



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	12/16/2025	Agenda Items	
Approved by City Manager		Presenter(s)	
Reviewed by City Attorney		Department	
Subject	Discussion and possible action to variance request to the zoning requirements at 604 Harlem; allowing the placement of an accessory building without a principal dwelling and to exceed to size requirement; Zoning Ordinance, Section 110-69.2 & 110-69.2 (9) f; Shedrick Johnson		
Attachments / Supporting documents	Application; Drawing; Survey; BCAD Information		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Owner of the property at 604 Harlem is requesting a variance to allow an accessory building without a principal dwelling and to exceed the allowable maximum sizing.

The structure would be approximately 42x40 for the utilization of storage purposes only. This accessory building is proposed to include a restroom that will need water, sewer, and electricity. Requestor is aware that in the event the variance is approved, engineered plans will be required due to size.

Allowable size for accessory buildings is not to exceed 8% of the lot size as per the Zoning Ordinance, Section 110-69.2 (9)f.

This building is approximately 20% of the lot size.

Sec. 110-2. Definitions.

Accessory building means a building subordinate to the principal building on a lot. Where a wall or portion of a wall is common to the principal building or when the roof is attached to the principal building, the accessory building shall be counted as part of the principal building.

Accessory use means land and /or building uses which are allowed in a zone only when they are clearly subordinate to and in conjunction with a permitted use.

Sec. 110-69.2. R-2B, Single-family residence:

The following regulations shall be applicable to the R-2B, single-family residence zoning district:

(1) *Description and purpose:* A medium-density zone composed primarily of individual homes.

(2) *Permitted use:* One-family dwelling.

(3) *Maximum percentage of lot to be used for building:* Forty- five (45) percent.

(4) *Minimum living area for houses:* Three hundred seventy five (375) square feet.

(5) *Maximum height of buildings:* Two and one-half (2 1/2) stories or thirty-five (35) feet.

(6) *Minimum lot area:* One thousand eight hundred (1,800) square feet.

(7) *Minimum yard setback:*

a. Front, fifteen (15) feet.

b. Side, five (5) feet for each side.

c. Rear, five (5) feet, measured from the easement line if there is a rear easement.

d. Side street, fifteen (15) feet. It is provided however, that a side street setback of ten (10)



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feet will be permitted provided the lot is not located on a major street and the contemplated structure is at least sixty (60) feet from the centerline of the street located in front of the property.

(8) **Permitted accessory use:** Garden, tool, and playhouses, personal recreation facilities.

(9) Accessory building:

- a. No storage, garden, tool or playhouse shall be used as a garage.
- b. Garages/ carports shall meet all the setback requirements as required for the principal building.
- c. No garage / carport shall exit out the back of the lot.
- d. Maximum height, twenty (20) feet.
- e. Maximum setback:
 1. Side, five (5) feet.
 2. Rear, five (5) feet or interior line of easement.
 3. Front, to front of house Front, to front of home (garage / carport can extend beyond front of home, as long as meets set back requirements of the principal building)
- f. Maximum size for storage buildings, garden, tool, and playhouses, 8% of lot size.** Limited to 3 buildings.

Recommended Action

Council's Discretion:

If Approving: To approve the variances to Section 110-69.2 and 110-69.2(9)f at 604 Harlem, to permit an accessory building without a principal structure, and to allow the accessory building up to the submitted size, exceeding the maximum limit. Approval is contingent upon submission of required plan documentation for review and approval for the obtainment of permits prior to proceeding.