



# AGENDA MEMO

## Business of the City Council

### City of Sweeny, Texas

<b>Meeting Date</b>	03/19/2024	<b>Agenda Item</b>	
<b>Approved by City Manager</b>		<b>Presenter(s)</b>	Kaydi Smith
<b>Reviewed by City Attorney</b>		<b>Department</b>	Zoning
<b>Subject</b>	Discussion and Possible action to create a mixed use zone within Section 110 of the City's Code of Ordinance		
<b>Attachments</b>	Zoning Ordinance Exhibit A		
<b>Financial Information</b>	Expenditure Required:	Approx. \$200.00; Advertisement	
	Amount Budgeted:		
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

#### Executive Summary

Council approved for the City to move forward in drafting a mixed use zone within the zoning ordinance at the Regular November Council Meeting; 11/15/2024. 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.

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. It has been updated to include Business Light Industrial; BLIMXU.

If approved, the ordinance would be amended/modified and brought before Council for approvals along with a Public Hearing prior to the amendment. Cost to advertise is approx. \$200.00.

- *Staff is requesting Council's feedback on additionally adding a secondary Mixed Zone Use to include Commercial/Residential as per a request.*



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#### **Sec. 110- 86 BLIMXU, Business Industrial Mixed Use Zone.**

The following regulations shall be applicable to the BLIMXU, Business Light Industrial Mixed Use Zone, zoning district:

- (1) *Description and Purpose*: A zone to allow several types of allowable zone uses within a specified area; Residential development prohibited
- (2) *Permitted Uses*: Those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.
- (3) *Maximum percentage of lot to be used by building*: Once hundred (100) percent.
- (4) *Minimum floor area*: None required
- (5) *Maximum height of building*: Four (4) stories or fifty (50) feet or as approved.
- (6) *Minimum lot area*: two thousand (3,000) square feet
- (7) *Minimum frontage of lot*: Thirty (30) feet
- (8) *Minimum depth of lot*: One hundred (100) feet
- (9) *Minimum yard setback*: None required unless abutting residential zone of E-1, R-1, R-2, R-2B, R-3, or T-1, then there shall be a minimum setback of twenty (20) feet on the rear and on the side, for all buildings of up to fifty (50) feet in height, where the property abuts such zones. If the building is greater than fifty (50) feet in height, the setback on the rear and side shall be twenty (20) feet plus twice the height of that portion of the building that is in excess of the first fifty (50) feet. Portions of drainage ditches on the property or between properties shall be credited to the landowner for the purposes of establishing the setback.
- (10) *Permitted accessory use*: No restrictions
- (11) *Accessory building* : No restrictions
- (12) *Conditional use*: Reference those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.
- (13) *Off street parking*: See section 110-162
- (14) *Off street loading*: See section 110-163
- (15) *Other provisions*: See section 110-178 for additional rules on design limitations and performance standards when a BLIMXU lot line is within sixty (60) feet of single family residential area lot line.

#### **Also would need to Update:**

Sec. 110-86 from Reserved to the BLIMXU

Sec 110-87—110-105. RESERVED

Additional Information: We do not currently have The B1, B1A, B2, or B3 property zoned within COS.

- The B-1 would encompass any type of eatery, retail, or office building potentially developed.
- B 1 -A would include any professional type offices.
- B-2 would encompass the conditional uses of recreational facilities.
- B-3 would encompass an institutional zone for larger gatherings/meetings. Additionally, conditional uses are for playfields, stadiums, recreation centers.
- C -1 would encompass the warehouses (Trilogy/Stark), retail sales (Stark), office buildings
- C-2 would encompass high rise buildings (hotel/motels).
- M-1- would encompass Trilogy, and Stark, trucking yards, fuel yards, warehousing, manufacturing, fabricating, processing facilities

#### **Recommended Action**

To amend Section 110 of the City's Code of Ordinances, adding a business light industrial mixed use zone within Exhibit A.