

## RESOLUTION 19-R-34

**A RESOLUTION OF THE CITY OF ALVIN, TEXAS, REVISING THE SPECIAL DISTRICTS POLICY FOR THE CITY OF ALVIN AND RENAMING TO ALVIN DEVELOPMENT PROPOSAL GUIDELINES, INCLUDING CRITERIA AND GUIDELINES GOVERNING MUNICIPAL UTILITY DISTRICTS, TAX INCREMENT REINVESTMENT ZONES, AND PUBLIC IMPROVEMENT DISTRICTS BOTH WITHIN THE CITY LIMITS AND IN ITS EXTRA TERRITORIAL JURISDICTION (ETJ); AND SETTING FORTH RELATED MATTERS THERETO.**

**WHEREAS**, the City of Alvin established a common understanding and consistent approach to guide developers, City staff, the Planning Commission, and the general public through an evaluation process for development proposals that request City consideration of a special district; and

**WHEREAS**, the policy that the City established in 2007, is now being revised to better meet the 2035 Comprehensive Plan and future growth patterns of the City and within its Extra-Territorial Jurisdiction (“ETJ”); and

**WHEREAS**, for those proposed developments that meet the goals and criteria of these guidelines, the City is willing to consider the following types of special districts: Municipal Utility Districts (“MUD”), Tax Increment Reinvestment Zones (“TIRZ”), Public Improvement Districts (“PID”), and Planned Unit Development (“PUD”); and

**WHEREAS**, this document has a Purpose, Guidelines, and Process section to include direction for both developers and City staff, and a process for review by Planning Commission and then recommendations to the City Council; and

**WHEREAS**, the City of Alvin will consider the use of special districts to promote new development and redevelopment where it can be demonstrated that an increase in tax base can reasonably be expected and the overall quality of life for people who live and work in the City can be improved; and

**WHEREAS**, the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Proceedings.** That the City of Alvin Development Proposal Guidelines attached hereto as “Exhibit A” are hereby adopted as the development guidelines for the City of Alvin, effective as of the passing of this Resolution.

**Section 3. Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

**Section 4. Open Meetings.** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED** this the 5<sup>th</sup> day of September 2019.

**CITY OF ALVIN, TEXAS**

**ATTEST**

By: \_\_\_\_\_  
Paul A. Horn, Mayor

By: \_\_\_\_\_  
Dixie Roberts, City Secretary