



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

Meeting Date	02/17/2026	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	CM, CS
Reviewed by City Attorney	Yes	Department	Annexation/Development
Subject	Discussion and potential action regarding the annexation process and related request.		
Attachments / Supporting documents	Tailored Service Plan, Developers Agreement, Proposed Plat, Written Service Agreement		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	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: **March 25, 26, 30, 31**

These are good dates for BOC. Council would need to determine if these dates are sufficient to create a quorum as advertising will be expensive.

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

Recommended Action

YOU MUST HOLD PUBLIC HEARING FOR THE ANNEXATION REQUEST NO MATTER WHAT.

IF PLANNING TO APPROVE, NEED A PH FOR BOTH BOC & ANNEXATION: Council will need to determine date and time for Public Hearings within motion.

MOTION: 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 **March _____** at **5:00 P.M.** In the event quorums cannot be established for date stated, **March _____** will be the secondary public hearing date at **5:00 PM.**

ANNEXATION ONLY: You still have to hold a public hearing pursuant to the annexation request. You just wont need to hold the joint meeting due to the large scale development, if you do not foresee approving the annexation.

MOTION: To schedule the public hearing pursuant to the annexation request for Tuesday, March 17th, 2026 at 6 PM.



AGENDA MEMO

Business of the City Council City of Sweeny, Texas

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