoning requirements, just as any other normal residential dwelling plan submittal.

If you took the 25’x75’ lot and used the same setbacks already within the zone, the maximum sizing of a dwelling for R2 would be 35’x10’=350 sq.ft. For R2B it would be 15’x45’=450 sq.ft.

Staff is looking for specific information and direction to complete an ordinance amendment if approved by Council.

- Council would need to define a “key lot”.
- Council would need to designate the minimum size requirement.
- Would we still keep the same setbacks within the R2 & R2B zones for a dwelling on the key lot?
- Would they both adhere to the setback requirements of an R2B zone? OR do you want to create their own setbacks for the exception?
- Would a one car carport and/or garage be required?

Current Zoning

	<u>R2</u>	<u>R2B</u>
Front	25 feet	15 feet
Side	15 total, no less than 5 ft any one side	5 feet each side
Rear	15 feet	15 feet
Side Street (would not apply to a designated key lot)		
Current Min. living area	1200 square feet	800 square feet
Max allowable dwelling per key lot size, with already determined setbacks per zone in which lot is situated.	350 square feet	450 square feet

Recommended Action

If Council wants to continue: To approve amending the zoning ordinance, Chapter 155, Exhibit A to add an exception within our residential zoned lots of R2 & R2B pertaining to key lots.

If Council does not want to continue, no action is needed.