

**MINUTES
CITY OF ALVIN, TEXAS
CITY PLANNING COMMISSION
February 17, 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 Jason Jones. Also present were staff members Shana Church, Assistant City Engineer and Sarah Gibbs, Executive Secretary. Samuel Washington was absent.

1. Call To Order.

Call to order at 6:00 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 January 20, 2026. Commission Member Loy motioned to approve the minutes of the regular Planning Commission meeting of January 20, 2026. Seconded by Member Arendell, the motion carried on a vote of 6 ayes, 0 nays.

4. Consider a final plat of BC Auto Subdivision a plat of 1.289 acres, being all of a 0.273 acre tract of land as recorded in document number 2008048994, official records of real property, Brazoria County, Texas and the residue of a tract of land conveyed to Scruggs as recorded in Volume 306, Page 588, deed records, Brazoria County, Texas, said residue is part of a 1.0276 acre tract as recorded in document number 2016034837, official records of real property, Brazoria County, Texas, situated in Lot 12 of the subdivision of Section 13, H.T. & B.R.R. Company Survey, Abstract 225, according to the plat as recorded in Volume 19, Page 47, deed records, Brazoria County, Texas, located in the City of Alvin, Texas. Chad Gormly with Gormly Surveying, was present to represent the plat. Assistant City Engineer recommends final plat for discussion and approval. Commission Member Jones motioned to recommend for approval. Seconded by Member Arendell, the motion carried on a vote of 6 ayes, 0 nays.

5. Consider a master preliminary plat of Verona, a planned unit development being +/- 128.53 acres of land out of the M.Odonnell Survey, A-420 A.C.H. & B. Survey, A-412 City of Alvin city limits, Brazoria County, Texas. Jacob Guerrero with META Planning & Design, was present to represent the plat. Assistant City Engineer recommends final plat for discussion and approval. Commission Member Carrasco motioned to recommend for approval to City Council. Seconded by Member Arendell, the motion carried on a vote of 6 ayes, 0 nays.

6. Consider a variance request from the homeowner at 2485 Ryan Drive to encroach one-foot three inches into the ten-foot rear building setback for the construction of a metal building. Assistant City Engineer recommends a variance request for discussion and approval. Commission Member Jones motioned to recommend for approval to City Council. Seconded by Member Carrasco, the motion carried on a vote of 6 ayes, 0 nays.

7. Items of Community Interest – Commission Members.

Scott Loy mentioned that the concrete has been poured on FM 1462 for the installation of the new traffic light serving the Mustang Crossing subdivision.

____ 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 that the Planning Commission may see a few abbreviated plats and possibly some final plats for Peachtree at the next meeting.

9. Adjournment. Commission Member Jones motioned to adjourn the meeting, seconded by Member Arendell. The motion carried on a vote of 6 ayes. The meeting ended at 6:34 p.m.

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