

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, SEPTEMBER 4, 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: Ashley Davis, Richard Garivey, Keko Moore, Scott Satler, Chris Vaughn, and Martin Vela.

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, Director of Public Services; Paul Chavez, Economic Development Director; Lisa Sullivan, Code Supervisor and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the proposed Pulte Homes - Sorrell Tract (296-acre) development near SH288/FM1462.

City Manager Junru Roland reminded Council that representatives from Pulte Homes had presented at a workshop in January of this year. Consensus from City Council at the time was for Pulte Homes to update their proposal with Council's recommendations and return at a later date for discussion. He then introduced Richard Marek, a representative of the developer, along with the developer's attorney, Caleb Villareal. Mr. Marek opened his presentation by stating that the proposed development includes 740 lots, each measuring 50 by 120 feet. Mr. Marek explained they are asking the City to de-annex 272.5 acres of single-family residential property, while 23.5 acres of commercial property will remain within the City limits. The City will continue to collect property and sales taxes from the commercial property. BC MUD 62 will construct water and wastewater plants, which the City may assume as retail utility provider at any time, with conveyance of the plants to the City at no cost upon transfer. In addition, BC MUD 62 will escrow \$20 per month from residents for a future EMS/Fire station, Pulte will dedicate four acres to the City, and \$500,000 will be contributed to the escrow fund from the first five MUD bond issues. Until City EMS/Fire services are established, the MUD will contract with a local district for coverage. Mr. Marek further highlighted the amenities and home product options, including playgrounds, 1800–2300 square foot floor plans, full-brick and wainscot options.

The consensus of Council was that deannexation provides no benefit to the City. Council discussed the changes since the original 2008 agreement that may have contributed to the higher current cost of development, noting that the former racetrack property—once considered a future attraction—has since been purchased by Preservation Creek. Council Member Vela expressed concern about the quality of developments proposed around Alvin, noting that developers often present plans to Council but fail to follow through. Suzanne Hanneman explained that the acreage was annexed in 2009 under the existing agreement, which may be amended with Council approval if all parties agree and the changes are mutually beneficial.

Council Member Garivey expressed concern regarding the quality of Pulte Homes and reflected on his time serving on the Planning Commission, where development standards were established, and stated that developers have often fallen short of those expectations by delivering substandard products. The consensus of City Council was not favorable for this development as currently presented.

Discuss amendments to Chapter 17 1/2, Signs, regarding temporary signs.

As a result of Council member Davis's inquiry at previous workshops, Junru Roland, City Manager, Brandon Moody, Director of Public Works, and Lisa Sullivan, Code Supervisor met and developed a proposal of amendments to address her concerns related to temporary off-premises garage sale signs. Mr. Moody summarized the proposed amendments to include a permit process to allow for three (3) temporary garage sale signs. Approved signs can be placed no earlier than 5:00 a.m. on the first day and must be collected by 8:00 p.m. on the last day of the sale. Once an applicant has been through the approval process, the City will provide stickers that are to be placed on each individual sign indicating they have been approved. In an effort to avoid applicants reusing previously approved signs/stickers, it was proposed to rotate the color of the sticker each month. These signs will continue to be prohibited on utility poles. Council reached a general consensus in support of the proposed amendments. An ordinance will be brought forth for City Council consideration at the next meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:40 p.m.

PASSED and APPROVED the 2nd of October 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary