

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
CITY COUNCIL WORKSHOP MEETING  
THURSDAY, JANUARY 15, 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, Scott Salter, Chris Vaughn and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; 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 a proposed 533 Acre Master Planned Community Development by Starwood Land along FM 1462 in the City's ETJ and adjacent to the future Grand Parkway property.

Carson Nunnally with Starwood Land Development, presented this item before City Council with explanation. Mr. Nunnally provided an overview of the company's history, key accomplishments, and recent projects. He also discussed the average lot sizes of nearby development projects in Brazoria County and presented maps illustrating the proximity of the proposed subdivision to the City of Alvin's limits.

Harry Thompson, an attorney with ABHR representing Starwood Land, explained the proposed master-planned community of approximately 1,450 homes with associated commercial development, green space, trails, and parks. To support the project, the developer requested the creation of a Municipal Utility District (MUD) through TCEQ to provide water, wastewater, drainage, park, and roadway facilities.

The MUD would construct and finance all facilities at its sole expense, retain bonding authority, and assume ownership and maintenance of public roads, which would be designed to City standards. The developer and the City would enter into a Development Agreement and Strategic Partnership Agreement addressing MUD creation, future annexation, shared sales tax revenue, development standards, and parkland dedication.

Discussion followed regarding the proposed variance for 40–45 foot lot sizes, with several council members expressing concerns. Council generally expressed that while they do not wish to discourage development, the City of Alvin's existing building standards are in place for a reason and should be carefully considered. Additional discussion addressed potential amenities and the overall feasibility of the proposal within the Alvin community.

Discuss commercial motor vehicles parking on city streets, alleys, or other public rights of way of the city.

Council Member DeKeyzer presented the item to City Council and provided an overview of the issue. Council Member DeKeyzer reviewed the applicable City ordinances and discussed potential updates to address concerns on Hood Street. Discussion included comparisons to deed-restricted neighborhoods with more restrictive provisions and whether the ordinance could be amended to reflect similar standards. Council Member DeKeyzer stated that while she is seeking a resolution, she does not wish to negatively impact the livelihoods of individuals who operate commercial vehicles. Police Chief Lee explained that the current ordinance applies only to vehicles 25 feet or longer, which limits enforcement by the Alvin Police Department. Additional discussion followed regarding possible amendments to expand the ordinance's provisions. Council member DeKeyzer will work with Chief Lee to explore potential solutions.

**ADJOURNMENT**

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

PASSED and APPROVED the 5th of February 2026.

ATTEST:

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Gabe Adame, Mayor

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Dixie Roberts, City Secretary