



CITY COUNCIL MEETING SPECIAL SESSION

Tuesday, April 28, 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 will meet in **Regular Session** on **Tuesday, April 28, 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.

CALL TO ORDER/ROLL CALL

PLEDGES & INVOCATION

CITIZENS WISHING TO ADDRESS CITY COUNCIL

This item is available for those citizens wishing to address City Council on an issue not on the agenda. Any item discussed cannot be voted on but could be considered for placement on the agenda of the next regularly scheduled meeting. Limited to three (3) minutes.

REGULAR AGENDA

1. Discussion and possible action to variance request to Ordinance §93.01 to allow fireworks within the City limits for Pride Day and Fourth of July 2026; Freedom Fireworks Unlimited
2. Discussion and possible action to Resolution 26-R107 adopting a Water Conservation Plan for the City of Sweeny.
3. Discussion and possible action to schedule a public hearing and joint meeting with the Planning and Zoning Board of Commissioners for requested zone change.

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 **April 28, 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



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	04/28/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Manager
Reviewed by City Attorney		Department	Ordinances
Subject	Discussion and possible action to variance request to Ordinance §93.01 to allow fireworks within the City limits for Pride Day and Fourth of July 2026; Freedom Fireworks Unlimited		
Attachments / Supporting documents	Letter, Request Form, Fireworks Safety Zone		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

A request has been submitted to allow fireworks in conjunction with the Sweeny Pride Day and Fourth of July festivities.
 As fireworks are prohibited under Ordinance 93.01, a variance and the appropriate approvals would be required.

§ 93.01 PROHIBITED ACTIVITY.

It shall be unlawful for any person, firm or corporation to store, keep in possession, manufacture, sell or re-sale, fire, discharge, detonate any form of fireworks within the corporate city limits.

Recommended Action

To approve a variance to Ordinance §93.01 to authorize Freedom Fireworks to conduct a community fireworks display within the city limits for Pride Day and Fourth of July festivities.



CITY OF SWEENY

102 W. Ashley Wilson Rd. • PO Box 248 • P: (979) 548-3321 • E: info@sweenytx.gov

The following will be used to request an item to be placed on the agenda with the Sweeny City Council.

Personal Information:

Name: Wayman Hutchings

Mailing Address: PO Box 426 Sweeny Texas 77480

Physical Address: _____

Email(s): wayman@freedomfireworksunlimited.com

Phone(s): _____

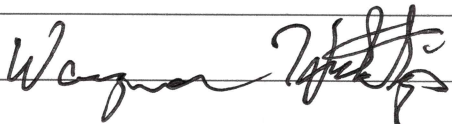
Please include specific details of the item you wish to be placed on the agenda.

Pride Day Fireworks Display Location
 Freedom Fireworks Unlimited would like to be put on the City Council Agenda for Approval of Pride Day and possibly the 4th of July Fireworks Display behind the Sweeny Elementary School.

Please See attached Files for your review.

Thank you in advance for your assistance.

Wayman Hutchings
 Freedom Fireworks Unlimited

Signature:  Date: 4/15/2026

Requests must be received by the City Manager, **by close of business on the last business day of the month**, to ensure placement on the following month's agenda. 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. This updated deadline is pursuant to H.B 1522, enacted and effective as of September 01, 2025.

Regular Session Council meetings are held the third (3rd) Tuesday of each month. Agendas are required to be posted at least three (3) business days before the scheduled date of the meeting.

Once Council has acted on an agenda item, that item cannot be placed on the agenda for a period of six (6) months. Exception is provided if three members of Council ask that the item be returned early to the agenda, or the Mayor or the City Manager determines it is in the interest of the City to do so.

SWEENEY

INDEPENDENT SCHOOL DISTRICT

1310 N. Elm Street | Sweeny, Texas 77480

April 15, 2026

RE: Pride Day and Fourth of July Fireworks Display Location

To Whom It May Concern:

Sweeny ISD is looking forward to Pride Day (May 2, 2026, Fireworks May 1, 2026) and Forth of July Fireworks. Both events will be held in the area outlined below behind Sweeny Elementary School. Sweeny ISD approves the use of District property for these events in accordance with the safety map outlined below and releases liability from the City of Sweeny. Freedom Fireworks Unlimited agrees to adhere to the Fire Safety Guidelines as presented by the City of Sweeny Fire Marshal.





Terri Watkins

Superintendent of Schools, Sweeny ISD

Fireworks Safety Zone

280 Feet Safety Area

Legend

-  Firework Safety Zone
-  Sweeny

Item 1.

Firing Safety
Radius (400')

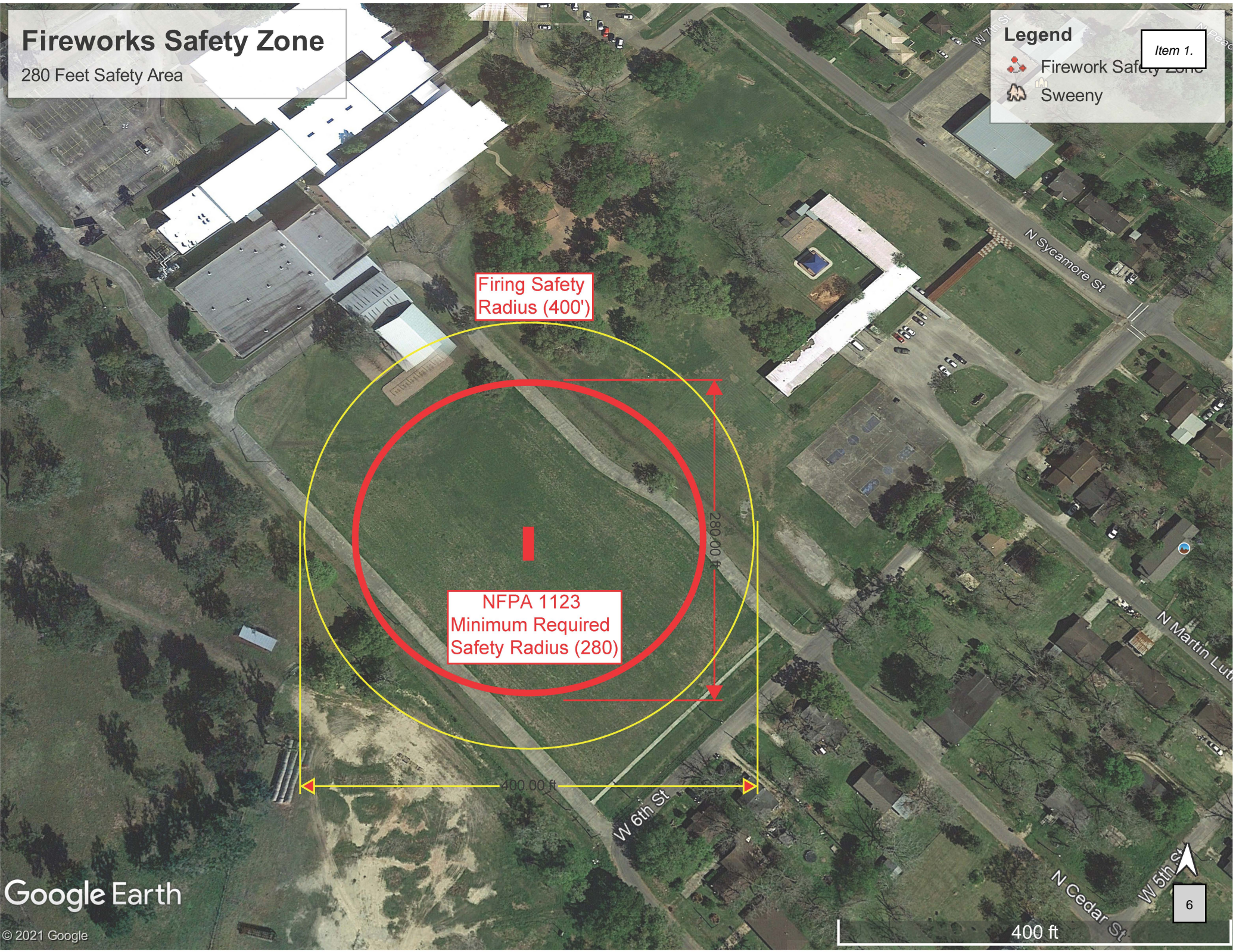
NFPA 1123
Minimum Required
Safety Radius (280)

280.00 ft

400.00 ft

400 ft

6





AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	04/21/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	City Manager
Reviewed by City Attorney	Yes	Department	Utilities/ PW / Grants
Subject	Discussion and possible action to Resolution 26-R107 adopting a Water Conservation Plan for the City of Sweeny.		
Attachments / Supporting documents	Resolution 26-R107; Conservation Plan		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

As the City pursues funding through the Texas Water Development Board (TWDB) Water Supply Infrastructure Grant (WSIG) program, adoption of a Water Conservation Plan is a required component of the application process.

The Plan must be formally adopted by the governing body and submitted to the TWDB demonstrating compliance with applicable Texas Commission on Environmental Quality (TCEQ) regulatory requirements.

The proposed Water Conservation Plan emphasizes efficient water use, reduction of system water loss, public education and outreach, and long-range water supply sustainability. The Plan has been prepared in accordance with state guidance and meets all requirements outlined in TWDB Form 1968 and Title 30 Texas Administrative Code, Chapter 288.

Recommended Action

To approve:

Motion to approve Resolution 26-R107 adopting a Water Conservation Plan.

RESOLUTION NO. 26-R107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS, ADOPTING A WATER CONSERVATION PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS WATER DEVELOPMENT BOARD; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Sweeny provides potable water service to its residents and relies on groundwater from the Gulf Coast Aquifer; and

WHEREAS, The Texas Water Development Board requires adoption of a Water Conservation Plan to promote efficient water use and reduce water loss; and

WHEREAS, The City Council finds that adoption of a formal Water Conservation Plan is in the best interest of the public health, safety, and welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SWEENY, TEXAS:

Section 1. The City of Sweeny Water Conservation Plan is hereby adopted and approved.

Section 2. The City Administrator or designee is authorized to implement, administer, and report on the Water Conservation Plan as required by state law.

Section 3. This Resolution shall take effect immediately upon adoption.

ADOPTED this ___ day of _____, 2026.

Mayor, Dusty Hopkins

ATTEST:

City Secretary, Kaydi Smith



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	04/13/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	CM, CS
Reviewed by City Attorney		Department	Zoning/Development
Subject	Discussion and possible action to schedule a public hearing and joint meeting with the Planning and Zoning Board of Commissioners for requested zone change.		
Attachments / Supporting documents	Request		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The City has received an application from the EDC to re-zone seven parcels within the Industrial Park from Heavy Industrial to Business Industrial Mixed Use. This would allow businesses to occupy the Industrial Park that are allowable and permitted within the B1, B1A, B2, B3, C1, C2, and M1 zones. This would allow for commercial, industrial, or business type allowances, versus only heavy industrial types of businesses.

Council will need to:

- Schedule a joint BOC meeting with Public Hearing

Possible dates include:

- 05/19/2026 at 5:30 PM
- 05/26/2026 at 5:00 PM or 6PM
- 06/16/2026 at 5:30 PM

Recommended Action

IF APPROVING:

To establish a public hearing and joint meeting with the Planning & Zoning Board of Commissioners for the requested rezone of seven parcels within the Industrial Park, under ownership of Sweeny Economic Development Corporation, for _____ (date) at _____ PM, with an alternate date of _____ (date) at _____ PM if needed to establish a quorum for both boards.

Council will need to determine date and time for Public Hearings within motion.



CITY OF SWEENY

Rev. 03/2025

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Zoning and/or Variance Application

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

TYPE OF APPLICATION:

- Zoning Change (from zone) MA (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 ① 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: 979-469-5415
 Email: michelle.medina@edc.sweenytx.gov

APPLICANT OR AGENT'S INFORMATION:

Name: Michelle Medina
 Mailing Address: P.O. Box 502
 City: Sweeny State: TX Zip: 77480
 Phone: 979-469-5415
 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: Michelle Medina Date: 4/8/26

Agent's/Applicant's Signature: _____ Date: _____

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

OFFICE USE ONLY:

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

