



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	08.13.2024	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Administration, Development Services
Reviewed by City Attorney	No	Department	Development Services – Inspections
Subject	Discussion and possible action on required drainage to offset new impervious surface at 605 N. Main Street.		
Council Strategic Goals	2. Infrastructure Investment – Improve Drainage 5. Safe and Beautiful City – Promote environmental stewardship		
Attachments / Supporting documents	Drainage plan sheet		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

The process to approve new development plans is a multi-step process that required the approval of different entities, especially when impervious surface is proposed to mitigate flooding and responsibly manage drainage.

The convenience store located at 605 N. Main Street began a remodel project earlier this year that includes a new building, new gas station canopy and pumps, new parking lot, and underground retention. The plans were submitted for approval to the City in 2023 and were reviewed and approved by the Texas Department of Transportation (TxDOT), City engineer, and West Brazoria County Drainage District No. 11.

During a drainage district inspection, no inflow to the underground detention system was observed which raised questions. A meeting was held on August 5, 2024 with the project owner, City staff, drainage district president, and drainage district engineer. The project owner acknowledged the underground storm was not done and the parking lot laid regardless. The project owner stated time was of the essence to complete the project and obtain a certificate of occupancy or loose funding from the lender. Drainage District representatives stated as the parking lot is presently, rainwater will flow onto Peach Street, which is not part of the design.

As the project is, it does not meet the approved plans and is in violation of the City's code. Pursuant to Chapter 153 of the City's Code of Ordinances, the City participates in the National Flood Insurance Program, therefore all plans involving the addition of impervious surface must be reviewed and approved by an engineer.

In an effort to help the project owner, city staff proposed presenting this situation to City Council with a recommendation to enter an agreement with the project owner to grant a temporary certificate of occupancy – not for the purpose of opening the store and contingent on rectifying



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the drainage and bringing it to approved spec within sixty (60) days. All parties agreed that strategy was mutually beneficially so the drainage would be corrected to not flood anyone and the owner's timeline with his lending institution would remain intact.

Later in the week, the project owner returned to City Hall to request a change to the approved plans to create a concrete detention pond with a surrounding chain link fence in back of the building. Any changes to the existing plans will require approval from all entities again, and that process can be lengthy. Because the project owner's preferred path forward deviated from the discussion had with staff and drainage district, no agreement has been drafted by city staff for the city attorney's review.

Two homes behind the gas station building have been remodeled recently, and city staff has concerns about mosquitos and aesthetics of a chain link fenced detention pond behind the new gas station.

Recommended Action

Staff does not recommend allowing changes to the approved plans that were submitted by the project owner.