

**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

MINUTES

BE IT KNOWN that the City Council of the City of Sweeny and the Planning and Zoning Board of Commissioners met 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.

NOTICE WAS 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, WOULD CONDUCT A MEETING, OPEN TO THE PUBLIC, ON TUESDAY, JULY 21st, 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

Mayor Hopkins called the Joint Special Meeting to order at 5:00 PM. John Rambo, Brian Brooks, and Sandra Blaine were in attendance. Jake Berry was absent. Caniel "Shaun" Massey arrived after roll call at 5:05 PM.

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

Jenny Massey, Cerrington Massey, Tiffany Walker, and Linda Wolf were in attendance. Steve Nance was absent. Caniel "Shaun" Massey arrived after roll call at 5:05 PM.

PLEDGES & INVOCATION

Pledges were led by Brian Brooks.
Invocation was given by Charlie Stevenson.

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

*Mayor Hopkins called the Public Hearing to order at **5:03 PM** and presented a brief summary of the request under consideration. No public comments were received, as no attendees were present. Mayor Hopkins closed the Public Hearing at **5:05 PM**.*

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.

The Board of Commissioners reviewed the rezoning request and determined that rezoning the properties would not be appropriate due to the presence of existing businesses and the potential for noise, dust, and

other impacts typically associated with industrial uses. The Board therefore did not recommend full approval of the rezoning request.

Cerrington Massey recommended denying the rezone for all the lots and only approving the one lot for rezone, consisting of 1.35 acres, to the mixed zone; PID 692523. Seconded by Linda Wolf. Linda Wolf, Tiffany Walker, and Cerrington Massey were in favor. Jenny Massey and Shaun Massey abstained. Recommendation carried.

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.

After discussing the recommendation from the Board of Commissioners, Council agreed that only PID 692523 should be approved for rezoning.

John Rambo moved to approve their recommendation. Seconded by Sandra Blaine. John Rambo, Brian Brooks, and Sandra Blaine were in favor. Shaun Massey abstained. Motion carried.

ADJOURN REGULAR SESSION

Mayor adjourned the meeting at 5:15 pm.

Minutes completed by City Secretary, Kaydi Smith on 07/22/2026.

Staff and Boards Present

City Manager, David Jordan

City Secretary, Kaydi Smith

SEDC Executive Director, Michelle Medina

Passed and approved this _____ day of _____, 2026.

Kaydi Smith -- City Secretary