

ORDINANCE NO. 26-101

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, ANNEXING APPROXIMATELY 62.296 ACRES OF LAND LOCATED IN BRAZORIA COUNTY, TEXAS, ALL OF WHICH IS LYING WITHIN AND ADJACENT TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND TO INCORPORATE SUCH PROPERTY INTO THE CITY OF SWEENEY, AS SHOWN IN THE ATTACHED EXHIBITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, The City of Sweeny, Texas, is a home rule city established under the laws of the State of Texas and authorized under State law and City Charter to annex territory lying adjacent and contiguous to the City; and

WHEREAS, the property owners, C and D Development, LLC (herein the Petitioners) being the owner of approximately 62.296 acres of land located within Brazoria County, Texas, have petitioned the City for annexation of said tract into the city limits; and

WHEREAS, the property is adjacent and contiguous to the present city limits and within the extraterritorial jurisdiction; and

WHEREAS, all procedural requirements imposed by State law for this annexation have been met; and

WHEREAS, the City Council has heard and decided to grant the owners request that the City annex said property; and

WHEREAS, a public hearing required by law was conducted prior to consideration of this ordinance in accordance with Section 43.0673 of the Texas Local Government Code; and

WHEREAS, the Petitioners have agreed and consented to the negotiated municipal service plan and the annexation of the property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted; and

WHEREAS, the City intends to provide services to the property to be annexed according to the service plan attached hereto as Exhibit "C".

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

Section One (1): The City Council hereby finds that the facts recited herein are true and correct.

Section Two 2): That the following described property (hereinafter referred to as the "Annexed Property") is hereby annexed into the corporate limits of the City of Sweeny; All that tract being approximately 62.296 acres of land located in Brazoria County, Texas, and being more particularly described in Exhibit "A" and shown in Exhibit "B" attached hereto and incorporated herein for all purposes.

Section Three (3): That the Service Plan submitted herewith is approved as part of this ordinance made a part hereon and attached hereto as Exhibit "C".

Section Four (4): That the future owners and inhabitants of this Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto and are further bound by all acts, ordinances and all other legal action now in full force and effect and all those which here be hereafter adopted.

Section Five (5): That the official map and boundaries of the City, heretofore adopted, be amended so as to include the Annexed Property as part of the City.

Section Six (6): That the Annexed Property, a Large Scale Development, be zoned as Residential, as provided in the City Zoning Ordinance.

Section Seven (7): That if any provision of this Ordinance or the application of any provision of this Ordinance is held invalid, the invalidity shall not effect other provisions of

applications of this Ordinance, which can be given without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section Eight (8): This ordinance shall be effective immediately from and after its passage.

Section Nine (9): That it is officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act of the State of Texas.

PASSED AND ADOPTED this \_\_\_\_\_ day of March, 2026.

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DUSTY HOPKINS, Mayor of the City of  
Sweeny, Texas

ATTEST:

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KAYDI SMITH, City Secretary