

**City of Sweeny**  
**Guidelines**  
**Construction and Development**

## **Building New Construction on an Undeveloped Tract of Land**

1. If land is to be divided into two or more parts and located in the corporate limits or extra territorial jurisdiction, it must be platted with the City.
  - a. The plat must indicate all proposed lot lines, easements, roadways, utility accesses, and drainage.
  - b. Subdivision plat must be submitted to the City Secretary for staff review at least 10 days prior to the next Planning and Zoning meeting. Once comments by staff are received, it will then go before the Planning and Zoning Commission and then taken before the City Council.
    - i. A pre-submission conference between the developer and City Manager, Economic Development, City Engineer, Building Official, Public Works, and utility companies is required.
    - ii. There will be a general development plan submitted for review by city staff. This should show that there are adequate public services at/for the development site, general proposed land use, location of all major arterial streets and any phases or sections for development.
    - iii. The preliminary plat will then be submitted and reviewed by the Planning and Zoning Commission and then presented before the City Council. Nine copies of the plat should be submitted and have the following details.
      1. Utility availability and capacity.
      2. Drainage and detention, including contours.
      3. Public Utilities.
      4. Easements.
      5. Adequate parking.
      6. Any other significant information including information on all sides for a distance of not less than two hundred feet.
      7. Proposed name of streets, if a subdivision, and name of subdivision.
      8. Requirements of the Comprehensive Plan of the City.
    - iv. After any required changes have been made and agreements with the city signed, the final plat (nine copies) will be taken before the P & Z commission for recommendation and then before the City Council for approval.
  - c. All fees must be paid before final plat approval.
  - d. For filing purposes, three myler plats must be provided to the city once all approvals are received.

**For more information, contact the City of Sweeny at (979) 548-3321**