

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JULY 17, 2025
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Meagan DeKeyzer; Council members: Martin Vela, Chris Vaughn, Scott Salter, Ashley Davis, Richard Garivey and Keko Moore.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Assistant City Engineer; Brandon Moody, Public Services Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion regarding the Achille Tract Development North of the Berry Creek Subdivision.

Romero Fernandez from KB Homes, presented this item before City Council with explanation. Mr. Fernandez summarized the location and proposed lot sizes for the 128-acre development, which plans to include 390 50-foot lots with three-sided brick homes. He reviewed the planned amenities and Park Land dedication for recreation centers, open space and detention areas. The plan includes a dedication of right-of-way to Brazoria County for the Thoroughfare Plan with two points of egress. Council member Garivey expressed concern at the request for variance to have the 50-foot lot size, citing the rationale for the 60-foot minimum City of Alvin requirement. Discussion was had on possible variations and building materials. City Manager, Mr. Roland, clarified the developers' desire to review these details with Council in preparation for compliance with annexation requirements, which they also plan to request in the future. Members of Council were amenable to pursuing a developer's agreement in the future that specifies that homes must have three-sided brick facade requirements, given compliance with all other requirements and attention to flood mitigation.

Discussion regarding a proposed amendment to Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations.

Police Chief Lee, presented this item before City Council with explanation. Chief explained the difference between the definition of "roadway" in state law and the Traffic Code. Given those definitions and the variations in speed limits to consider, the proposed ordinance institutes a permitting requirement to provide proof of liability insurance in the amount of one million dollars for non-profit organizations wanting to solicit on roadways of greater than 30 miles per hour. Chief Lee clarified that this ordinance is intended to address the issue of solicitors that operate within the roadways of Alvin, and not to include fundraisers, for instance, at private businesses. The wording "pedestrian conduct" seeks to include any additional activity on the roadway. Discussion was had on further defining a 'charitable organization'. Integrating the feedback given by Council, this ordinance will be brought for consideration at a future regular City Council meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:48 p.m.

PASSED and APPROVED the 7th of August 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary