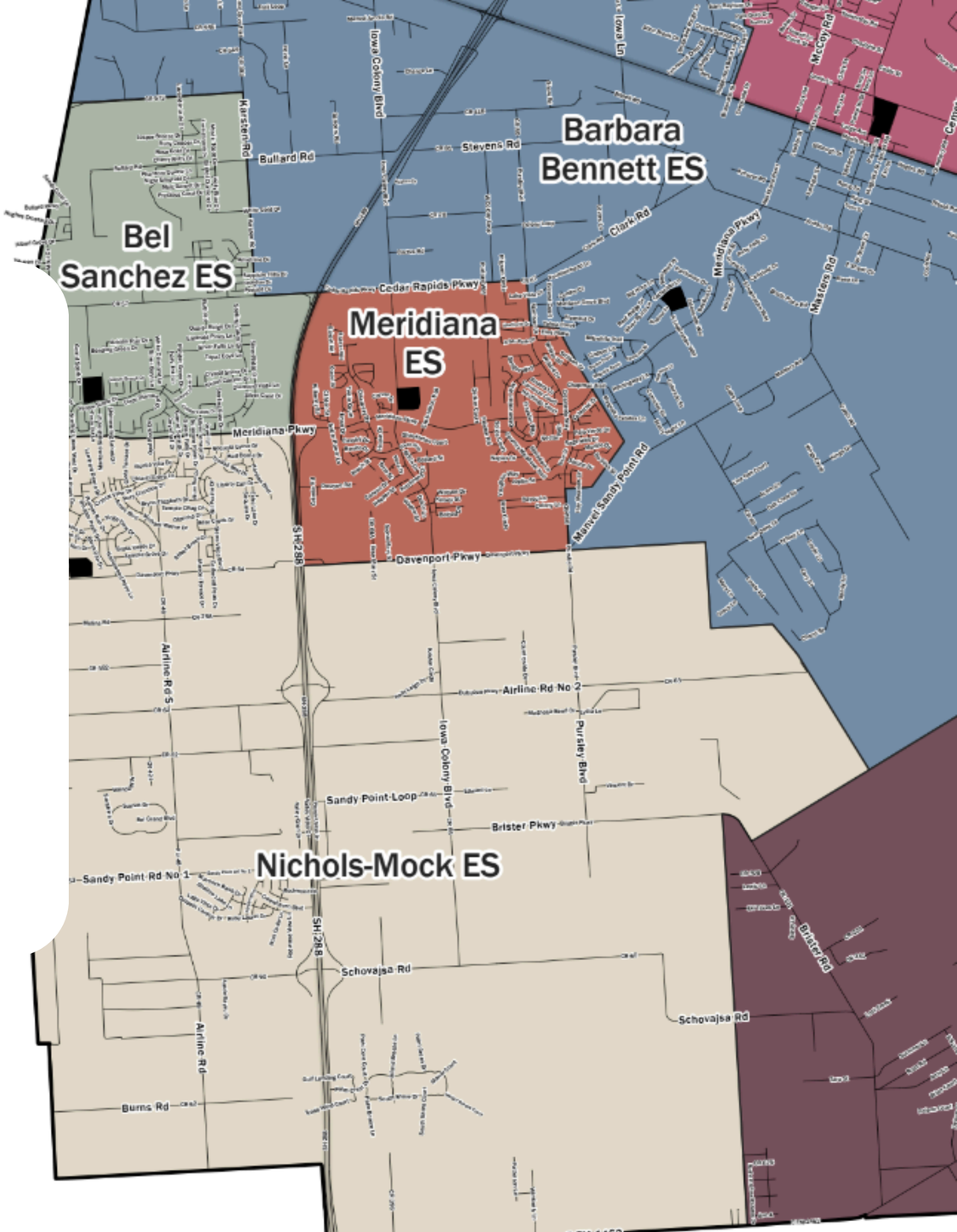
BOUNDARY CHANGE COMMITTEE

EMMIT MILLER ELEMENTARY | FALL 2027

“Building Boundaries. Shaping the Future.”

September 22, 2026



AGENDA



I. Review of Process and Timeline
II. Why New Schools and Boundary Changes
III. Decision Principles
IV. Scheduled New Campus Openings – Bond 2024
V. Draft Elementary Boundary Review - PASA
VI. Small Group Discussion of Presented Options
VII. Share Outs - Consensus
VIII. Next Meeting Information
XI. Adjournment

EACH STUDENT

Every Day!

REVIEW OF PROCESS AND TIMELINE



MEETINGS

Three committee meetings have been scheduled. The committee will include District staff, campus representatives, community representatives, and students.

1. **September 22**
2. **October 21**
3. **November 3** *Only necessary if the committee is unable to reach consensus after first two meetings.*

NEXT STEPS & COMMUNITY ENGAGEMENT



- **Committee Recommendation | November 10, 2026**
  Boundary Change Committee recommendation presented to the Alvin ISD Board of Trustees.
- **Community Input | Online Comment Period | November 11-29, 2026**
  Alvin ISD stakeholders will have an opportunity to provide feedback on the proposed boundary changes.
- **Final Recommendation & Board Approval | December 8, 2026**
  Finalized boundary recommendation presented to the Board of Trustees for approval.

WHY NEW SCHOOLS?

ECONOMIC CONDITIONS

- **Strong Regional Economy:** Continued economic strength and job growth across the Houston region and local communities.

POPULATION GROWTH & COMMUNITY EVOLUTION

- **Continued Enrollment Growth:** Alvin ISD continues to experience year-over-year student enrollment growth, increasing the need for additional capacity and school facilities.
- **Long-Term Growth:** Population and enrollment growth are projected to continue, requiring strategic planning for future school capacity.
- **Rapidly Growing District:** Alvin ISD remains in the high growth phase of it's demographic lifecycle.

OUR WHY

WHY NEW SCHOOLS?

2024 BOND PROGRAM

- **Bond Approval: In November 2024, Alvin ISD voters approved a $380,075,298 bond program.**
- **Growth & Capacity: The bond includes funding for Elementary School #23 – Emmit Miller Elementary to support continued student growth.**
- **Project Budget: $43,569,801**
- **Construction Began: Fall 2025**
- **Scheduled Opening: Fall 2027**

NEED FOR NEW ATTENDANCE BOUNDARIES

- **The opening of Emmit Miller Elementary will require the establishment of new attendance boundaries to assign students to the new campus beginning with the 2027–28 school year.**
- **The boundary development process will focus on student capacity, enrollment growth, community considerations, and long-term planning.**

BOARD APPROVED

DECISION PRINCIPLES

Student-centered recommendations that consider the unique needs of students at each campus will be utilized to design school attendance boundaries. The recommendations and their rationale shall also demonstrate equitable, effective and efficient use of District facilities. The following principles shall be the primary factor explicitly considered in making attendance boundary decisions for recommendation to the Board. The principles are not listed in any priority order:

- When feasible, preserve the neighborhood school concept by grouping geographically adjacent neighborhoods and developments within the same attendance boundaries. Not that the size and location of larger neighborhoods may require deviation from this principle. (Master planned communities are not considered neighborhoods)

- When practical, utilize existing physical features including major roadways, creek drainage channels, utility easements, and similar landmarks as attendance boundaries.

- Assign students based on building capacity, projected enrollment growth, and the instructional needs of each campus.

- Interdistrict transfers for employees who reside outside the Alvin ISD attendance boundaries continue to serve as a valuable recruitment and retention incentive for attracting highly qualified staff. Student placement will be determined based on the employee's assigned work location, campus capacity, and projected enrollment growth.

- Attendance boundaries will not be established for the purpose of creating a particular demographic or socioeconomic composition. All students are equally valued, and recommendations will focus on educational opportunity, operational efficiency, and long-term sustainability.

Review Preliminary Boundary Scenarios



PASA
POPULATION & SURVEY ANALYSTS

Alvin ISD

Rezoning Starter Considerations

Fall 2026

Presenter:
Dr. Stacey Tepera, President

303 Anderson Street
College Station, TX 77840
www.pasatx.com

Population and Survey Analysts



Specialized expertise in enrollment forecasting, research, and demographic analysis, producing ten-year projections and scenario-based planning insights.

Our Collaborative Approach

- Planning & Forecasting
- Demographic & Market Research
- GIS & Spatial Analysis
- Operations & Communication



Expert demographers delivering housing and market-driven insights to inform locally grounded enrollment projections.

Expert geospatial specialists delivering precise, location-based insights to support enrollment projections and long-range planning.



Former educators and school administrators, skilled in delivering coordinated, accurate, and timely outputs to support demographic studies and planning services.



Our Commitment

We are committed to partnering with our clients to understand the implications of enrollment growth and decline so that we, *together*, can plan effectively for the future.

Alvin ISD Rezoning – Fall 2026

Emmett Miller Elementary opens in August 2027

The opening creates an opportunity to establish attendance boundaries that respond to three planning considerations.

Balance Enrollment

Make effective use of existing and future campus capacity.

Durable boundaries can reduce the need to rezone the same neighborhoods repeatedly.

Anticipate Future Growth

Consider when future schools may open and where growth will occur within each attendance zone.

Nichols-Mock may operate below capacity initially because substantial growth is projected within its zone.

Account for Programs

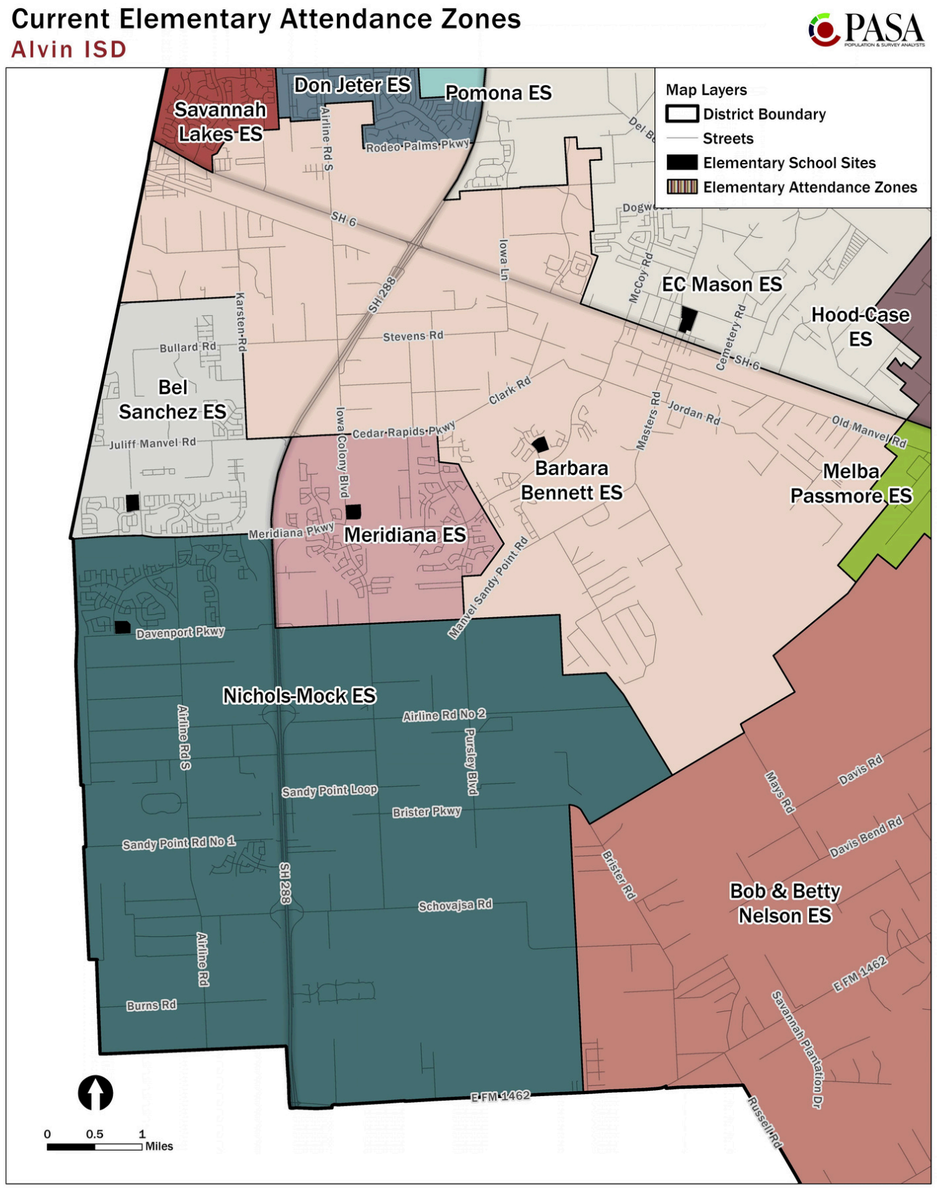
Recognize that specialized programs, including bilingual services, can significantly affect campus enrollment.

Each scenario retains the Long-Range Plan boundaries while evaluating a different bilingual program location.

LONG-TERM OBJECTIVE

Establish practical boundaries that remain effective as Alvin ISD continues to grow.

Current Elementary School Attendance Zones



Alvin ISD
2026–27 Elementary School Attendance Zones

	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Barbara Bennett ES											
Projected Residents	695	815	966	1,148	1,373	1,601	1,789	1,960	2,081	2,185	2,264
Transfers In	44	44	44	44	44	44	44	44	44	44	44
Transfers Out	-254	-254	-254	-254	-254	-254	-254	-254	-254	-254	-254
Projected Enrollment	485	605	756	938	1,163	1,391	1,579	1,750	1,871	1,975	2,054
Percent Utilization	61%	76%	95%	117%	145%	174%	197%	219%	234%	247%	257%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Nichols-Mock ES											
Projected Residents	682	780	879	982	1,106	1,257	1,430	1,601	1,779	1,912	2,035
Transfers In	14	14	14	14	14	14	14	14	14	14	14
Transfers Out	-122	-122	-122	-122	-122	-122	-122	-122	-122	-122	-122
Projected Enrollment	574	672	771	874	998	1,149	1,322	1,493	1,671	1,804	1,927
Percent Utilization	72%	84%	96%	109%	125%	144%	165%	187%	209%	226%	241%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Bel Sanchez ES											
Projected Residents	686	747	822	914	984	1,012	1,028	1,041	1,040	1,021	1,005
Transfers In	140	140	140	140	140	140	140	140	140	140	140
Transfers Out	-46	-46	-46	-46	-46	-46	-46	-46	-46	-46	-46
Projected Enrollment	780	841	916	1,008	1,078	1,106	1,122	1,135	1,134	1,115	1,099
Percent Utilization	98%	105%	115%	126%	135%	138%	140%	142%	142%	139%	137%
Capacity	800	800	800	800	800	800	800	800	800	800	800

Alvin ISD Rezoning Scenarios – Fall 2026

Scenario 1: Keep Existing Bilingual Program Location

- Emmit Miller Elementary opens without a bilingual program.
- The bilingual program remains at Bel Sanchez Elementary, and all currently enrolled bilingual students continue attending Bel Sanchez.

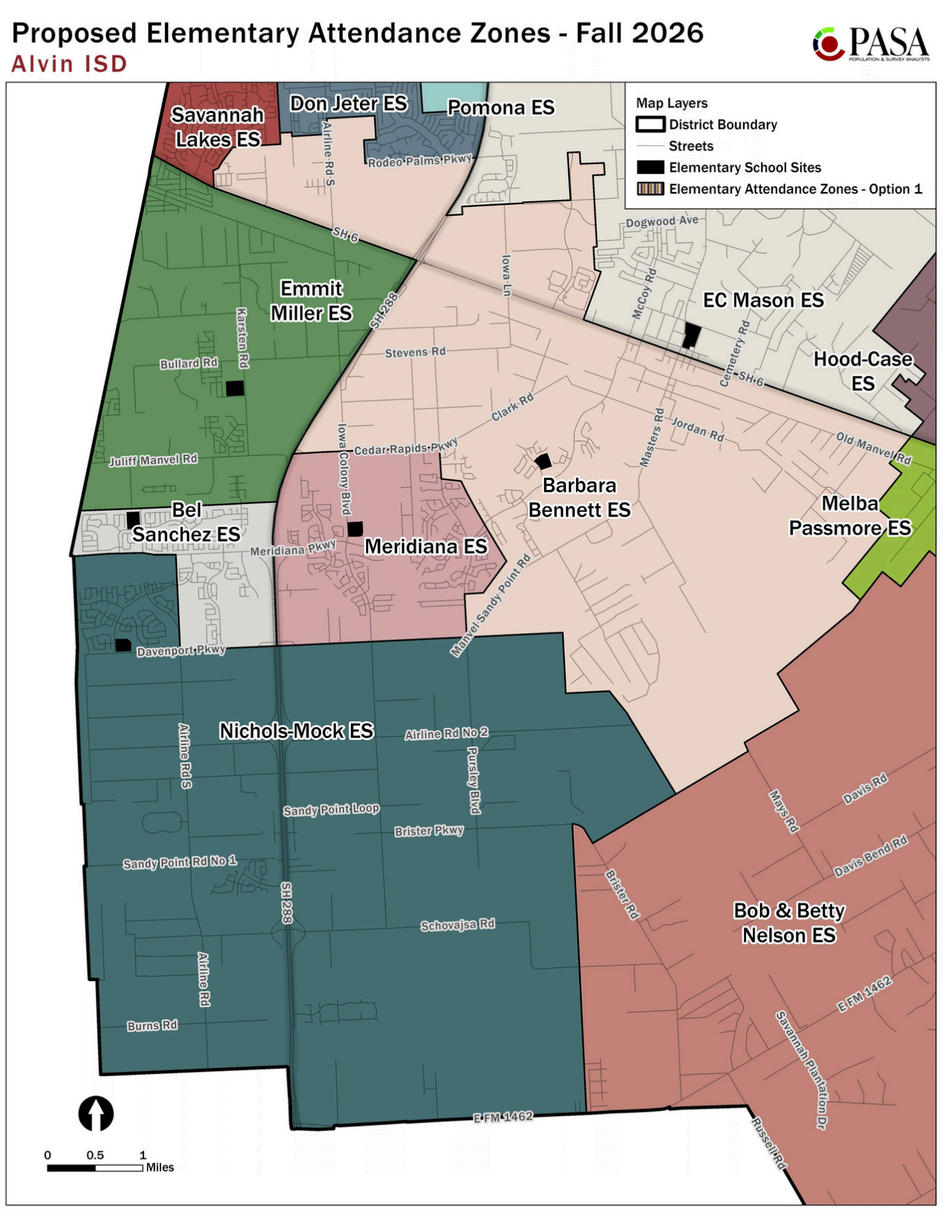
Scenario 2: Bilingual Program Relocated

- The bilingual program relocates from Bel Sanchez Elementary to Emmit Miller Elementary.
- All students currently participating in the bilingual program would attend the new campus.

Scenario 3: Two-Campus Bilingual Program

- A bilingual program is established at Emmit Miller Elementary while Bel Sanchez Elementary continues to operate a smaller bilingual program.
- Students residing within the new Bel Sanchez and Nichols-Mock attendance zones would attend the Bel Sanchez program.
- Students residing within the proposed Emmit Miller attendance zone and the remaining attendance zones would attend the program at Emmit Miller Elementary.

Proposed Elementary School Attendance Zones – Fall 2026

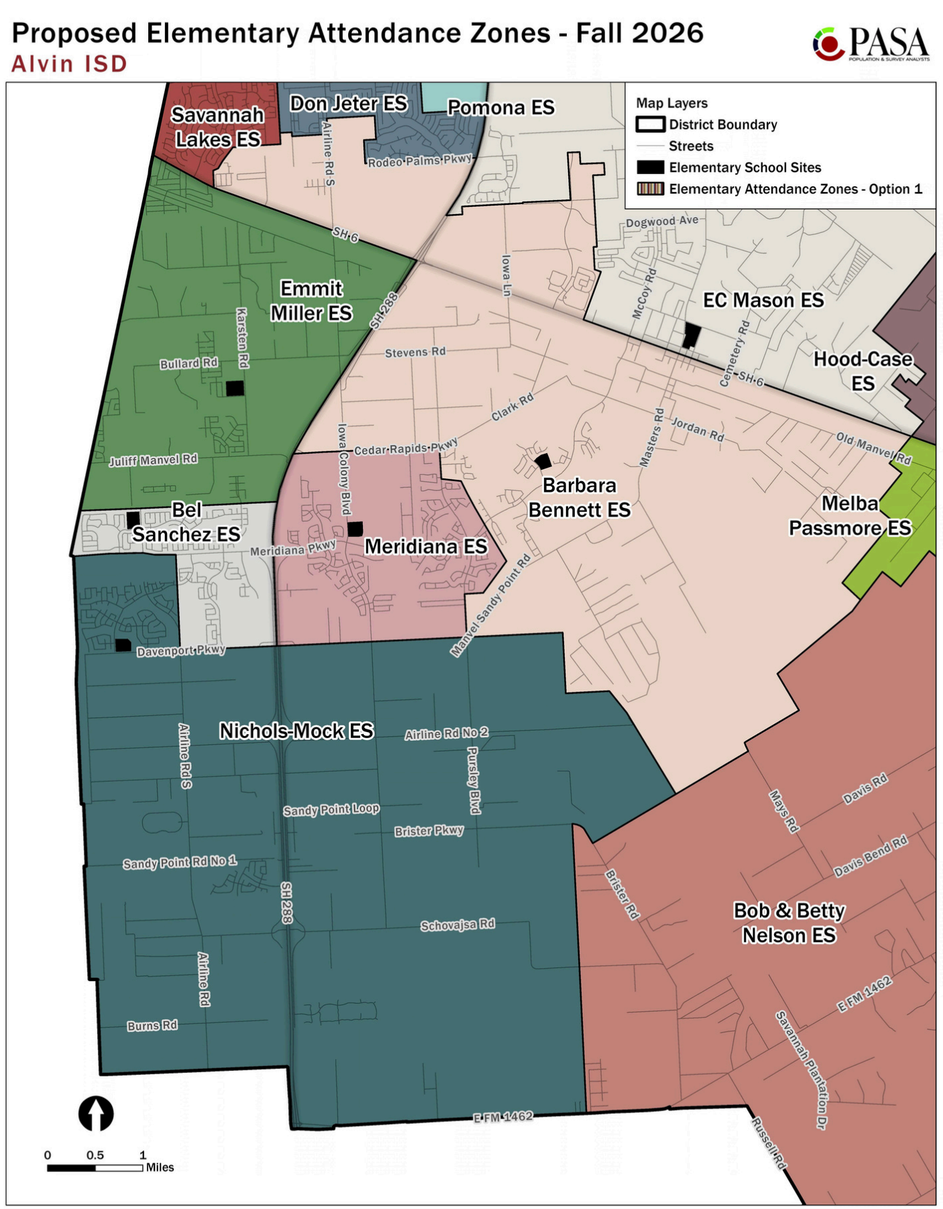


Scenario 1

Alvin ISD
Zoning Starter Options
Scenario 1: Bilingual Program Remains at Bel Sanchez ES

	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Barbara Bennett ES											
Projected Residents	503	636	793	964	1,167	1,336	1,481	1,619	1,724	1,822	1,899
Transfers In	62	62	62	62	62	62	62	62	62	62	62
Transfers Out	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137
Projected Enrollment	428	561	718	889	1,092	1,261	1,406	1,544	1,649	1,747	1,824
Percent Utilization	54%	70%	90%	111%	137%	158%	176%	193%	206%	218%	228%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Emmit Miller ES											
Projected Residents	374	443	540	641	736	828	877	911	924	922	917
Transfers In	0	0	0	0	0	0	0	0	0	0	0
Transfers Out	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170	-170
Projected Enrollment	204	273	370	471	566	658	707	741	754	752	747
Percent Utilization	26%	34%	46%	59%	71%	82%	88%	93%	94%	94%	93%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Nichols-Mock ES											
Projected Residents	480	523	585	674	803	955	1,126	1,297	1,472	1,612	1,739
Transfers In	12	12	12	12	12	12	12	12	12	12	12
Transfers Out	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92
Projected Enrollment	400	443	505	594	723	875	1,046	1,217	1,392	1,532	1,659
Percent Utilization	50%	55%	63%	74%	90%	109%	131%	152%	174%	192%	207%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Bel Sanchez ES											
Projected Residents	706	740	749	765	757	751	763	775	780	762	749
Transfers In	155	155	155	155	155	155	155	155	155	155	155
Transfers Out	-54	-54	-54	-54	-54	-54	-54	-54	-54	-54	-54
Projected Enrollment	807	841	850	866	858	852	864	876	881	863	850
Percent Utilization	101%	105%	106%	108%	107%	107%	108%	110%	110%	108%	106%
Capacity	800	800	800	800	800	800	800	800	800	800	800

Proposed Elementary School Attendance Zones – Fall 2026



Scenario 2

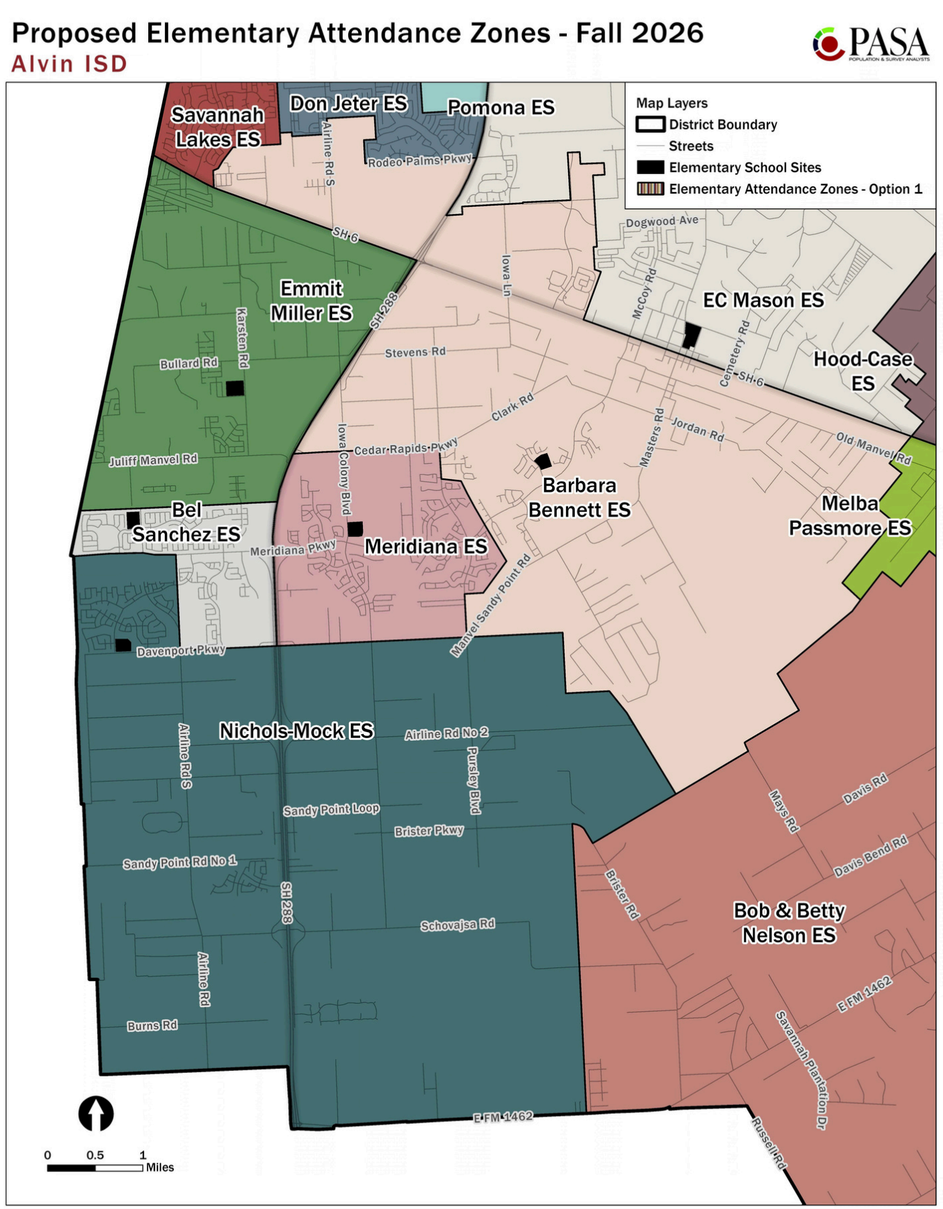
Alvin ISD

Zoning Starter Options

Scenario 2: Bilingual Program Moves Completely to Emmit Miller ES

	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Barbara Bennett ES											
Projected Residents	503	636	793	964	1,167	1,336	1,481	1,619	1,724	1,822	1,899
Transfers In	44	44	44	44	44	44	44	44	44	44	44
Transfers Out	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137
Projected Enrollment	410	543	700	871	1,074	1,243	1,388	1,526	1,631	1,729	1,806
Percent Utilization	51%	68%	88%	109%	134%	155%	174%	191%	204%	216%	226%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Emmit Miller ES											
Projected Residents	374	443	540	641	736	828	877	911	924	922	917
Transfers In	146	146	146	146	146	146	146	146	146	146	146
Transfers Out	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72
Projected Enrollment	448	517	614	715	810	902	951	985	998	996	991
Percent Utilization	56%	65%	77%	89%	101%	113%	119%	123%	125%	125%	124%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Nichols-Mock ES											
Projected Residents	480	523	585	674	803	955	1,126	1,297	1,472	1,612	1,739
Transfers In	12	12	12	12	12	12	12	12	12	12	12
Transfers Out	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92
Projected Enrollment	400	443	505	594	723	875	1,046	1,217	1,392	1,532	1,659
Percent Utilization	50%	55%	63%	74%	90%	109%	131%	152%	174%	192%	207%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Bel Sanchez ES											
Projected Residents	706	740	749	765	757	751	763	775	780	762	749
Transfers In	23	23	23	23	23	23	23	23	23	23	23
Transfers Out	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148	-148
Projected Enrollment	581	615	624	640	632	626	638	650	655	637	624
Percent Utilization	73%	77%	78%	80%	79%	78%	80%	81%	82%	80%	78%
Capacity	800	800	800	800	800	800	800	800	800	800	800

Proposed Elementary School Attendance Zones – Fall 2026



Scenario 3

Alvin ISD

Zoning Starter Options

Scenario 3: Bilingual Programs at Both Bel Sanchez ES and Emmit Miller ES

	Current	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
Barbara Bennett ES											
Projected Residents	503	636	793	964	1,167	1,336	1,481	1,619	1,724	1,822	1,899
Transfers In	44	44	44	44	44	44	44	44	44	44	44
Transfers Out	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137	-137
Projected Enrollment	410	543	700	871	1,074	1,243	1,388	1,526	1,631	1,729	1,806
Percent Utilization	51%	68%	88%	109%	134%	155%	174%	191%	204%	216%	226%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Emmit Miller ES											
Projected Residents	374	443	540	641	736	828	877	911	924	922	917
Transfers In	44	44	44	44	44	44	44	44	44	44	44
Transfers Out	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72	-72
Projected Enrollment	346	415	512	613	708	800	849	883	896	894	889
Percent Utilization	43%	52%	64%	77%	89%	100%	106%	110%	112%	112%	111%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Nichols-Mock ES											
Projected Residents	480	523	585	674	803	955	1,126	1,297	1,472	1,612	1,739
Transfers In	12	12	12	12	12	12	12	12	12	12	12
Transfers Out	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92	-92
Projected Enrollment	400	443	505	594	723	875	1,046	1,217	1,392	1,532	1,659
Percent Utilization	50%	55%	63%	74%	90%	109%	131%	152%	174%	192%	207%
Capacity	800	800	800	800	800	800	800	800	800	800	800
Bel Sanchez ES											
Projected Residents	706	740	749	765	757	751	763	775	780	762	749
Transfers In	32	32	32	32	32	32	32	32	32	32	32
Transfers Out	-55	-55	-55	-55	-55	-55	-55	-55	-55	-55	-55
Projected Enrollment	683	717	726	742	734	728	740	752	757	739	726
Percent Utilization	85%	90%	91%	93%	92%	91%	93%	94%	95%	92%	91%
Capacity	800	800	800	800	800	800	800	800	800	800	800

TABLE DISCUSSIONS

REVIEW BOUNDARY SCENARIOS



Small-Group Discussion

- Break into small groups to review the preliminary boundary scenarios.
- Discuss potential impacts, opportunities, and concerns associated with each option.
- Identify key considerations and recommendations for the committee to review as a whole.

You will have 20 minutes to discuss within your groups.

THANK YOU

Our Next Meeting
Wednesday, October 21, 2026
4:00 pm - 6:00 pm