

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JULY 16, 2026
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 Council Chambers at the Alvin City Annex, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Ashley Davis, Richard Garivey, Meagan DeKeyzer, Scott Salter, Chris Vaughn and Martin Vela.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; Michael Gibbs, Director of Finance; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion regarding the proposed Cardon Development (1,552-acre) development west of SH 288, between FM1462 and CR51.

Junru Roland, City Manager, presented this workshop item regarding the Cardon Development and the existing 2009 Development Agreement. He provided an overview of the proposed land use within the development, including single-family residential, detention and drainage facilities, utility sites, and small mixed-use parcels. Mr. Roland also reviewed the property's current taxable value under its agricultural exemption, the projected taxable value upon development, and the financial implications of the existing development agreement, which provides for an 81.33% rebate of ad valorem property taxes collected on the developed property.

Council members Vela and Salter expressed concerns regarding the potential loss of future tax revenue and permitting fees if the property were to be deannexed from the City. Josh Wahoo, representing Cardon Development, responded to questions related to the proposed land use plan, lot sizes, and current market conditions, explaining that residential development is necessary to support future commercial development in the area due to limited market demand for commercial uses at this time.

Council member DeKeyzer expressed concern that the City should not bear the financial burden of the development through such a significant tax rebate and stated that the proposed 40-foot lots are inconsistent with the City's current development standards. Mr. Yates, legal counsel for the developer, explained that the rebate percentage was negotiated as part of the 2009 Development Agreement based on the anticipated commercial nature of the property. He further stated that, given the differing positions regarding the financial projections, de-annexation of the property could be reconsidered as a potential alternative. Mr. Yates also noted that commercial property in Brazoria County is currently assessed at a lower value than residential property and that developing the property with 40-foot residential lots would increase its taxable value.

Council member Vela clarified that police, fire, and emergency medical services are already provided for the area and would continue regardless of whether the property remains within the City limits. Council member Garivey expressed dissatisfaction with the quality and pace of recent residential developments, noting concerns that projects often remain unfinished for extended periods while still qualifying for substantial tax rebates. He also stated that he does not support de-annexation of the property. Consensus was against de-annexation.

Discussion regarding a potential amendment to Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin, Texas, to remove the adoption of the appendices to the 2024 International Energy Conservation Code.

Michelle Segovia, City Engineer, reminded Council that an ordinance adopting the 2024 International Energy Conservation Code was approved in April. She explained that compliance with the energy code is verified through a third-party vendor and that, unlike the previously adopted 2018 code, the 2024 edition includes twenty optional appendices that are no longer clearly identified as optional. Ms. Segovia stated it was not the staff's intent to adopt these additional appendices.

Ms. Segovia further explained that several of the appendices conflict with other adopted building standards, resulting in unforeseen requirements that have impacted Alvin Independent School District's ongoing construction projects, including Earl Humbird Elementary School and the Alvin High School Auditorium. An AISD representative advised Council that compliance with the additional appendices would increase project costs by approximately \$1 million beyond the original budget.

Ms. Segovia noted that twenty-five surrounding municipalities have adopted the 2024 International Energy Conservation Code without the optional appendices. She informed Council that an ordinance amending the City's adoption of the code to exclude the appendices would be presented for consideration at the July 16, 2026, Regular City Council meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:41 p.m.

PASSED and APPROVED the 6th of August 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary