

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JUNE 15, 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 Gabe Adame; Mayor Pro-Tem Chris Vaughn; Councilmembers: Martin Vela, Keko Moore, Joel Castro, Glenn Starkey and Council member Elect Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; 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 possible amendments to Chapter 21, Subdivisions and Property Development of the Alvin Code of Ordinances.

Council member Moore, presented this item before Council. Chapter 21 of the City of Alvin Code of Ordinances states that anyone that subdivides a parcel of land must abide by the Subdivision and Development process. His concern is that Chapter 21 does not make any differentiation between a 200-lot subdivision and a 2-lot subdivision or the size of those lots. He suggests establishing a threshold of 4-5 lots before those requirements take effect. Michelle Segovia, the City Engineer, explained how "subdivision" refers to any lot being divided into 2 or more parts or lots. The size of the lots doesn't negate the requirement for access to infrastructure, but nor does it necessarily trigger the Subdivision and Development Process. She further clarified that Sec 21-23, referring to the abbreviated plat process for 2 or fewer plots, allows for simplified plats and fewer development requirements. Ms. Segovia explained that these requirements were put into place with flooding issues in mind. In-field development changes the dynamic of drainage for the surrounding area homes and businesses and must be considered when platting to add multiple lots because it makes them vulnerable to flooding. She also explained the impact on water and sewer capacity and the requirements to determine that capacity to move forward with development. Council member Vela pointed out that there is a variance process but he cautioned over-utilizing it and creating issues for the future that these requirements are designed to avoid. Suzanne Hanneman, City Attorney, clarified that these requirements are proportional to the need for the proposed density. Discussion was had on the cost of the capacity study to the developer through Freese & Nichols. Director of Public Services, Brandon Moody, gave a brief background on how that study came to be a requirement because of all the over-capacity issues that were being encountered throughout the city. The consensus was for Councilmember Moore to gather more information to bring to a future workshop to discuss possible solutions.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:48 p.m.

PASSED and APPROVED the 6th of July, 2023.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary