

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
AND EXECUTIVE SESSION
THURSDAY, JULY 18, 2024
5:30 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 5:30 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Martin Vela, Joel Castro, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Update on MUD 48 and 49 (former Walton project) off of FM1462 and Savannah Plantation, and MUD 51, north of Forest Heights.

Suzanne Hanneman, City Attorney, introduced the developers who presented this item before City Council with explanation. Ms. Hanneman summarized the various MUDs and their histories. Heather Kelly, with Allen Boone Humphries Robinson LLP, also gave a brief history of the properties that comprise MUDs 48, 49 and 51. John Bonner and Marshall Laguerta from Scarborough Lane Development described the location of the properties they are planning to purchase in MUD 48 and 49, plans for the land, and rough timelines for the building phases. Their minimum proposed lot sizes will be 4,500 square feet with a width of 40 feet. Non-Traditional homes will be permitted according to the current developer agreement, subject to City of Alvin Code of Ordinances. The proposed Master Parks Plan for the 1,458 acres will include 384 acres of Single Family Homes, 13 acres of Commercial development, 16 acres dedicated to a School and Day Care, 5 acres for an Emergency Services District, 128 acres of Detention/Open Space and 197 acres of Floodplain Mitigation/Nature Preserve areas. Moving forward, the developers expect to explore amendments to the Developers Agreements to accommodate these proposed changes. Council member Garivey expressed his displeasure with the small lot sizes proposed.

Representatives from BGE, Benchmark Engineering and Beazer Homes presented a brief history of MUD 51 and the current status of development projects. The current developer agreement includes utility and easement requirements that must be completed, and they are in the process of negotiating those connections. The remaining 107.1041 acres of this development is on the Council agenda this evening to be annexed into the corporate limits of the City of Alvin for future development in accordance with the current developers' agreement.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:47 p.m.

PASSED and APPROVED the 1st of August 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

