

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF SWEENY, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY OF SWEENY IN THE INTEREST OF PUBLIC SAFETY AND WELFARE; CREATING A NEW MIXED ZONE BY ADDING A NEW SECTION 110-86; PROVIDING A DESCRIPTION OF PERMITTED USES AND OTHER REGULATIONS FOR SAID MIXED USE ZONE: PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES TO THE EXTENT OF CONFLICT ONLY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF SWEENY, TEXAS:**

Section 1:

The Zoning Ordinance of the City of Sweeny is hereby amended by creating a new mixed use zone by adding a new Section 110-86 and shall after the effective date of this ordinance read as follows:

***“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.

Section 2:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 3:

If any part of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
DUSTY HOPKINS, Mayor of the City of  
Sweeny, Texas

ATTEST:

\_\_\_\_\_  
KAYDI SMITH, City Secretary

PROPOSED ORDINANCE AMENDMENT