

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP
TUESDAY MAY 25, 2022
6:30 P.M.**

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 6:30 p.m. in the first floor Conference Room at City Hall, with the following members present: Mayor Pro-Tem Gabe Adame; Councilmembers: Martin Vela, Keko Moore, Glenn Starkey, Richard Garivey, and Chris Vaughn.

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

WORKSHOP BUSINESS

Discuss Chapter 23½ - Townhouses, Condominiums, and Patio Homes and Chapter 21-110 Planned Unit Developments of the Alvin Code of Ordinances.

Council member Vela is concerned that developers will come in and do the bare minimum in regard to lot sizes and green space. He feels the biggest complaint is lot size and the ordinance allows for 0 lot lines in reference to Patio homes, which he feels should not be allowed. Michelle Segovia, City Engineer, specified that Patio Homes are designed with those dimensions because those buyers want smaller lots, and the ordinance addresses those homes specifically. Suzanne Hanneman, City Attorney, explained why developer agreements are important to address these concerns and negotiate for the amenities desired. She expressed caution in changing the ordinance because it may create an increase in variance requests from developers. Council member Vela expressed concern that had in the development of Build to Rent homes. Brandon Moody, Director of Public Services, explained in comparison to other cities our minimum standard for lot size is lower, and developers will base their decisions on what they think is marketable in the Alvin community. It was suggested that this can be remedied by creating a limit on density percentage. The recommendation from Ms. Segovia is 4 units per acre or 30% of total acreage, whichever is less. The question of abolishing Patio Homes entirely was also raised. The consensus was for Ms. Segovia to prepare a recommendation for consideration for a future council meeting. Also recommended possibly an ordinance to require wider lots being brought to future workshop for further discussion.

Discuss storage containers and similar materials that create nuisances.

The concern was raised by Council member Vela that owners are putting Conex or similar storage structures on the back of their properties and possibly renting them out or using them for habitation or office space. It was suggested that the law be reviewed on how the City of Alvin can address such.

Discuss the City's Extraterritorial Jurisdiction (ETJ).

Council member Vela has concerns about releasing our enforcement of ETJ and not having a say in future developments. Discussion was had on the factors to be considered. City Attorney, Suzanne Hanneman, mentioned the city and county being on the same page regarding how the ETJ should be handled. There was also discussion on the benefits of releasing the city's ETJ in regard to saving staff time on land that is not producing tax revenue for the City of Alvin. Staff will bring the release a portion of Alvin's ETJ inside of Iowa Colony (referred to as the purple area on maps provided in the workshop) to City Council for consideration at a future meeting.

ADJOURNMENT

Mayor Pro Tem Adame adjourned the meeting at 7:58 p.m.

PASSED and APPROVED the 16th day of June 2022.

Paul A. Horn, Mayor

ATTEST:

Dixie Roberts, City Secretary