



**JOINT PLANNING & ZONING BOARD OF COMMISSIONERS &  
CITY COUNCIL SPECIAL MEETING**

**Thursday, March 26, 2026 at 5:00 PM**

**City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas**

**AGENDA**

BE IT KNOWN that the Planning and Zoning Board of Commissioners and the City Council of the City of Sweeny will meet in Special Session on **Thursday, March 26, 2026 at 5:00 PM.** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. P & Z BOC and the Council is conducted under modified Roberts Rules of Order as approved by Resolution 102-16; July 19, 2016. In accordance with Chapter §551 of the Texas Government Code, if required, the Council may conduct an executive session on any of the agenda items provided the City Attorney is present.

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**NOTICE IS HEREBY GIVEN** PURSUANT TO V.T.C.A., GOVERNMENT CODE, CHAPTER 551, THAT THE PLANNING AND ZONING BOARD OF COMMISSIONERS FOR THE CITY OF SWEENY, ALONG WITH THE SWEENY CITY COUNCIL, WILL CONDUCT A MEETING, OPEN TO THE PUBLIC, ON THURSDAY, MARCH 26, 2026 AT 5:00 P.M., AT THE CITY OF SWEENY CITY HALL WITHIN THE COUNCIL CHAMBERS, LOCATED AT 102 W. ASHLEY WILSON ROAD, SWEENY, TEXAS 77480.

**CALL TO ORDER/ROLL CALL; CITY COUNCIL & P&Z BOC**

**PLEDGES & INVOCATION**

**PUBLIC HEARINGS AND ACTION ITEMS**

**1. PUBLIC HEARING: PROPOSED LARGE SCALE DEVELOPMENT**

Property Identification No.: 182654; Situs Address: FM 524 SPUR 2 Sweeny, Tx 77480

Legal Description: ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16, ACRES 62.296

Proposed large scale residential development on 62.296 acres; Phase I to consist of 24 homes; approximately 144 total homes.

**2. PUBLIC HEARING: ANNEXATION**

Property Identification No.: 182654, Situs Address: FM 524 SPUR 2 Sweeny Tx 77480

Legal Description: ARCH MCDONALD SD TR 6-7-11-12 (A0046 C BREEN) LOT 12-12A-12B-16, ACRES 62.296

Owner/Requestors: C & D Development LLC

**REGULAR AGENDA; P&Z BOC**

- 3. Discussion and possible action to proposed large-scale residential development.

**REGULAR AGENDA; CITY COUNCIL**

- 4. Discussion and possible action to accept or deny Planning & Zoning Board of Commissioners recommendation for the proposed large scale development.
- 5. Discussion and possible action to annexation request for 62.296 acres requested by owners C & D Development LLC and pursuant to LGC §43.0673.
- 6. Discussion and possible action to Ordinance 26-101 to annex 62.296 acres requested by owners C & D Development LLC; *if applicable* pursuant to previous agenda item.

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, ANNEXING APPROXIMATELY 62.296 ACRES OF LAND LOCATED IN BRAZORIA COUNTY, TEXAS, ALL OF WHICH IS LYING WITHIN AND ADJACENT TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO INCORPORATE SUCH PROPERTY INTO THE CITY OF SWEENEY, AS SHOWN IN THE ATTACHED EXHIBITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERBILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

**ITEMS OF COMMUNITY INTEREST**

**ADJOURN REGULAR SESSION**

I certify that the notice and agenda of items to be considered by the Sweeny City Council on **March 26, 2026** was posted on the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at approximately \_\_\_\_\_AM / PM.

\_\_\_\_\_  
Kaydi Smith, City Secretary

I hereby certify that this Public Notice was removed from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 at approximately \_\_\_\_\_AM / PM.

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Kaydi Smith, City Secretary