

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, FEBRUARY 16, 2023
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 Paul A. Horn; Mayor Pro-Tem Gabe Adame; Councilmembers: Martin Vela, Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the Diamond Oaks proposed development (FM1462 near SH288).

Mayor Horn moved item B to be first on the agenda. Item A remains recorded here to maintain the integrity of the outline of the agenda.

Brad Switzer, Senior Planner with EHRA Engineering, presented this item before City Council with explanation. He was also accompanied by representatives of the developer, Randy Hall and Kevin Cole. This 206 acre tract of land is located at the southeast corner of FM 1462 and South Highway 288. Mr. Switzer explained they are proposing 596, 50 by 115 foot lots with an average lot size of over 6,500 square feet. This area will remain in the Extraterritorial Jurisdiction of the City of Alvin. There will be two main phases of development with a total of 5 sections. Brazoria County Municipal District 89 will maintain the roads and provide utilities for the development. Collector roads will connect to the future 2,900-acre W-Land project. The landscape and open space will include 11 + acres of amenitized green space (sidealks, turf, irrigation, planting beds, etc.). There will be two parks, over a half acre apiece, including a playground. The sidewalks will provide pedestrian connectivity to possible future school sites. Mr. Switzer summarized the milestones up to this point and provided photos of sample homes from the Phase I home builder, Rausch Coleman. These homes will have at least 50% masonry facades and the expected average sale price will be \$275,000. He renewed the next steps of development from March of 2023 to the full project being built out in 2031. Mr. Hall highlighted how they have focused on green space over commercial blocks of development. He expressed how they are committed to this project by purchasing the land in July and made provisions for future security through Brazoria County. He did express an interest in future annexation into the City of Alvin. Discussion was had regarding the roadways and how they will

connect and serve current and future development. Mr. Switzer explained he believes those roadways will be completed long before the entire 596 lots will be finished. Discussion was also had on first responder provision for this and future development in that area, including what is currently provided by EDS #3. The clarification was made that "masonry" facades means brick or stone, not hardiplank. Mr. Hall suggested the Strategic Partnership Annexation or Limit Purpose Annexation with 30-year timeframe options to consider as well. Discussion was had regarding different options, timeframes for those possible annexations and the economic impact given the current recession and interest rates. It was clarified that on March 16, 2023, the Development Agreement will be brought before the City Council for consideration.

Discuss amending the City of Alvin's Major Thoroughfare Plan for the proposed Magnolia Trail development (east of FM 2403, just south of Quail West Road).

Mayor Horn moved Item B to be first on the agenda. Item B remains recorded here to maintain the integrity of the outline of the agenda.

Michelle Segovia, City Engineer, presented this item before City Council with explanation. Ms. Segovia explained the recommendation to move the proposed thoroughfare to the southeast. It makes for better alignment through the development and where it crosses Highway 35 and FM 1462. If left the way the original plan calls for it to be, it will create an issue with the stated intersections. The developer approached Brazoria County and had these adjustments made and approved by Brazoria County. The proposal will go before City Council tonight as Resolution 23-R-04 for consideration of this change to the Thoroughfare Plan.

ADJOURNMENT

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

PASSED and APPROVED the 16th of March, 2023.

ATTEST:

Paul A. Horn, Mayor

Dixie Roberts, City Secretary