



# ALVIN ECONOMIC DEVELOPMENT

Alvin...The Best Location for Your Business Interest

Economic Newsletter

4th Quarter

December 2015

Alvin's steady growth in commercial and residential markets is due in large part to our easy access to business and industry locations. Two state highways, Port Freeport, and the Port of Houston, rail service by BNSF and Union Pacific, and Hobby International Airport, logistics say it all. Alvin Community College and our surrounding members of the Texas Gulf Coast Consortium of Community Colleges delivers excellent education and workforce training. Whether it is a business expansion, relocation, or a start-up, Alvin will show value right to your bottom line.

## Development Facts Year End 2015

### Building Permits & Values

New Commercial  
Permits  
\$ 24 Million

New Residential  
Permits  
\$ 28 Million

Commercial Remodels/Additions  
Permits  
\$ 4.9 Million

## City of Alvin- Downtown Focus



A strong finish to 2015; 2016 showing a successful year ahead; a new focus on Downtown.

The City of Alvin has shown great advancements for the past year. The numbers included in this edition reflect our continued growth in all sectors. Both residential and commercial/retail will continue to be strong in 2016. We also have

a strong vibrant chamber of commerce serving our business community to help make it stronger every day.

Under the direction of our City Manager, Sereniah Breland, we are launching the Downtown Improvement Task Force. The main objective of the task force, but not restricted, is to review case studies of successful downtown revitalization projects of similar scope and size, review existing conditions, identify stakeholder priorities, and develop a vision that includes potential projects for the community to implement.

The desire to revitalize the downtown area was identified in the 2035 Comprehensive Plan adopted by City Council. The "Quality of Place" goal was also included in the Economic Development Strategic Plan adopted in October of 2014 and states, "Downtown Alvin is a unique asset with plenty of untapped potential. Many of the other cities and towns in Brazoria County lack a historic downtown district. This is one of Alvin's biggest opportunities to differentiate itself from many of the suburban and exurban communities in Greater Houston that are also competing to attract new residents. The city's downtown district can also play a critical role in attracting and retaining young adults."

We have a broad base of business leaders who will be assisting city staff over the next several months to bring forth their report and plan to city council for consideration. Stay tuned for the next installment of this vital project.



### Current Home Builders in Alvin

Brighton - Forest Heights  
Brighton - Mustang  
Crossing  
Brighton - Kendall Lakes  
D. R. Horton - Kendall Lakes  
Saratoga Homes - Kendall Lakes  
Brighton - Midtown Park  
Grand View Builders - North  
Pointe Trails

### Development Highlights Calendar Year 2015

83 Planning Development  
Meetings  
Kendall Lakes - 52 Starts  
Mustang Crossing - 8 Starts  
North Pointe Trails - 31 Starts  
Midtown Park - 13 Starts  
Forest Heights - 35 Starts  
Hunters Cove-12 Starts  
Miscellaneous Resident - 26

### Alvin's Largest Employers

Alvin ISD  
Dish Network  
Alvin Community College  
Wal-Mart  
Ascend Performance Materials  
INEOS Olefins & Polymers  
Ron Carter Automotive  
TEAM, Inc.

## Meet our Team of “Unbeatable” Directors



**Junru Roland, Assistant City Manager, Chief Financial Officer-** His services to the City include but are not limited to providing fiscal guidance for all financial transactions of the city; as well as providing assistance and support to the City Manager. Mr. Roland directly supervises: Municipal Court, Utility Billing, Parks & Recreation, Information Technology, Convention Visitors Bureau, Human Resource, and Finance.

**Rex Klesel, AVFD Fire Chief-** Proud to lead the team to protect life, property, and to respond to other emergencies that might arise in the community, through public education, management, and incident response while also participating in many local service projects.



**Dixie Roberts, City Clerk -** Oversees official record keeping for the city, posts all required notices to the public, prepares agendas, keeps minutes of all city council meetings, governs the city owned Oak Park Cemetery and is the Public Information Officer for the city.

**Dan Kelinske, Director of Parks & Recreation -** Oversees park operations which includes routine mowing, maintenance of park structures and all city owned buildings plus capital improvements throughout the 13 parks and athletic complexes. He also oversees service contracts, seasonal and year round recreational programming for all ages to include community wide events and the Alvin Senior Center.



**Ron Schmitz, EMS Director, Emergency Management Coordinator-** Leads the team to commit their knowledge, skills, and abilities to provide emergency medical service for the greater Alvin area that exceeds the needs and expectations of those who require their assistance. Also heads up all aspects of Emergency Management.

## Other City News

### City Updating the Alvin Thoroughfare Plan

Roads provide the corridors needed to navigate between different areas of town.

The Alvin Thoroughfare Plan addresses specific needs and provides a logical framework for future growth. This Includes:

Increase accessibility to and from Alvin by tying the local street system to the Thoroughfare system.

Linking major activity and employment centers together.

Provide convenient access to all portions of the City.

Minimize traffic through the residential areas.

City Council held an initial workshop with Klotz Associates and city staff to define the purpose and process and to listen to key issues they see need to be included. A public meeting was held in December where over 100 citizens came together to listen and share their concerns and ideas. Both meetings resulted in valuable input to move the plan forward.

Follow us at [www.alvin-tx.gov](http://www.alvin-tx.gov) or go to our website to receive news updates regarding the Alvin Thoroughfare Plan and to stay current on what is happening in the great city of Alvin



### Meet our Team of "Unbeatable" Directors



**Bobbi Kacz, City Attorney**- Provides legal advice and recommendations to the Mayor, City Council, City Manager, City Departments, Boards and Commissions. Conducts legal research and drafts ordinances, resolutions, contracts, real estate documents plus other forms of legal documents for the city. Also responsible for prosecution in municipal court and representing the city in all litigation.



**Brian Smith, Director of Public Services** - Directs the public works and streets teams in their activities for maintaining the City's infrastructure, providing customer service assistance to citizens for water, sewer, streets & drainage issues. He also responsible for the code compliance department.



**Robert E. Lee, APD Police Chief** - Oversees a staff of 77 professionals, working in partnership with the community to fight crime, enforce laws and enhance the quality of life while safeguarding the community. Also oversees the Alvin Animal Adoption Center.



**Michelle H. Segovia, City Engineer** - Provides leadership in engineering, planning, design, and construction administration for paving, storm drainage, water, and waste water projects. Also provides permitting and inspection services, engineering reviews of subdivision, construction, and commercial development plans to ensure that each development conforms to City ordinances and regulations.



**Larry Buehler, Economic Development Director**- Leads activities to improve the economic wellbeing of the community through efforts that entail job creation, job retention, increase in tax base and enhancements to quality of life.

### Coming Soon

**Alvin will have 3 new places to help you satisfy your chicken cravings.**

Chicken Express  
2130 N. Hwy 35



Hartz's Chicken  
1675 N. Hwy 35



Wingstop  
173 Tovrea



### New Location

Frozen Spoon  
535 Tovrea



### Pre-Development Meetings

A Pre-Development Meeting (PDM) is an informal meeting with city staff and the landowner, businessperson or developer.

PDM's are generally scheduled in 1 hour increments and are held on Thursdays between 9 am – 12 pm. Exceptions can apply.

Pre-Development Meetings are offered for all who wish to learn more about city development policies and procedures and to address site specific issues.

These PDM'S are meant to be a "discovery" type meeting designed to help inform and assist developers with their projects. These meetings are not comprehensive but rather a tool to help answer questions and uncover potential issues. They are a good platform to create a common understanding between all attendees and help to streamline the development process. PDM's are not a substitute for due diligence on the part of the Developer.

Representatives from city departments are present to evaluate the project and to aid the developer in their project planning.

To schedule a Pre-Development Meeting contact:  
Shana Church at 281/388-4351.



### Alvin Convention & Visitors Bureau

### Alvin Historic Depot

200 Depot Centre Blvd.  
Call Julie Siggers at  
281/585-3359

Need a venue? Speak with Julie.

Sign up to automatically receive this newsletter at our web site [www.alvin-tx.gov](http://www.alvin-tx.gov)



**Thinking about  
Moving Your  
Business?**

***Then Think Alvin!***

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Economic Development**  
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**TxDOT Traffic Counts**  
W Hwy 6 @ Business 35  
26,000

S Bypass 35 @ E Hwy 6  
36,000

S Bypass 35 @ FM 1462  
22,000

S Bypass 35 @ FM 528  
26,000

S Gordon @ Hwy 6  
14,000

FM 528 @ Bypass 35  
17,000

