



CITY OF SWEENY

Rev. 03/2025

102 W. Ashley Wilson Rd. • PO Box 248 • Sweeny, Texas 77480 • P: (979) 548-3321

Zoning and/or Variance Application

Please complete each field. Incomplete applications will **not** be accepted.

TYPE OF APPLICATION:

- ☐ Zoning Change (from zone) _____ (to zone) _____
- ☒ Variance Request to P & Z Exhibit, Section § _____
- ☐ Variance Request to Ordinance, Section § _____
- ☐ Re-Plat Type: _____

*Plat Types include: Amending, Replats, Combination, Subdivide, Subdivision, Preliminary, Final

**Re-plats/Mylars can only be accepted the 1st thru the 5th business day of each month to comply with HB 3167.

PROJECT INFORMATION:

- ☒ Residential
- ☐ Commercial
- ☒ Survey attached?
- ☒ Drawing attached?

Project Name/Owners Name: Shedrick Johnson

Brazoria County Appraisal District Property ID # _____

Project Address/Location: 604 Harlem St

Subdivision: Southend No. of Lots: 11

Total Acreage &/or Square Footage: 0.1553

(Any additional supporting information can be submitted and attached with this request.)

Brief Description of Property & Reason for Proposed Request:

I'm requesting a variance to build a 30' wide x 40' long x 14' tall storage building with a 12' wide x 40' long x 11' tall lean-to on the left side. A home does not currently dwell on property.

Administration and/or their designee reserves the right to delay the item to the following regularly scheduled meeting if it is determined that more time is needed in order to compile information specific to the request.

PROPERTY OWNER'S INFORMATION:

Name: Shedrick Johnson

Mailing Address: 306 Harlem St.

City: Sweeny State: TX Zip: 77480

Phone: _____

Email: _____

APPLICANT OR AGENT'S INFORMATION:

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____

Email: _____

**Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by The City of Sweeny.

Zoning Change Requests are charged an advertisement fee per the official newspaper rate plus a \$20.00 administrative fee. Additional fees assessed for additional pages and/or additional administrative duties required. Current advertisement rates start at \$265.00. Any advertisement rate completed that is over the current minimum rate will be invoiced to the requestor. All zone change requests are subject to the discretion of the P&Z Board of Commissions and City Council.

Replats and variances are \$50.00 each. Re-plat and variance requests are not a guaranteed approval. All replats and variance requests are at the discretion of the City Council.

**Owner's Signature: [Signature]

Date: 11/25/2025

Agent's/Applicant's Signature: _____

Date: _____

Fees Paid: \$50.00 General Receipt No. 2174

Date: 11/25/2025

OFFICE USE ONLY:

Date Received: 11-25-25

Amount Collected: \$50.00

City Representative: [Signature]

Brazoria CAD Property Search

Property ID: 250594 For Year 2025

Property Details

Account		
Property ID:	250594	Geographic ID: 7691-0009-000
Type:	R	Zoning: 11/08/2018 CH
Property Use:		
Location		
Situs Address:	604 HARLEM ST TX 77480	
Map ID:		Mapsc0:
Legal Description:	SOUTHEND ADDITION (SWEENY) LOT 11	
Abstract/Subdivision:	S7691	
Neighborhood:	(CSW.SOUTH) SOUTH OF MAIN	
Owner		
Owner ID:	1150428	
Name:	JOHNSON SHEDRICK DONELL	
Agent:		
Mailing Address:	306 HARLEM ST SWEENY, TX 77480-2910	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$52,750 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$52,750 (+)

Agricultural Value Loss:?	\$0 (-)
HS Cap Loss: ?	\$0 (-)
Circuit Breaker: ?	\$28,402 (-)
Appraised Value:?	\$24,348
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: JOHNSON SHEDRICK DONELL

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$52,750	\$24,348	\$0.00	
CSW	CITY OF SWEENY	0.901224	\$52,750	\$24,348	\$219.43	
DR9	WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11	0.014781	\$52,750	\$24,348	\$3.60	
EM2	BRAZORIA COUNTY EMERGENCY DISTRICT #2	0.078971	\$52,750	\$24,348	\$19.23	
GBC	BRAZORIA COUNTY	0.262548	\$52,750	\$24,348	\$63.93	
HSW	SWEENY HOSPITAL DISTRICT	0.195748	\$52,750	\$24,348	\$47.66	
NAV	PORT FREEPORT	0.000000	\$52,750	\$24,348	\$0.00	
RDB	ROAD & BRIDGE FUND	0.042210	\$52,750	\$24,348	\$10.28	
SSW	SWEENY INDEPENDENT SCHOOL DISTRICT	0.843900	\$52,750	\$24,348	\$205.47	

Total Tax Rate: 2.339382

Estimated Taxes With Exemptions: \$569.60

Estimated Taxes Without Exemptions: \$1,234.04

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
S1	PRIMARY SITE	0.16	6,763.00	0.00	0.00	\$52,750	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$52,750	\$0	\$0	\$24,348
2024	\$0	\$20,290	\$0	\$0	\$20,290
2023	\$0	\$20,290	\$0	\$0	\$20,290
2022	\$0	\$14,200	\$0	\$0	\$14,200
2021	\$0	\$11,160	\$0	\$0	\$11,160
2020	\$0	\$11,160	\$0	\$0	\$11,160
2019	\$0	\$11,160	\$0	\$0	\$11,160
2018	\$0	\$7,440	\$0	\$0	\$7,440
2017	\$0	\$8,120	\$0	\$0	\$8,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/16/2022	WD	WARRANTY DEED	THOMAS SHIRLEY ANN	JOHNSON SHEDRICK DONELL	2022	048154	
7/26/2001	WD	WARRANTY DEED	TAYLOR ADA ESTATE	THOMAS SHIRLEY ANN	2001	035567	
7/26/2001	WD	WARRANTY DEED	TAYLOR ADA ESTATE	TAYLOR ADA ESTATE	01	035567	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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