

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, MARCH 19, 2026
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 Meagan DeKeyzer; Council members: Ashley Davis, Richard Garivey, Keko Moore, Chris Vaughn and Scott Salter.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Assistant City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the proposed Pulte Homes - Sorrell Tract (296-acre) development near the northwest corner of SH288 and FM1462.

Jim McGonigle, Land Acquisition Manager for Pulte Homes, and team members, presented a pre-development overview of the proposed Sorrell Tract development, consisting of approximately 295 acres located at the northwest corner of FM 1462 and Highway 288 within the City's ETJ. The presentation included the proposed annexation request for a portion of the tract, anticipated development timeline, and overall land plan. The developer indicated a projected closing in late 2026, with Phase I construction anticipated to begin in the fourth quarter of 2026 and initial home closings projected for the first quarter of 2028. The estimated taxable value at full build-out was presented at approximately \$177 million, excluding retained commercial acreage. The proposed development includes single-family residential uses, on-site water and wastewater plants, a dedicated EMS site, and approximately 23.3 acres of parks, recreational areas, and open space. Examples of anticipated home product types, sizes, and pricing were also provided, along with information regarding construction standards, warranty programs, and customer service practices. Representatives also discussed ongoing due diligence efforts, including updates to the Drainage Impact Analysis (DIA) and Traffic Impact Analysis (TIA), as well as coordination with TxDOT and potential variance considerations related to drainage modeling. The developer outlined several requests for Council consideration, including annexation of a portion of the tract, approval of a Planned Unit Development (PUD) with 60-foot lot widths included, clarification of pipeline setbacks, consideration of trail areas toward open space requirements, waiver of parkland dedication in exchange for public amenities and EMS site dedication, and authorization to utilize a bond in lieu of completed improvements for plat recordation. Additionally, the developer proposed the establishment of a Tax Increment Reinvestment Zone (TIRZ) to support reimbursement of eligible infrastructure costs. Discussion was held regarding the proposed development, infrastructure, and associated requests. Council Members posed several questions and offered suggestions regarding the proposed development. The Park Dedication Fee was discussed as a potential alternative to the amount of greenspace reflected in the anticipated land plan. Council also inquired about the necessity of the proposed TIRZ, and the developer explained that it is intended to facilitate the recovery of capital costs associated with water and roadway infrastructure. The developer further indicated that a detailed financial analysis supporting the need for the TIRZ could be provided to Council for review. It was also noted that the property is zoned to Angleton ISD, which may impact achievable lot values compared to developments within Alvin ISD boundaries. Additionally, Council Members expressed a preference for establishing 60-foot lots as the minimum standard and suggested that at least one phase of the development could incorporate lot sizes exceeding 60 feet.

Discuss the proposed Cardon Development (1,552-acre) development west of SH 288, between FM1462 and CR51.

Cardon Development staff and representatives presented an overview of the proposed I-579C Planned Unit Development (PUD), a multi-phase development encompassing approximately 1,550 acres located off SH 288 between FM 1462 and Cannon Road (CR 51), spanning areas within Bonney and Alvin. The presentation covered development standards, housing product types, and a comparison between a traditional developer agreement and the proposed PUD structure. It was noted that the original 2009 developer agreement contemplated a significantly lower development density than the currently proposed approximately 3,600 units. Representatives described a mix of 40-, 45-, 50-, and 60-foot lot products, each accommodating one- and two-story single-family homes, intended to provide diverse housing options within a cohesive neighborhood design. The PUD framework was noted to offer greater flexibility in lot sizes, setbacks, and product types, allowing for a more integrated and market-responsive development pattern, as well as more coordinated design and amenities. In contrast, a traditional developer agreement was described as providing more standardized and predictable requirements, with less variation in lot configurations and a more conventional subdivision layout. Visual examples were provided to illustrate the proposed housing products and overall neighborhood character. Discussion was had on variations to the draft of the PUD Agreement. Council Member Moore inquired whether the PUD would include provisions requiring the developer to adhere to specified building standards, particularly regarding lot size percentages. He stated he is not opposed to smaller lots, provided they are designated for commercial or park use, or represent a smaller proportion of residential lots. The developer indicated that a "lot summary" could be included to establish these parameters, which are not currently outlined in the original 2009 agreement.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:55 p.m.

PASSED and APPROVED the 16th of April 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary