

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, FEBRUARY 19, 2026
5:45 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 5:45 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 Salter, Chris Vaughn and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Brandon Moody, Director of Public Services and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion regarding the proposed Diamond Oak Development (206 acres), located east of SH 288, south of FM 1462, and north of the Preservation Creek development (2,900 acres), and the potential annexation into the City of Alvin's ETJ.

This item was presented after item B on the agenda but is recorded here to maintain the integrity of the outline.

Taylor Gunn, representative for Friendswood Development Company (FDC) presented a proposal for the development of Diamond Oaks, a planned 206-acre master-planned residential community. The developer indicated the project would consist of approximately 695 single-family homes at full build-out and would be constructed in phases over an estimated five to six year period beginning in 2026.

The proposed development includes a mix of 45, 50, and 55 foot homesites with a minimum lot depth of 120 feet. Homes are anticipated to range from the low \$200s to the \$400s. The developer outlined architectural and deed restriction standards intended to ensure neighborhood quality, including masonry requirements, limited repetition of elevations, fully sodded yards with irrigation, two-car garages, and HOA governance. The developer also noted that front yard maintenance services would be provided by the Homeowners Association (HOA).

Planned community amenities include park and open space areas, lakes, and an interconnected trail system totaling more than eight miles. The developer stated that parkland and open space provisions would exceed City requirements and that trails would connect with the Preservation Creek system.

Infrastructure and utilities are proposed to be financed and maintained through Brazoria County Municipal Utility District No. 89. Water and wastewater services would be provided by on-site treatment facilities. Primary access would be from FM 1462, with associated turn lane improvements and a traffic signal at the main entrance.

As part of the proposal, FDC is requesting City consent for annexation of the property into the City of Alvin's extraterritorial jurisdiction (ETJ), approval of the general residential development plan, authorization for five-foot side lot setbacks, consent to use City of Alvin utility and infrastructure standards, and direction to prepare and execute a Development Agreement.

During Council discussion, Council Member Vaughn requested that the developer provide additional pricing information specifically for homes on lots of at least 50 feet in width. He noted that starter homes

are now beginning at approximately \$300,000 and expressed that he does not support residential homes on the proposed 45ft lots. Council Member Salter stated that he was opposed to the inclusion of the smaller lots (45 ft lots), emphasizing the sentiment that Alvin is raising its development standards and that the community deserves higher-quality residential products. Council Member Garivey requested consideration of enhanced masonry standards, specifically asking that two-story homes include brick masonry on the second floor rather than limiting masonry to the first floor only. Council Members Garivey and Vela further indicated they were open to considering a mix of lot sizes and expressed a willingness to negotiate lot configuration and related standards through the Development Agreement.

Roberts Rules of Order Training.

Mayor Pro-Tem DeKeyzer, presented this item before City Council prior to item A on the agenda but is recorded here to maintain the integrity of the outline.

Bridgette Begle of Olsen & Olsen Law Firm provided a brief overview of Robert's Rules of Order. She clarified that the objective was to establish a foundational understanding to promote efficient Council proceedings. Council Members reviewed several scenarios and considered the application of the City's Rules of Procedure and Robert's Rules of Order.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:45 p.m.

PASSED and APPROVED the 5th of March 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary