

City of Alvin, Texas

Gabe Adame, Mayor

Meagan DeKeyzer, Mayor Pro-tem, District E
Martin Vela, District A
Chris Vaughn, District B
Richard Garivey, District C



Ashley Davis, District D
Keko Moore, At-Lg P1
Scott Salter, At-Lg P2

Alvin City Council Agenda Thursday, September 4, 2025

7:00 PM

(Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Secretary's Office at 281-388-4255 or droberts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance to City Hall.

NOTICE is hereby given of a Regular Meeting and Executive Session of the City Council of the City of Alvin, Texas, to be held on Thursday, **SEPTEMBER 4, 2025**, at 7:00 PM in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

4. PUBLIC HEARING

- A. Public hearing to receive comment on the proposed tax rate of \$0.700635 per \$100 of valuation for the Fiscal Year 2025-2026 (2025 tax year), which is the No-New-Revenue Tax Rate for the City of Alvin.

5. CONSENT AGENDA

- A. Consider approval of the August 21, 2025, City Council meeting minutes.
- B. Consider a final plat of Preservation Creek Phase 2, Section 6, being a planned unit development of 11.19 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5 and 6 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- C. Consider a final plat of Preservation Creek Phase 3, Section 7, being a planned unit development of 23.50 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7, 12, 13 and 14 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- D. Consider a final plat of Preservation Creek Phase 3, Section 8, being a planned unit development of 19.70 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 12, 13, 24, and 25 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- E. Consider a final plat of Preservation Creek Phase 3, Section 9, being a planned unit development of 16.04 acres situated in the W.D.C. Hall Survey, Abstract 69, also being

out of lots 12 and 25 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

- F. Consider a final plat of Preservation Creek Phase 3, Section 10, being a planned unit development of 16.53 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 7, 8 and 13 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- G. Consider a final plat of Preservation Creek Phase 3, Pinnacle Parkway Segment 1, being a planned unit development of 3.254 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6, 7 and 12 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.
- H. Consider a master preliminary plat of Fox Meadow Crossing, being a replat of 92.351 acres of land being out of a called 92.388 acre tract as described by deed recorded under B.C.C.F. No. 2023004007 I. & G.N.R.R CO. Survey, Sec. 22, A-693 City of Alvin, Brazoria County, Texas.

6. OTHER BUSINESS

- A. Consider a Professional Services Agreement with AGCM, Inc. to provide Design Management Support Services related to the City Hall Project, and authorize the City Manager to sign the Agreement upon legal review.
- B. Consider a variance request from the homeowner at 600 Old Galveston Road to encroach fourteen feet into the twenty-five-foot street side building setback for the construction of a garage with a carport.
- C. Consider Resolution 25-R-21, expressing support for the Phase II, Lower Clear Creek and Dickinson Bayou Watershed 203 Feasibility Study, to culminate with the creation of a list of projects and funding options to address flooding and its devastating impacts; and setting forth other provisions related thereto.
- D. Consider Ordinance 25-P, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article VII, Parkland Dedication and Development Fee; and amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 28-2, In General, Parkland Dedication; providing for severability; providing for an effective date; and setting forth other provisions related thereto.
- E. Consider Ordinance 25-W, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2025-26; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.
- F. Consider Ordinance 25-X, adopting and levying the ad valorem tax rate for Tax Year 2025 (FY26), commencing October 1, 2025, and ending September 30, 2026.
- G. Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

7. REPORTS FROM THE CITY MANAGER

- A. Items of Community Interest and/or review preliminary list of items for next Council

meeting.

8. ITEMS OF COMMUNITY INTEREST

Pursuant to 551.0415 of the Texas Government Code reports or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

- A. Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

9. EXECUTIVE SESSION

- A. **Section 551.071(2)** of the Local Government Code provides as follows: Attorney consultation to receive attorney advice in connection with the City's legal rights, duties, privileges, and obligations related to the ongoing negotiations of a Collective Bargaining Agreement.

10. RECONVENE TO OPEN SESSION

11. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code, on **THURSDAY, August 28, 2025, at 3:00 p.m.**



/s/ Dixie Roberts
Dixie Roberts, City Secretary

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**