



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	03/25/2025	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Administration/ Requestor Bill Worrell
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	Zoning/Developmental Services
<b>Subject</b>	Discussion and possible action to variance requests for 301 Pecan Street; Property owner Bill Worrell.		
<b>Attachments / Supporting documents</b>	Survey, BCAD information, Residential Homes Images, Commercial Plans, DD LNO, Original Request		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

Owner of 301 Pecan Street, Bill Worrell, is wanting to complete one of two projects. He currently has 5 individually platted lots that were rezoned to Commercial property in 2017. Mr. Worrell is looking at the following options, both of which would require variances to the zoning code, in which are being requested. He prefers to build residential homes (Option 1) if variances are granted. If Council does not want to grant variances needed, he would move to the Commercial project (Option 2) pending variance request approvals. Per our zoning ordinance, you can build a residential home within a C1 zone as long as it adheres to the R2 requirements.

**Option 1:** To replat property into 3 separate lots to build 3 residential dwellings. He is requesting each lot to be 50x75. The R2 requirement for newly platted is 70x120, lot size 8400 sq.ft., side setbacks of 15' total, no less than 5' on any one side. Proposed homes are to be approx.. 1200 sq. ft. with a carport. The R2 requires all carports/garage must meet all setback and building requirements. The total width for the home and carport would be 42'; only leaving 8 ft to the lot width, not meeting the 15 ft. total setback requirement. \*\* Replat would still be required.

--To meet the R2 requirements, he would be requesting the following variances:

- Variance 1- Variance to the lot size
- Variance 2- Variance to the depth of lot
- Variance 3- Variance to the minimum frontage of lot
- Variance 4- Variance to the side setback requirements

**Option 2:** To leave as Commercial property and build a storage unit. He is requesting a variance from the following ordinances for drainage requirements. He has obtained a Letter of No Objection from the West Brazoria County Drainage District with a statement under the General Conditions stating: **West Brazoria County Drainage District does not object if Mr. Worrell wishes to approach the City of Sweeny to seek a variance from certain City of Sweeny drainage requirements. To be reviewed at the sole discretion of the City of Sweeny.** \*\* Replat would still be required.

Variance 1- To drainage requirements to Ordinance §91.30 C (1)- see below.

Variance 2- To drainage requirements to Ordinance §153.26 B (1)- see below.

[§91.30 C\(1\)](#) -Civil Work



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### City of Sweeny, Texas

No person shall construct, reconstruct, repair or alter any parking space or complete any ground civil/flatwork to include dirt moving, spreading caliche, asphaltting or concreting parking areas of over 50% of the property for said construction without engineering and Drainage District approvals. [§153.26 B\(1\)](#) – Flood Hazard Prevention; Specific Standards, Non- Residential Construction  
All new commercial construction and substantial improvements to include industrial or other non-residential structures and/or civil work regardless of special flood zone, must submit a drainage study to include runoff calculations showing no adverse effects of impervious runoff and drainage mitigation to be reviewed by the City Engineer.

#### Recommended Action

Council Discretion-

Staff feels the requestor should be required to comply with set ordinances and established building codes.

#### Approval of Option 1- Proposed Residential Dwellings (3)

I move to approve the requested variances for proposed residential development at 301 Pecan Street consisting of variances to the lot size, depth of lot, minimum frontage of lot, and side setback requirements per Exhibit A of the Zoning Ordinance, Section 110-69, R2 single family residence. The proposed development must still adhere to all platting and building code requirements.

#### Approval of Option 2- Proposed Commercial Property

I move to approve the requested variances for proposed commercial development at 301 Pecan Street, consisting of variances to the drainage requirements of §91.30 C (1) Civil Work and §153.26 B (1) Flood Hazard Prevention. The proposed development must still adhere to all platting and building code requirements.

#### To Deny:

No action and/or move to deny the requested variances for the property located at 301 Pecan Street for residential or commercial development.