



CITY COUNCIL MEETING SPECIAL JOINT SESSION WITH PLANNING & ZONING BOARD OF COMMISSIONERS

Tuesday, July 21, 2026 at 5:00 PM

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

AGENDA

BE IT KNOWN that the City Council of the City of Sweeny and the Planning and Zoning Board of Commissioners will meet in **Special Session** on **Tuesday, July 21, 2026 at 5:00 PM** at City Hall, 102 W. Ashley Wilson Rd, Sweeny, Texas with the following agenda. 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.

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 TUESDAY, JULY 21, 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

CALL TO ORDER/ROLL CALL PLANNING & ZONING BOARD OF COMMISSIONERS

PLEDGES & INVOCATION

PUBLIC HEARINGS AND ACTION ITEMS

1. PUBLIC HEARING: ZONING CHANGE

Property owner, Sweeny Economic Development Corporation, is requesting a zone change for seven (7) parcels from the current M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use. All properties are located on Calvie Brown Road within Industrial Park.

Property Identification Numbers: 719282- Lot 4, 7.68 acres; 719277-Lot 5, 7.68 acres; 715407-Detention Reserve, 5.58 acres; 719279- Lot 7, 2.62 acres; 692523- 1.35 acres; 719283-Detention Reserve/ Park Reserve, 4.35 acres; 719280- Lot 2, 2.70 acres

REGULAR AGENDA PLANNING & ZONING BOARD OF COMMISSIONERS

- [2.](#) Discussion and possible action for recommendation to Council regarding the requested zone change from M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use for requested seven (7) parcels within Industrial Park.

REGULAR AGENDA CITY COUNCIL

- [3.](#) Discussion and possible action to requested rezone of seven (7) parcels from M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use; Property Identification No. 719282, 719277, 715407, 719279, 692523, 719283, 719280.

ADJOURN REGULAR SESSION

I certify that the notice and agenda of items to be considered by the Sweeny City Council on **July, 21, 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.

Kaydi Smith, City Secretary



CITY OF SWEENEY

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) M2 (to zone) BLIMXU
☐ 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 total
☐ Survey attached? ☐ Drawing attached?
 Project Name/Owners Name: Sweeny Economic Development Corporation
 Brazoria County Appraisal District Property ID # 719282, 719277, 715407,
 Project Address/Location: 719279, 692523, 719283, 719280
 Subdivision: _____ No. of Lots: _____
 Total Acreage &/or Square Footage: Calvin Brown Rd/Ind. Park
 (Any additional supporting information can be submitted and attached with this request.)

Brief Description of Property & Reason for Proposed Request:

to allow other businesses to come

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: Sweeny Economic Development Corp.
 Mailing Address: P.O. Box 502
 City: Sweeny State: TX Zip: 77480
 Phone: _____
 Email: michelle.medina@edc.sweenytx.gov

APPLICANT OR AGENT'S INFORMATION:

Name: Nichelle Medina
 Mailing Address: P.O. Box 502
 City: Sweeny State: TX Zip: 77480
 Phone: _____
 Email: michelle.medina@edc.sweenytx.gov

**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: Nichelle MedinaDate: 4/8/26

Agent's/Applicant's Signature: _____

Date: _____

Fees Paid: 4/8/26 General Receipt No. 941087568Date: \$265.00 / C/C # 1835

OFFICE USE ONLY:

Date Received: 4/8/26 Amount Collected: \$265.00 City Representative: Kelg





AGENDA MEMO

Item 2.

Subject/ Agenda Item	Discussion and possible action for recommendation to Council regarding the requested zone change from M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use for requested seven (7) parcels within Industrial Park.
Acting Board	PLANNING AND ZONING BOARD OF COMMISSIONERS

Executive Summary

The map attached depicts the requested property for rezone.

These seven parcels within Industrial Park on Calvie Brown Road are subject of a rezone request submitted by their owner to change from the current M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use Zone. All associated properties are listed by their Brazoria County Appraisal District Property Identification Numbers below. The property owners are requesting a zoning change to expand permitted uses and business eligibility within.

719282; Lot 4, 7.68 acres
719277; Lot 5, 7.68 acres
715407; Detention Reserve, 5.58 acres
719279; Lot 7, 2.62 acres
692523; 1.35 acres
719283; Detention Reserve / Park Reserve, 4.34 acres
719280; Lot 2, 2.70 acres

Owner & Requestor: Sweeny Economic Development Corporation
Location: Calvie Brown Road; Industrial Park

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



AGENDA MEMO

Item 2.

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

Chapter 155: Zoning; Exhibit A

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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.

CURRENTLY Zoned as M2

Sec. 110-79. M-2, heavy industrial.

The following regulations shall be applicable to the M-2, heavy industrial, zoning district:

(1) *Description and purpose*: This zone is designed to contain those industries which process raw material into useful goods.

(2) *Permitted uses*: Machine shop, carpenter shops, ice manufacturing, light metal processing, meat and food processing, paper fabricating, plastic manufacturing, feed and fuel yards and miniwarehouses. All other manufacturing must obtain special permits.

(3) *Maximum percentage of lot to be used for building*: One hundred (100) percent.

(4) *Minimum floor area*: None required.

(5) *Maximum height*: Four (4) stories, fifty (50) feet or as approved.

(6) *Minimum lot area*: Fifteen thousand (15,000) square foot.

(7) *Minimum frontage of lot*: One hundred fifty (150) 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-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 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 land owner for the purposes of establishing the setback.

(10) *Permitted accessory uses*: No restriction except no dwellings.

(11) *Accessory building*: No restrictions.

(12) *Conditional use*: Churches.

(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 M-2 zone lot line is within sixty (60) feet of single-family residential area lot lines

Action

Recommend approval **or** denial of the requested rezone or specify portions approved thereof.



AGENDA MEMO

Item 3.

Subject/ Agenda Item	Discussion and possible action to requested rezone of seven (7) parcels from M2 Heavy Industrial to BLIMXU Business Industrial Mixed-Use; Property Identification No. 719282, 719277, 715407, 719279, 692523, 719283, 719280.
Acting Board	COUNCIL

Executive Summary

Council must decide to accept Planning and Zoning Board of Commissioners' recommendation or deny.

Continued discussions eligible on the requested.

- 719282; Lot 4, 7.68 acres
- 719277; Lot 5, 7.68 acres
- 715407; Detention Reserve, 5.58 acres
- 719279; Lot 7, 2.62 acres
- 692523; 1.35 acres
- 719283; Detention Reserve / Park Reserve, 4.34 acres
- 719280; Lot 2, 2.70 acres

Owner: Sweeny Economic Development Corporation
Location: Calvie Brown Road; Industrial Park

Note: If the motion does not approve all seven properties in the original request, the specific **Property ID numbers** of the approved or denied properties must be stated in the motion.

Action

IF APPROVING THE FULL REZONE REQUEST

I move to accept (or deny) the BOC recommendation and approve the proposed rezoning request for all properties included in the application as submitted.

IF APPROVING ONLY CERTAIN PROPERTIES

I move to accept (or deny) the BOC recommendation and approve the proposed rezoning request only for the following properties (or portions thereof): Property IDs _____, _____, _____, and deny the rezoning request for all remaining properties included in the application.

IF DENYING THE FULL REZONE REQUEST

I move to accept (or deny) the BOC recommendation and deny the proposed rezoning request for all properties included in the application as submitted.