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January 17, 2024



Mr. Dusty Hopkins  
Mayor, City of Sweeny  
Sweeny City Hall  
102 Ashley-Wilson Road  
Sweeny, Texas 77480

Dear Mr. Hopkins,

The Sweeny Independent School District is considering the construction of a new athletic stadium to be located at its current location adjacent to the High School. It is intended to provide bleacher seating for a total of 5,000 spectators. 3,500 seats will be located on the home side, and 1,500 seats on the visitor's side.

Per the 2015 International Plumbing Code, as adopted by the City of Sweeny, the requirement on the number of toilet fixtures is as follows:

Total Fixture Count for Water Closets: 93 (64 Home side + 29 Visitor Side).

Total Fixture Count for Lavatories: 30 lavatories (21 Home side + 9 Visitor's side).

The existing stadium, which has the same number of seats as the proposed new stadium, currently has a total of 8 water closets and 4 lavatories (home and visitors combined). Should the District be required to provide the required number of fixtures, it would be a huge burden on the taxpayers, and probably considered an overkill by the community. Therefore, Sweeny Independent School District would like to request a variance of this requirement. Per conversations with the City Manager and Mayor, the following in agreed:

Total Fixture Count for Water Closets: 26 (20 Home side + 6 Visitor Side).

Total Fixture Count for Lavatories: 12 (8 Home side + 4 Visitor's side).

Agreed on January 17, 2024.

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Dusty Hopkins, Mayor  
City of Sweeny

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Lindsay Koskiniemi, City Manager  
City of Sweeny

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Daniel Fuller, Superintendent  
Sweeny ISD

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Per the city of Sweeny, zoning ordinance section 110-162; Parking Requirements of article VI, Supplementary Regulations, there is the requirement to provide 1 parking space for every 3 seats. This would require a total of 1,660 spaces to be located on the High School and Junior High School site.

Currently, there are 840 spaces available. In order to meet the parking ordinance, the District would have to construct an additional 826 spaces. The taxpayer burden as well as limitations on the site make this requirement difficult to accomplish. Therefore, Sweeny Independent School District would like to request a variance of this requirement. Per conversation with the City Manager and Mayor, the following is agreed:

1 parking space for every 6 seats is acceptable, resulting in a total number of 833 parking spaces required.

Agreed on January 17, 2024.

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Dusty Hopkins, Mayor  
City of Sweeny

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Lindsay Koskiniemi, City Manager  
City of Sweeny

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Daniel Fuller, Superintendent  
Sweeny ISD