

**MINUTES
CITY OF ALVIN, TEXAS
801 E. SOUTH ST.
CITY COUNCIL WORKSHOP MEETING
TUESDAY, OCTOBER 8, 2024
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, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Martin Vela, Chris Vaughn, Glenn Starkey, and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Ron Schmitz, Director of EMS; Dan Kelinske, Director of Parks and Recreation and Paul Chavez, Economic Development Director.

WORKSHOP BUSINESS

Discuss the City of Alvin's Comprehensive Master Planning Program/Process.

During the Joint Workshop Meeting between the City Council, the Planning Commission and the Comprehensive Plan Advisory Committee regarding the Alvin Comprehensive Plan, several key presentation materials and activities were shared with attendees. The presentation included a PowerPoint titled "Joint Workshop Presentation No. 1," which covered the comprehensive planning process, its elements, and expected outcomes. Handouts were provided, including a summary of community census data, a community snapshot report, and a city base map. The group also participated in an open discussion and a S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) analysis.

Through the SWOT analysis discussions, several strengths emerged that highlight Alvin's unique appeal. Alvin is celebrated for its strong sense of community, with many families proudly calling the city home for generations. The historic downtown area, with its charming buildings and local businesses, offers a distinctive identity that residents and visitors alike appreciate. Additionally, Alvin's relatively affordable land and housing make it an inviting choice for new residents seeking a welcoming community with deep roots and a bright future.

During the discussion, participants identified some areas for growth and improvement within the community. The absence of zoning regulations was noted as a potential challenge for attracting long-term investments and achieving cohesive land use, which may result in developments that feel somewhat scattered. While Alvin has a range of housing options, expanding housing diversity could better support the needs of the city's renter population. Participants also expressed interest in having additional retail and business options, including a higher-end grocery store with full-service amenities, to complement Alvin's existing offerings. Concerns were raised regarding infrastructure, highlighting the opportunity to update utilities and improve street and drainage conditions. Participants also shared that everyday conveniences, like casual dining options and professional meeting spaces, would be a valuable addition to the community. Lastly, there were suggestions for enhancing safety and addressing homelessness, particularly in and around public parks, including National Oak Park.

Participants identified several exciting opportunities to further strengthen Alvin's appeal and community vibrancy. Ideas included offering incentives to attract and retain businesses, along with enhancing the walkability and charm of the downtown area. Expanding community amenities and developing attractions for regional visitors were also seen as valuable ways to support economic growth. Participants suggested initiatives like tax incentives and enhancing the 'Keep Alvin Beautiful' program to further enhance the city's

appearance and overall quality of life. Emphasis was placed on adopting practical, achievable strategies for growth and exploring innovative development ideas, such as creating a town center. Preserving the unique character of the downtown area and investing in family-friendly amenities were highlighted as important priorities.

Participants shared thoughtful insights on potential challenges Alvin may face as it grows, particularly the importance of preserving the community's unique character amidst rapid population increases. Alvin's tax rate and the need to maintain robust infrastructure were noted as key considerations. There was also discussion around enhancing the permitting and variance processes to balance the community's commitment to high-quality construction with the need to support business growth. Additionally, participants acknowledged that limited funding and staffing might influence the pace and extent of future improvements. The upcoming TX-99 interchange was seen as an opportunity, with conversations focused on promoting thoughtful, desirable development around the new entry and exit points to best serve the community.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:56 p.m.

PASSED and APPROVED the 7th of November 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary