

**MINUTES
CITY OF ALVIN, TEXAS
CITY PLANNING COMMISSION
January 20, 2026**

BE IT REMEMBERED, that on the above date, the Planning Commission met in the First Floor Conference Room, at the Public Services Facility, 1100 West Highway 6, Alvin, Texas, at 6:00 P.M with the following members present, Adam Arendell, Abrin Brooks, Seth Carrasco, Dinah Langston, Scott Loy and Samuel Washington. Also present were staff members Shana Church, Assistant City Engineer and Sarah Gibbs, Executive Secretary. Jason Jones was absent.

1. Call To Order.

Call to order at 6:01 p.m.

2. Petition and Requests from the Public.

There were no petitions or requests from the public.

3. Approve the minutes of the City Planning Commission meeting of December 16, 2025.

Commission Member Arendell motioned to approve the minutes of the regular Planning Commission meeting of December 16, 2025. Seconded by Member Washington, the motion carried on a vote of 5 ayes, 0 nays.

4. Consider a final plat of Preservation Creek Phase 2, Recreation Center, being a planned unit development of 8.305 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6 and 7 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53 of the Brazoria County plat records, City of Alvin, Brazoria County, Texas. Jonathan Barrera with EHRA was present to represent the plat. Assistant City Engineer recommends final plat for discussion and approval. Commission Member Arendell motioned to recommend for approval. Seconded by Member Loy, the motion carried on a vote of 5 ayes, 0 nays.

5. Consider a variance request from the homeowner at 1740 Glennview to encroach twenty-five feet into the twenty-five-foot front building setback for the construction of a carport. Michael Coppedge and Michael Gardenhire with Southern Styles, were present to represent the variance request. Assistant City Engineer recommends variance request for discussion and approval. Commission Member Washington motioned to recommend for approval. Seconded by Member Arendell, the motion carried on a vote of 6 ayes, 0 nays. Seth Carrasco arrived at 6:07 p.m.

6. Consider a variance request from the homeowner at 2710 Westfield to encroach twenty-five feet into the twenty-five-foot side building setback for the construction of a carport. Bunky and Missy Jordan with Bunky and Son Construction, along with the homeowners at 2710 Westfield, Ray and Jean Malone, were present to represent the variance request. Assistant City Engineer recommends variance request for discussion and approval. Commission Member Carrasco motioned to recommend for approval. Seconded by Member Arendell, the motion carried on a vote of 6 ayes, 0 nays.

7. Items of Community Interest – Commission Members.

Adam Arendell suggested that we review the city ordinance related to carports to determine whether there are specific façade and color requirements for residential neighborhoods. He also noted a previously closed business located on E Highway 6, has been painted a color that does not comply with the city's corridor standards.

____ Motioned to Approve / Deny / Table. Seconded by ____
The motion carried on a vote of ____ Ayes and ____ Nays cast by ____

8. Staff report and update.

Shana Church stated the Planning Commission may see final plats for Peachtree at the next meeting.

9. Adjournment. Commission Member Arendell motioned to adjourn the meeting, seconded by Member Loy. The motion carried on a vote of 6 ayes. The meeting ended at 6:30 p.m.

____ Motioned to Approve / Deny / Table. Seconded by ____
The motion carried on a vote of ____ Ayes and ____ Nays cast by ____