

**MINUTES
CITY OF ALVIN, TEXAS
309 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
WEDNESDAY, APRIL 26, 2023
7:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in a Workshop Session at 7:00 PM at the Alvin Senior Center, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Gabe Adame; Councilmembers: Martin Vela, Keko Moore, Joel Castro, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services; Amy Mallett, Utility Billing Supervisor; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Ron Schmitz, EMS Director of Operations; Kendall Hunting, Fire Chief/ Administrator, and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the Planned Unit Development of Preservation Creek, a proposed 2,900 acre master planned community east of SH288 between FM 1462 on the north and CR51 on the south.

Representatives from W Land Development summarized how they researched the surrounding area to design the brand vision for the Preservation Creek Development. W Land's vision is to 'preserve' the way of life characteristic of this area. The style was described as Texas Chic living; relaxing, comfortable, and convenient; engaging all forms of demographics. The amenities will be appropriate to a small-town feel. The engineer for the project summarized the existing study of the property and plans for the well study, wastewater, roadways, and floodplain. To preserve the 'community wellness outdoors' vision, the plan is to provide community nodes within a 5-minute walking distance, to possibly include the likings of a school, a Recreation Center, a Community Center, coffee shop, and walking trails. Preservation Creek is proposed to have multiple AISD schools and community nodes. This master-planned community has approximately 9,200 units ranging from 50-70 foot lots of single-family homes and potentially 35-50 foot lots for Patio Homes, and Townhomes. This project will take 15-20 years to completely build out all the homes. Additionally, there will be an area designated for an Emergency Services building; the location for such will be determined at a later date. The W Land team also summarized the building phases, including plans for drainage, a wastewater treatment plant and other infrastructure. Discussion was had regarding the need for a possible Tax Increment Reinvestment Zone and 3 Municipal Utility Districts to manage this development.

ADJOURNMENT

Mayor Horn adjourned the meeting at 9:02 p.m.

PASSED and APPROVED the 18th of May, 2023.

ATTEST:

Paul A. Horn, Mayor

Dixie Roberts, City Secretary