



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	01/20/2026	<b>Agenda Items</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	CM, CS
<b>Reviewed by City Attorney</b>	Yes	<b>Department</b>	Annexation/Development
<b>Subject</b>	Discussion and potential action regarding the annexation process and related request.		
<b>Attachments / Supporting documents</b>	Tailored Service Plan, Developers Agreement, Proposed Plat, Written Service Agreement		
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

Attached for Council review and approval (as needed):

- Annexation Tailored Service Plan
- Developer’s Agreement (potential rejection)
- Proposed plat
- Proposed written service agreement (if annexation is approved)

Estimated cost for City utility expansion to the property is approximately **\$80,000 (at todays costs)**, covering water, sewer, and a bore under FM 524. Gas service is nearby.

Next steps:

- Schedule a joint BOC meeting
- Hold **two public hearings:**
  1. Large-Scale Development with BOC
  2. Annexation request

Possible dates include: 02/24 or 02/25 at 5:00 PM or 6:00PM.

Preliminary Proposed Timeline of upcoming meetings and required actions is referenced on the following page.

### Recommended Action

To approve the City’s drafted Tailored Service Plan, Developers Agreement, and Written Service agreement for future annexation request, and to establish a public hearing for a joint meeting with Planning & Zoning Board of Commissioners, and a public hearing for requested annexation on **02/24 or 02/25** at **5:00 or 6:00** P.M.

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



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Monthly Council Meeting	Key Actions & Council Meetings Due to property being appraised as Ag- Developer must reject Development Agreement
<b>January- Current Meeting Discussion Items</b>	<ul style="list-style-type: none"> <li>-Council review tailored service plan; get to Kirk for review</li> <li>- Council to review developer agreement; get to Kirk for review to reject</li> <li>- Preliminary Financing Plan for presentation/Cost Outline</li> <li>-TIRZ preliminary discussions</li> <li>-Re-platting Process discussion</li> <li>-Set dates for: (February meeting): BOC PH &amp; Joint BOC meeting as this is a large scaled development.</li> </ul>
<b>February 2 PH &amp; Joint BOC Mtg.</b>	<ul style="list-style-type: none"> <li>- 2 Public Hearings: BOC &amp; Annexation</li> <li><u>Action:</u> -BOC Large Scale Development (Preliminary Plat). BOC offer recommendation to Council.</li> <li>-COS accepts/approves/deny recommendation</li> <li>-COS Accepts Developer's Rejected Developers Agreement</li> <li>-COS approves/deny ordinance to annex property; COS Tailored Service Agreement Plan attached to ordinance as exhibit; Rejected developers agreement offered to be attached to Ordinance</li> <li>-TIRZ more in depth conversation if pursuing, Council action to hire attorney for TIRZ process</li> <li>(COS and developer will then negotiate the written service agreement following approval of annexation, COS to file annexation ordinance)</li> </ul>
<b>March-TENATIVE</b>	<ul style="list-style-type: none"> <li>- Handle Variance Requests (Sidewalks, Ditches, Roadways)</li> <li>- Complete Replat for Subdivision, File with County &amp; relevant entities -Propose Preliminary Financing Plan for TIRZ if Attorney hired, etc.</li> <li>- Begin TIRZ Board selection process discussions</li> </ul>
<b>April-TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: Final Financing Plan for TIRZ</li> <li>- If accepted: Set May PH date, publish notice, send letters</li> <li>- Send to State Comptroller</li> <li>- Go out for TIRZ Board applications</li> </ul>
<b>May- TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: Public Hearing on TIRZ Financing Plan</li> <li>- Discuss Tax Increment Fund (TIF)</li> <li>- Select TIRZ Board Members</li> <li>- Approve TIRZ Ordinance</li> <li>- Send Comptroller Form 50-806</li> <li>- Update City Mapping</li> <li>- Open TIRZ bank account</li> </ul>
<b>June- TENATIVE</b>	<ul style="list-style-type: none"> <li>- Council Meeting: TIRZ Board presents Project Plan &amp; Financing Plan for final approval by ordinance</li> <li>- Ensure plans conform to City Master Plan</li> </ul>
<b>July- TENATIVE</b>	<ul style="list-style-type: none"> <li>-TIRZ Board entered into an agreement with the Developer</li> </ul>