



**ALVARADO CITY COUNCIL AGENDA
REGULAR MEETING - JULY 21, 2025- 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE. - ALVARADO, TEXAS 76009**

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

1. June 16, 2025, City Council Minutes. (Walls)
2. June 30, 2025, Special Called City Council Minutes. (Taylor)
3. City of Alvarado - Resolution 2025-0027: A resolution of the City Council suspending the July 30, 2025, Effective Date of Oncor Electronic Delivery Company's requested rate change to permit the city time to study the request and establish reasonable rates. (Taylor)
4. City of Alvarado - Resolution 2025-0028: A resolution of the City Council designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank of Alvarado. (Cox)
5. City of Alvarado Resolution R2025-0029: A resolution of the City Council, authorizing

authorized signatories for the Community Development Block Grant-Mitigation (CDBG-MIT) and the Resilient Communities Program through the Texas General Land Office (GLO). (French)

6. City of Alvarado Ordinance No. 2025-0015: An ordinance of the City Council amending Section 38-129 of the City of Alvarado Code providing an update to the School Zone on N. Cummings Drive. (DeBuff)

NEW BUSINESS

7. Public Hearing, consideration, and action related to approving Ordinance 2025-0013, of the Alvarado City Council annexing by voluntary petition approximately 60.575 acres in the McKinney & Williams Survey, Abstract 971, generally located north of CR 604 and east of IH 35W, with the approximate address of 6565 CR 604, into the corporate limits of the City of Alvarado, Texas. (Millis Annexation) (French)
8. Presentation and discussion related to elements of the Comprehensive Plan, a project of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO). (French)
9. Presentation and discussion related to a fair housing ordinance, a civil rights policy resolution, and other associated documents, which are federal requirements of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO). (French)
10. Consideration and action related to the application of HMH Eagle Glen, LLC for approval of the Eagle Glen North Addition Phase 1a final plat on 43.514 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane and 1200 E. Hwy 67. (French)
11. Consideration and action related to the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1c final plat on 11.306 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane. (French)
12. Consideration and action related to the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 2 final plat on 68.838 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. (Lone Oak Phase 2 Final) (French)
13. Consideration and action related to Resolution R2025-30: A resolution of the City of Alvarado, Texas, designating the City Manager as the applicant for the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Grant; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses. (1 of 2 Parks Grant Applications) (Suber)
14. Consideration and Action related to Resolution R2025-0031: A Resolution of the City of Alvarado, Texas, designating certain officials as being responsible for, acting for, and on behalf of the City of Alvarado with the Texas Parks and Wildlife Department, for the purpose of participating in the Local Park Grant Program. (2 of 2 Parks Grant Applications) (Tucker)
15. Consideration of and action related to rescheduling the Regular City Council Meetings to the third Tuesday of each month. (Wheat)

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

16. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:
- Any listed agenda item.
 - Indie Catch Parcel of land on County Road 508, Alvarado, Texas - potential eminent domain acquisition for public improvements.
 - Amendment to the Grade Crossing Construction and Maintenance Agreement with BNSF Railway Company.
 - Amendment to the Eagle Glen North Development Agreement.
 - Pipeline License Agreement with BNSF Railway Company.
 - Memorandum of Agreement with Quikrete regarding the acquisition and abandonment of certain easement rights and construction obligations for property generally located at or around 1008 US 67 N.
17. § 551.072. Deliberation Regarding Real Property. The City Council may convene in executive session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person.
- Indie Catch Parcel of land on County Road 508, Alvarado, Texas
 - Amendment to the Grade Crossing Construction and Maintenance Agreement with BNSF Railway Company.
 - Amendment to the Eagle Glen North Development Agreement.
 - Pipeline License Agreement with BNSF Railway Company.
 - Memorandum of Agreement with Quikrete regarding the acquisition and abandonment of certain easement rights and construction obligations for property generally located at or around 1008 US 67 N.
18. § 551.087. Deliberation Regarding Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- Millis Transfer Developer Agreement.
 - Project Silver.

RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on July 17, 2025, prior to 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Bobbie Jo Taylor, TRMC, MMC
City Secretary

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

CITY OF ALVARADO
County of Johnson
State of Texas
06/16/2025
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, June 16, 2025 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	✓		
Carrie Keeton	Council Ward 1	✓		
Beverly Short	Council Ward 1	✓		
Lydia Moon	Council Ward 2	✓		
Cherry Bryant	Council Ward 2	✓		
Scott Arthur	Council Ward 3	✓		
Kevin Thomas	Mayor Pro-Tem Ward 3		✓	✓

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
John Rodgers	Fire Chief
Anthony Tucker	Park Superintendent
Teddy May	Police Chief
Michael Dwiggins	Public Works Director
Gus Chavarria	City Engineer

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones- Upcoming Events

Martha Dean- Monarch update

Rep. Helen Kerwin- Legislative session recap

EMPLOYEE RECOGNITION: Departing Fire Department members Jake Brownlow and Brad Hargrove were recognized for their years of service to the City and presented their fire helmets.

INTRODUCTION OF NEW EMPLOYEES- None present.

CITY COUNCIL COMMENTS- None given

AGENDA ITEM #1 -6

CONSENT AGENDA

1. Consideration and action to approve the minutes of the May 19, 2025 Regular City Council Meeting.
2. Consideration and action to authorize the City Manager to execute an Interlocal Agreement for participation in the Alliance for Innovation (AFI) Purchasing Cooperative.
3. Consideration and action to approve Resolution No. R2025-0021 and to authorize the City Manager to execute an Interlocal Agreement regarding participation in the Texas Share Cooperative Purchasing Program.
4. Consideration and action to authorize the City Manager to execute an Interlocal Agreement with OMNIA Partners for participation in the OMNIA Partners Cooperative Purchasing Program.
5. Consideration and action to authorize the City Manager to execute an Interlocal Agreement with Region 8 Education Service Center for participation in the Texas Interlocal Purchasing System (TIPS) Cooperative Purchasing Program.
6. Consideration and action to authorize the City Manager to execute a five-year rental agreement with UBEO Enterprise Printing Solutions for multifunctional printing equipment and managed print services.

Councilmember, Carrie Keeton, requested to remove item # 6 from the Consent Agenda.

Motion was made by Carrie Keeton and seconded by Lydia Moon to approve items # 1-5 on the consent agenda as amended.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #6

Consideration and action to authorize the City Manager to execute a five-year rental agreement with UBEO Enterprise Printing Solutions for multifunctional printing equipment and managed print services.

Motion was made by Carrie Keeton and seconded by Scott Arthur to approve authorizing the City Manager to execute a five-year rental agreement with UBEO enterprise for printing equipment and managed print services.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried

AGENDA ITEM #7

Presentation by Heath Haigood representing HUB International regarding recommendations for 2025-26 benefit plans.

Last year we changed our medical/dental benefits to Cigna and our life benefits to MetLife.

CIGNA Medical/Dental:

The change to Cigna has been very positive and our employees have expressed satisfaction with this new coverage. However, due to a large increase in the number of high dollar claims this year, we will be seeing an increase in the premiums.

We are currently paying 50% of the annual premium for dependent coverage on medical. That was approved by Council starting with the 2023-24 benefit year. With the increase in the premiums for 2025, we will be asking Council to consider a change to that percentage. We received the following information from HUB regarding what our surrounding cities have elected to do:

- **Alvarado:** Funds 84% of the total cost of healthcare. 100% for employees / 50% for dependents
- **Cleburne:** Funds 88% of the total cost of healthcare. 98% for employees / 65% for dependents
- **Joshua:** Funds 74% of the total cost of healthcare. 89% for employees / 28% for dependents
- **Venus:** Funds 83% of the total cost of healthcare. 100% for employees/ 50% for dependents.
- **Burleson:** Funds 87% of the total cost of healthcare. 98% for employees / 76% for dependents
- **Midlothian:** Funds 82% of the total cost of healthcare. 100% for employees / 65% for dependents

For reference, HUB's municipal benchmark for all of their cities is: 85% of the total cost of healthcare. 96% for employees / 66% for dependents.

METLIFE:

MetLife has been difficult to administer. Their enrollment portal makes it hard to get new employees enrolled and there have been many errors that had to be fixed causing a lot of extra work for hr, payroll and finance. An employee who applied for short-term disability and long-term disability found the process for them was horrible which is unacceptable.

In addition, we are moving to an on-line process which will speed up the enrollment process for our employees which will make that process easier for them and should save the HR department time and minimize the opportunity for mistakes that can happen in a manual process. MetLife would not work with HUB to become part of that process.

For these reasons, we asked HUB to look at other potential providers.

FLEXIBLE SPENDING ACCOUNT:

We also have had American Fidelity administering our flexible spending account for some time. The information demanded from an employee each time they have used their card was very frustrating and when the information wasn't provided, American Fidelity turned off the flex card until they received it, in essence not allowing the employee access to their own money. We had about 25% of our subscribers in 2024 cancel their account in 2025 because of this and I knew that if we didn't make a change, we would have even more drop with the next enrollment period. So, we asked HUB to get quotes from several other providers for us to consider.

AMERITAS VISION/HEARING:

Ameritas has been our provider for vision and hearing for many years. They are easy to administer and the coverage is good. They are increasing the premium by 3% which is the first increase in the time I've been here. I have asked to get the cost to change our plan so that employees are covered for new frames every 12 months instead of the current 24 months which may increase the premium a bit more. We will have that information on Monday night.

EMPLOYEE ASSISTANCE PROGRAM

Some of the high dollar claims were a result of employees seeking mental health assistance. We had a very limited EAP coverage with MetLife but it took a long time to get the information from MetLife to provide it to employees. I have seen the value of a free-standing EAP program so Hub was asked to provide us with information on plans we could consider. The plan we are looking at costs \$4500 for the year which covers every employee and every family member. An employee and/or their family member can get 5 visits for each event they experience. We will do a broad campaign to educate our folks about this plan and how it works.

RECOMMENDATION:

- 1) Continue with CIGNA Medical/Dental
 - a. Adjust the Dependent Coverage to 100% Employee Paid by City/ 60% Dependent Premium Paid by City
- 2) Replace MetLife with Guardian Life
- 3) Replace the American Fidelity FSA Administration with Surency.
- 4) Continue with Ameritas Vision and Hearing benefit.
- 5) Add an Employee Assistance Program to the benefits the city provides to all employees.

No council action required.

AGENDA ITEM #8

CONSIDERATION AND ACTION TO APPROVE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUB INTERNATIONAL FOR 2025-26 BENEFIT PLANS.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the recommendation to increase the city's portion of dependent coverage to 65% for benefit year 25-26 and to authorize the City Manager to enter into an agreement with HUB International for the 2025-26 benefit plans.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #9

PRESENTATION BY BIRKHOFF, HENDRICKS & CARTER, L.L.P. FOR THE WATER, WASTEWATER AND STORMWATER MASTER PLAN UPDATE.

The Water Master Plan was last revised in 2018 and requires another update because of significant population growth. It is advisable to update the Water Master Plan every five years at a minimum.

Similarly, the Wastewater Collection System Master Plan was last revised in 2018. Additionally, a Stormwater Master Plan has yet to be established, but it is essential for guiding the City in managing future development.

FINANCIAL IMPACT

The cost of each of these Master Plans is as follows:

- The Water Master Plan, \$49,000
- The Wastewater Collection System Master Plan, \$47,000
- The Stormwater Master Plan, \$35,000

No council action required

AGENDA ITEM #10

CONSIDERATION AND ACTION TO AWARD THE BID TO 2R CONSTRUCTION AT A COST OF \$2,014.973 FOR 2024 STREET AND WATERLINE IMPROVEMENTS PROJECT (CHRIS CT., JANIS ST., HELEN ST., AND LORIE ST.) FOR CONSTRUCTION AND AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT.

The 2024 Street & Water Line Improvements project includes pavement removal, subgrade preparation, asphalt overlay, curb and gutter, and water line replacement on the streets of Helen St., Chris St., Janis St., and Lorie St.

The project was bid on June 12, 2025, and there were five bidders. The lowest qualified bidder was 2R Construction Services. Bids ranged from a low bid of \$2,014,973.15 to a high bid of \$3,090,208.00. The contract time for this project is two hundred ten (210) calendar days, or approximately seven months.

The cost of this project's construction is a total bid of \$2,014,973.15, which is funded by the Series 2024 Bond.

The Staff feels that 2R Construction Services has the necessary staff and equipment to complete a job of this size and scope within the contract time. Staff recommends awarding this bid to 2R Construction Services and allowing the City Manager to sign the contract with them.

Motion was made by Lydia Moon and seconded by Beverly Short to award the bid for the 2024 Street and Waterline Improvements Project (Chris St., Janis St., Helen St., and Lorie St.) for construction to 2R Construction Services at a cost of \$2,014,973.15 and authorize the City Manager to negotiate and execute a contract.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #11

CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION R2025-0022 OF THE CITY OF ALVARADO, ACCEPTING THE PETITION FOR ANNEXATION OF A PORTION OF A TRACT OF LAND OUT OF THE MCKINNEY & WILLIAMS SURVEY, APPROXIMATELY ADDRESSED AT 6565 CR 604, BEING 60.575 ACRES, MORE OR LESS, LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ALVARADO IN JOHNSON COUNTY, TEXAS, AND SETTING AN ANNEXATION SCHEDULE AND PUBLIC HEARING. (MILLIS TRANSFER)

On April 3, 2025, the City of Alvarado and Millis Transfer LLC executed a development agreement that includes a provision that the Millis Transfer site be annexed into Alvarado city limits.

Therefore, in accordance with this agreement, Millis Transfer LLC now petitions the Alvarado City Council for consideration of voluntary annexation. Approval of the Resolution R2025-0022 sets the public hearing of the annexation ordinance for July 21, 2025, regularly scheduled Council meeting after proper notice.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

Mayor Wheat announced that Council was going into executive session at 8:20 pm.

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 100 N. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 210 S. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 580 S. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Project Green-E-2
- Project Green-S-1

2. § 551.072. Deliberation regarding real property. The City Council may convene in Executive Session to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 100 N. Parkway Project to serve existing and new development in the City.
- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 210 S. Parkway Project to serve existing and new development in the City.
- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 580 S. Parkway Project to serve existing and new development in the City.

Mayor Wheat reconvened regular session at 9:20 p.m.

AGENDA ITEM 12

**CONSIDERATION AND ANY ACTION NECESSARY AS A RESULT OF ITEMS
LEGALLY DISCUSSED IN EXECUTIVE SESSION.**

No Council action required.

AGENDA ITEM #13

**CONSIDER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND
CONSIDER RESOLUTION NO. R2025-0023, AUTHORIZING THE FILING OF
EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF OBTAINING THE
NECESSARY REAL PROPERTY INTERESTS FOR 100 N. PARKWAY TO SERVE
EXISTING AND NEW DEVELOPMENT IN THE CITY AND FOR OTHER PUBLIC
PURPOSES PERMITTED BY LAW.**

AGENDA ITEM #14

CONSIDER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND CONSIDER RESOLUTION NO. R2025-0024, AUTHORIZING THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF OBTAINING THE NECESSARY REAL PROPERTY INTERESTS FOR 210 S. PARKWAY TO SERVE EXISTING AND NEW DEVELOPMENT IN THE CITY AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW.

AGENDA ITEM #15

CONSIDER THE USE OF EMINENT DOMAIN TO CONDEMN PROPERTY AND CONSIDER RESOLUTION NO. R2025-0025, AUTHORIZING THE FILING OF EMINENT DOMAIN PROCEEDINGS FOR THE PURPOSE OF OBTAINING THE NECESSARY REAL PROPERTY INTERESTS FOR 580 N. PARKWAY TO SERVE EXISTING AND NEW DEVELOPMENT IN THE CITY AND FOR OTHER PUBLIC PURPOSES PERMITTED BY LAW.

Motion was made by Lydia Moon to move that the City of Alvarado authorize the use of the power of eminent domain to acquire the real property described in Resolution Numbers R2025-0023, R2025-0024 and R2025-0025 as presented specifically:

- 0.003 acre (152 sq. ft.) sanitary sewer easement and 0.007 acre (320 sq. ft.) temporary construction easement on property described in Instrument number 2023-24483 in the Official Records, Johnson County, Texas, as more fully described in Exhibit A to Resolution Number R2025-0023 and
- 0.177 acre (7,696 sq. ft.) sanitary sewer easement and 0.123 acre (5338 sq. ft.) temporary construction easement on property described in Instrument Number 2023-13220 in the Official Records, Johnson County, Texas, as more fully described in Exhibit A to Resolution Number R2025-0024, and
- 0/152 acre (6,609 sq. ft.) sanitary sewer easement and 0.99 acre (4,329 sq. ft.) temporary construction easement on property described in deed recorded in Volume 3632, Page 93 in the Official Records, Johnson County, Texas as more fully described in Exhibit A to Resolution Number R2025-0025,

for the public use in construction and maintenance of the Parkway Sanitary Sewer Line, and I further move to adopt Resolution R2025-0023, R2025-0024 and R2025-0025 as presented. Motion was seconded by Scott Arthur.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #16

CONSIDERATION AND ACTION TO AUTHORIZE THE ECONOMIC DEVELOPMENT DIRECTOR AND THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE PURCHASE OF PROJECT RED-C-05 BASED ON TERMS DISCUSSED IN EXECUTIVE SESSION.

No action taken

AGENDA ITEM #17

CONSIDERATION AND ACTION TO AUTHORIZE THE ECONOMIC DEVELOPMENT DIRECTOR AND THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE PURCHASE OF PROJECT ORANGE-C-04 BASED ON TERMS DISCUSSED IN EXECUTIVE SESSION.

Motion was made by Carrie Keeton and seconded by Scott Arthur to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Orange C-04 based on the terms discussed in Executive Session.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

There being no further business, Mayor Wheat adjourned the meeting at 9:25 p.m.

Passed and approved this the 21st day of July, 2025.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD



CITY OF ALVARADO
County of Johnson
State of Texas
06/30/2025
City Council Minutes

The City Council of the City of Alvarado met in a Special Called Session on Monday, June 30, 2025, at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	✓		
Carrie Keeton	Council Ward 1	✓		
Beverly Short	Council Ward 1	✓		
Lydia Moon	Council Ward 2	✓		
Cherry Bryant	Council Ward 2	✓		
Scott Arthur	Council Ward 3		✓	✓
Kevin Thomas	Mayor Pro-Tem Ward 3	✓		

Others Present:

Paul DeBuff	City Manager
Bobbie Jo Taylor	City Secretary
Beth Walls	Director Human Resources
Elizabeth Yelverton	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
John Rodgers	Fire Chief
Anthony Tucker	Park Superintendent
Teddy May	Police Chief
Michael Dwiggin	Public Works Director
Gus Chavarria	City Engineer

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones- Upcoming Events

INTRODUCTION OF NEW EMPLOYEES- Trevor Mason was introduced by Chief Rodgers as a City of Alvarado Firefighter. Beth Walls introduced a new City Secretary, Bobbie Jo Taylor.

CITY COUNCIL COMMENTS- Councilmember Moon reminded the public of the upcoming Farmers Market to be held on July 12th.

NEW BUSINESS –

Mayor Wheat moved Item #1 and Item #2 to take place after the Executive Session.

- 3. Presentation, consideration and possible action related to Resolution R2025-0026, a resolution authorizing the Advanced Funding Agreement between the City of Alvarado and the State of Texas for the Cummings Drive Project from US 67 to CR 604.**

City Engineer Gus Chavarria presented Resolution R2025-0026 to the City Council, explaining that the Council had previously approved an Advanced Funding Agreement with TxDOT for the first half of North Cummings Drive from Highway 67 to CR 508. Mr. Chavarria explained that the scope of the project had been broadened and now includes additional lanes, which require an update to the agreement with TxDOT and an increased local contribution.

Councilmember Moon moved to approve Resolution R2025-0026, a resolution authorizing the Advanced Funding Agreement between the City of Alvarado and the State of Texas for the Cummings Drive Project from US 67 to CR 604.

Councilmember Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 4. Presentation, consideration and possible action related to information provided by Birkhoff, Hendricks & Carter, L.L.P. for the Water, Wastewater and Stormwater Master Plan update.**

City Engineer Gus Chavarria advised the Council that the updates to the Wastewater and Stormwater Master Plans had been presented to the Council at the City Council Meeting held in May. Mr. Chavarria gave a brief summary of the plans, which included the need to update them due to significant population growth. Mr. Chavarria noted that it is advisable for the plans to be updated every five (5) years.

Councilmember Moon moved to allow City Manager Paul DeBuff to enter into an agreement to update the Water, Wastewater, and Stormwater Master Plans in an amount not to exceed \$130,000.00.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 5. Consideration and action related to awarding a contract for the Cummings Drive Overlay Project.**

City Engineer Gus Chavarria presented the Council with bids that were received for the North Cummings Drive Rehabilitation Project from Highway 67 to the city limits. The recommendation was to award a contract to Rocksolid in the amount of \$504,254.00, to include a two-inch overlay and a one-inch level-up.

Councilmember Thomas moved to authorize City Manager Paul DeBuff to execute a contract with Rocksolid in the amount of \$504,254.00 for the construction of the Cummings Drive Overlay Project.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

Mayor Wheat adjourned into Executive Session at 7:23 p.m.

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.
- History Maker Homes Development Agreement
- Sunflower Lane Easement Agreement
- Millis Transfer Agreement

Mayor Wheat adjourned from Executive Session at 7:58 p.m.

RECONVENE INTO OPEN SESSION, AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

1. Consideration and action related to an amendment to the Development Agreement with History Maker Homes.

Councilmember Moon motioned to amend the Development Agreement with History Maker Homes as discussed in Executive Session.

Councilmember Keeton seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

2. Consideration and action related to an Easement Agreement for constructing a new grade crossing to be located at Sunflower Lane. Department of Transportation (DOT) No. 021853T (“Easement Agreement”)

Councilmember Moon motioned to authorize City Manager, Paul DeBuff, to execute an Easement Agreement for constructing a new grade crossing to be located at Sunflower Lane. Department of Transportation (DOT) No. 021853T.

Councilmember Keeton seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

ADJOURNMENT

There being no further business, Mayor Wheat adjourned the meeting at 7:59 p.m.

Approved:

Mayor Jacob Wheat

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: July 1, 2025

Contact: Bobbie Jo Taylor

CONSENT AGENDA ITEM: City of Alvarado – Resolution 2025-0027: A resolution of the City Council suspending the July 30, 2025, Effective Date of Oncor Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates.

BACKGROUND AND FINDINGS:

Oncor Electric Delivery Company ("Oncor" or "the Company") filed an application on or about June 26, 2025 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, an average residential customer would see a bill increase of about \$7.90 per month.

The resolution suspends the July 31, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the Steering Committee of Cities Served by Oncor, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, Oncor's rate request is deemed administratively approved.

FINANCIAL IMPACT

None currently.

MANAGEMENT REVIEW:

City Manager Paul DeBuff

ATTACHMENTS:

Resolution 2025-0027

RESOLUTION NO. 2025-0027

**RESOLUTION OF THE CITY OF ALVARADO
SUSPENDING THE JULY 31, 2025 EFFECTIVE DATE OF
ONCOR ELECTRIC DELIVERY COMPANY'S
REQUESTED RATE CHANGE TO PERMIT THE CITY
TIME TO STUDY THE REQUEST AND TO ESTABLISH
REASONABLE RATES; APPROVING COOPERATION
WITH THE STEERING COMMITTEE OF CITIES SERVED
BY ONCOR TO HIRE LEGAL AND CONSULTING
SERVICES AND TO NEGOTIATE WITH THE COMPANY
AND DIRECT ANY NECESSARY LITIGATION AND
APPEALS; FINDING THAT THE MEETING AT WHICH
THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS
RESOLUTION TO THE COMPANY AND LEGAL
COUNSEL FOR THE STEERING COMMITTEE**

WHEREAS, on or about June 26, 2025, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Alvarado a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective July 31, 2025; and

WHEREAS, the City of Alvarado is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 170 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

1. That the July 31, 2025 effective date of the rate request submitted by Oncor on or about June 26, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this the 21st day of July, 2025.

Jacob Wheat
Mayor, City of Alvarado

ATTEST:

Bobbie Jo Taylor
City Secretary, City of Alvarado



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Laura Cox, CFO

CONSENT AGENDA ITEM:

City of Alvarado - Resolution 2025-0028: A resolution of the City Council designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank of Alvarado. (Cox)

BACKGROUND & FINDINGS:

This resolution will amend the authorized representatives for First Financial Bank. This action will remove Beth Walls, HRD, from and add Bobbie Jo Taylor, City Secretary, to the authorized representatives list.

FINANCIAL

No financial impact.

IMPACT:

RECOMMENDATION:

Staff recommends approval of this resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's First Financial Bank accounts due to personnel changes in the City Secretary position.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. R2025-0027 Bank Authorization

RESOLUTION NO R2025-0028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS DESIGNATING CERTAIN POSITIONS AS AUTHORIZED SIGNATORIES FOR ALL CITY ACCOUNTS MAINTAINED BY FIRST FINANCIAL BANK OF ALVARADO, AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City of Alvarado, Texas (“City”) is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

Whereas, the City Council desires to designate certain positions as authorized signatories for all city accounts by First Financial Bank of Alvarado;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

Section 1. That any two of the following five representatives are authorized to make withdrawals on behalf of the City of Alvarado at the First Financial Bank of Alvarado:

Mayor – Jacob Wheat
City Manager – Paul DeBuff
Chief Financial Officer – Laura Cox
Finance Manager – Ryan Edgar
City Secretary – Bobbie Jo Taylor
Councilmember – Beverly Short

Pass and approved this the 21st day of July, 2025.

Jacob Wheat, Mayor

Attest:

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

City of Alvarado Resolution R2025-0029: A resolution of the City Council, authorizing authorized signatories for the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO).

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the General Land Office of the State of Texas (GLO) for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's Community Development Block Grant-Mitigation (CDBG-MIT).

The Resilient Communities Program funds CDBG-MIT activities that work to increase a community's resilience to disasters and reduce or eliminate the impact of future disasters. These funds will result in the development and formal adoption of a Comprehensive Plan update, Downtown Master Plan, Zoning Ordinance rewrite, and more as funding becomes available.

On November 18, 2024, the City Council designated City Manager Paul DeBuff and Chief Financial Officer Laura Cox as authorized signatories for contractual documents related to this CDBG-MIT Resilient Communities Program.

On June 3, 2025, the GLO informed LJA, the City's grant administrator and planning consultant, that the City Council needs to also designate authorized signatories for financial documents related to this program.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council approve Resolution 2025-29, which authorizes City Manager Paul DeBuff and Chief Financial Officer Laura Cox as authorized signatories for financial documents related to this CDBG-MIT Resilient Communities Program.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Resolution 2025-29

RESOLUTION NO. R2025-0029

**A RESOLUTION OF CITY OF ALVARADO, TEXAS, AUTHORIZING
AUTHORIZED SIGNATORIES FOR THE COMMUNITY DEVELOPMENT
BLOCK GRANT-MITIGATION (CDBG-MIT) RESILIENT COMMUNITIES
PROGRAM THROUGH THE TEXAS GENERAL LAND OFFICE (GLO).**

WHEREAS, participation in CDBG-MIT programs require individuals designated by resolution as authorized signatories for contractual documents related to this CDBG-MIT Resilient Communities Program through the Texas General Land Office;

WHEREAS, the Alvarado City Council on November 18, 2024, designated City Manager Paul DeBuff and Chief Financial Officer Laura Cox by Resolution R2024-0023 as authorized signatories for contractual documents related to this CDBG-MIT Resilient Communities Program through the Texas General Land Office;

WHEREAS, participation in CDBG-MIT programs also require individuals designated by resolution as authorized signatories for financial documents related to this CDBG-MIT Resilient Communities Program through the Texas General Land Office;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
ALVARADO, TEXAS, THAT:**

SECTION 1

Paul DeBuff, City Manager, and Laura Cox, CFO, are Authorized Financial Designees and designated authorized signatories on behalf of the City of Alvarado for financial documents related to this CDBG-MIT Resilient Communities Program through the Texas General Land Office.

PASSED AND APPROVED on this the 21st day of July, 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Paul DeBuff

Phone: 817-790-3351

AGENDA ITEM:

Consideration and action related to Ordinance No. 2025-0015, an ordinance of the City Council amending Section 31-129 of the City of Alvarado Code providing an update to the School Zone on N Cummings Drive.

BACKGROUND & FINDINGS:

The Alvarado independent school district will begin classes in their new Alvarado Elementary North, located at 1300 N. Cummings Drive, on August 14th, 2025. To accommodate traffic for this new school building, a new School Zone is needed. Because School Zones on City Streets are set by ordinance, staff is recommending an ordinance to set that zone.

The proposed school zone ordinance would eliminate the northern school zone that serves the current Alvarado Elementary North, and create a single School Zone that serves both the Junior High School and the new Elementary North, beginning at Highway 67 and extending north by 3,200 feet, to the north side of the new Elementary North property line.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Approval

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

School Zone Ordinance



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public Hearing, consideration, and action related to approving Ordinance 2025-0013, of the Alvarado City Council annexing by voluntary petition approximately 60.575 acres in the McKinney & Williams Survey, Abstract 971, generally located north of CR 604 and east of IH 35W, with the approximate address of 6565 CR 604, into the corporate limits of the City of Alvarado, Texas. (Millis Annexation)

BACKGROUND & FINDINGS:

On April 3, 2025, the City of Alvarado and Millis Transfer LLC executed a development agreement that includes a provision that the Millis Transfer site be annexed into Alvarado city limits. Therefore, on June 16, 2025, in accordance with this agreement, Millis Transfer LLC petitioned the Alvarado City Council for consideration of voluntary annexation and the public hearing of the annexation ordinance was set for July 21, 2025, after proper notice.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council approve Ordinance 2025-_____.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Location Map

Notice to Cleburne Times Review & Website

Texas Local Government Code on Annexation

Ordinance 2025-0013

PUBLIC NOTICE

Notice is hereby given that the Alvarado City Council will conduct a public hearing at their regularly scheduled meeting in the Council Chambers at Alvarado City Hall, located at 104 W. College Avenue, Alvarado, TX 76009 on Monday, July 21, 2025 at 6:30 P.M. to consider and act on the item below.

Public hearing, consideration and action on an ordinance annexing by voluntary petition approximately 60.575 acres in the McKinney & Williams Survey, Abstract 971, generally located north of CR 604 and east of IH 35W, with the approximate address of 6565 CR 604, into the corporate limits of the City of Alvarado, Texas.

ORDINANCE NO. 2025-0013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS APPROVING A PETITION FOR THE VOLUNTARY ANNEXATION OF APPROXIMATELY 60.575 ACRES OF LAND LOCATED WITHIN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 971, AS REQUESTED BY MILLIS TRANSFER LLC; PROVIDING FOR THE ANNEXATION INTO THE CITY OF ALVARADO SAID PROPERTY FOR ALL MUNICIPAL PURPOSES; EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Home-Rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the provisions of, and subject only to the limitations imposed by the State Constitution, State Laws, and the City Charter; and

WHEREAS, the Texas Local Government Code and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property owner, Millis Transfer, LLC, submitted a petition for voluntary annexation of approximately 60.575 acres of land in accordance with Section 43.0671 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexation was held before the Alvarado City Council at their regular meeting on July 21, 2025 after due notice in the manner provided by law; and

WHEREAS, all of the property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City of Alvarado; and

WHEREAS, a Service Agreement has been negotiated and approved and is attached to this Ordinance by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. ANNEXATION

That all portions of the following parcel (the "Territory") located in Johnson County, Texas, being comprised of approximately 60.575 acres of territory described as a tract in the McKinney & Williams Survey, Abstract No. 971, Johnson County, Texas, is hereby annexed to the City of Alvarado as a part of the city for all municipal purposes, and the city limits are extended to include such Territory, being more particularly described on Exhibit "A" and shown in Exhibit "B" attached to and incorporated in this Ordinance for all purposes.

SECTION 2. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

The owners and inhabitants of the Territory are entitled to all of the rights and privileges of all other citizens and property owners of the City of Alvarado, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3. OFFICIAL MAP

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Alvarado, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 4. FILING CERTIFIED COPY

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Johnson County, Texas and with the Johnson County Appraisal District. The City Secretary is authorized to file all other notices of this ordinance as required under any law of the State.

SECTION 5. SERVICE PLAN

The Service Plan prepared in accordance with applicable provisions of state law pertaining to annexation, as previously set forth in a development agreement executed on April 3, 2025, between Millis Transfer LLC and the City of Alvarado, and is incorporated herein for all intent and purposes.

SECTION 6. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. SEVERABILITY CLAUSE

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 8. AREAS EXCEPTED FROM ANNEXATION

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Alvarado, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Alvarado every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City of Alvarado any lands or area which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Alvarado's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 9. EFFECTIVE CLAUSE

This ordinance shall be in full force and effect from and after its passage,

AND IT IS SO ORDAINED.

PASSED by a vote of _____ to _____ this 21st day of July, 2025.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Exhibit A

LEGAL DESCRIPTION

BEING a lot, tract or parcel of land situated within Johnson County, Texas, being part of the McKinney & Williams Survey, Abstract No. 971, being part of an 80.000 acre tract of land as described in a Quit Claim Deed from Federal Farm Mortgage Corporation to Cleave M. Bourne, et ux as recorded in Volume 415 at Page 5 of the Deed Records of Johnson County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for a corner at the northeast corner of said 80.000 acre tract, said Point of Beginning being at the existing interior of a 48.097 acre tract of land as conveyed to Franklin Crawford as recorded in Volume 4372 at Page 795 of the Official Public Records of Johnson County, Texas;

THENCE S 28°57'00" E along a fence, the east line of said 80.000 acre tract and the southernmost west line of said 48.097 acre tract, a distance of 1134.25 feet to a 5/8 inch iron rod found for a corner, said corner being at the existing northeast corner of a 1.000 acre tract as conveyed to Johnson County Rural Water Supply Corporation as recorded in Volume 1212 at Page 115 of the Official Public Records of Johnson County, Texas;

THENCE S 61°02'55" W along a fence and the north line of said 1.000 acre tract, a distance of 207.83 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 1.000 acre tract;

THENCE S 28°56'34" E along a fence and the north line of said 1.000 acre tract, a distance of 208.75 feet to a 1/2 inch iron rod for a corner at the southwest corner of said 1.000 tract on the north line of Johnson County Road No. 604;

THENCE S 60°33'22" W along a fence, the south line of said to 80.000 acre tract and the north line of Johnson County Street No. 604, a distance of 1642.04 feet to a 1/2 inch iron rod found for a corner, said corner being at the existing southeast corner of a 20.000 acre tract as conveyed to Texas M-H, LLC as recorded in/under Document No. 2021-2375 of the Official Public Records of Johnson County, Texas;

THENCE N 43°25'28" W along a fence and the east line of said 20.000 acre tract, a distance of 1351.61 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 20.000 acre tract;

THENCE N 59°44'40" E along a fence and the north line of said 80.000 acre tract, a distance of 814.72 feet to a 1/2 inch iron rod found for a corner;

THENCE N 59°48' 13" E along a fence and the north line of said 80.000 acre tract, a distance of 1374.29 feet returning to the Point of Beginning and containing 60.575 acres of land.

ORDINANCE NO. 2025-13

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS APPROVING A PETITION FOR THE VOLUNTARY ANNEXATION OF APPROXIMATELY 60.575 ACRES OF LAND LOCATED WITHIN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 971, AS REQUESTED BY MILLIS TRANSFER LLC; PROVIDING FOR THE ANNEXATION INTO THE CITY OF ALVARADO SAID PROPERTY FOR ALL MUNICIPAL PURPOSES; EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Home-Rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the provisions of, and subject only to the limitations imposed by the State Constitution, State Laws, and the City Charter; and

WHEREAS, the Texas Local Government Code and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property owner, Millis Transfer, LLC, submitted a petition for voluntary annexation of approximately 60.575 acres of land in accordance with Section 43.0671 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexation was held before the Alvarado City Council at their regular meeting on July 21, 2025 after due notice in the manner provided by law; and

WHEREAS, all of the property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City of Alvarado; and

WHEREAS, a Service Agreement has been negotiated and approved and is attached to this Ordinance by reference;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. ANNEXATION

That all portions of the following parcel (the "Territory") located in Johnson County, Texas, being comprised of approximately 60.575 acres of territory described as a tract in the McKinney & Williams Survey, Abstract No. 971, Johnson County, Texas, is hereby annexed to the City of Alvarado as a part of the city for all municipal purposes, and the city limits are extended to include such Territory, being more particularly described on Exhibit "A" and shown in Exhibit "B" attached to and incorporated in this Ordinance for all purposes.

SECTION 2. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

The owners and inhabitants of the Territory are entitled to all of the rights and privileges of all other citizens and property owners of the City of Alvarado, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3. OFFICIAL MAP

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Alvarado, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 4. FILING CERTIFIED COPY

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Johnson County, Texas and with the Johnson County Appraisal District. The City Secretary is authorized to file all other notices of this ordinance as required under any law of the State.

SECTION 5. SERVICE PLAN

The Service Plan prepared in accordance with applicable provisions of state law pertaining to annexation, as previously set forth in a development agreement executed on April 3, 2025, between Millis Transfer LLC and the City of Alvarado, and is incorporated herein for all intent and purposes.

SECTION 6. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. SEVERABILITY CLAUSE

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 8. AREAS EXCEPTED FROM ANNEXATION

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Alvarado, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Alvarado every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City of Alvarado any lands or area which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Alvarado's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 9. EFFECTIVE CLAUSE

This ordinance shall be in full force and effect from and after its passage,

AND IT IS SO ORDAINED.

PASSED by a vote of _____ to _____ this 21st day of July, 2025.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Exhibit A

LEGAL DESCRIPTION

BEING a lot, tract or parcel of land situated within Johnson County, Texas, being part of the McKinney & Williams Survey, Abstract No. 971, being part of an 80.000 acre tract of land as described in a Quit Claim Deed from Federal Farm Mortgage Corporation to Cleave M. Bourne, et ux as recorded in Volume 415 at Page 5 of the Deed Records of Johnson County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod found for a corner at the northeast corner of said 80.000 acre tract, said Point of Beginning being at the existing interior of a 48.097 acre tract of land as conveyed to Franklin Crawford as recorded in Volume 4372 at Page 795 of the Official Public Records of Johnson County, Texas;

THENCE S 28°57'00" E along a fence, the east line of said 80.000 acre tract and the southernmost west line of said 48.097 acre tract, a distance of 1134.25 feet to a 5/8 inch iron rod found for a corner, said corner being at the existing northeast corner of a 1.000 acre tract as conveyed to Johnson County Rural Water Supply Corporation as recorded in Volume 1212 at Page 115 of the Official Public Records of Johnson County, Texas;

THENCE S 61°02'55" W along a fence and the north line of said 1.000 acre tract, a distance of 207.83 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 1.000 acre tract;

THENCE S 28°56'34" E along a fence and the north line of said 1.000 acre tract, a distance of 208.75 feet to a 1/2 inch iron rod for a corner at the southwest corner of said 1.000 tract on the north line of Johnson County Road No. 604;

THENCE S 60°33'22" W along a fence, the south line of said 80.000 acre tract and the north line of Johnson County Street No. 604, a distance of 1642.04 feet to a 1/2 inch iron rod found for a corner, said corner being at the existing southeast corner of a 20.000 acre tract as conveyed to Texas M-H, LLC as recorded in/under Document No. 2021-2375 of the Official Public Records of Johnson County, Texas;

THENCE N 43°25'28" W along a fence and the east line of said 20.000 acre tract, a distance of 1351.61 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 20.000 acre tract;

THENCE N 59°44'40" E along a fence and the north line of said 80.000 acre tract, a distance of 814.72 feet to a 1/2 inch iron rod found for a corner;

THENCE N 59°48' 13" E along a fence and the north line of said 80.000 acre tract, a distance of 1374.29 feet returning to the Point of Beginning and containing 60.575 acres of land.

LOCAL GOVERNMENT CODE

TITLE 2. ORGANIZATION OF MUNICIPAL GOVERNMENT

SUBTITLE C. MUNICIPAL BOUNDARIES AND ANNEXATION

CHAPTER 43. MUNICIPAL ANNEXATION

SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS

Sec. 43.0671. AUTHORITY TO ANNEX AREA ON REQUEST OF OWNERS. Notwithstanding Subchapter C-4 or C-5, a municipality may annex an area if each owner of land in the area requests the annexation.

Added by Acts 2017, 85th Leg., 1st C.S., Ch. 6 (S.B. [6](#)), Sec. 26, eff. December 1, 2017.

Sec. 43.0672. WRITTEN AGREEMENT REGARDING SERVICES. (a) The governing body of the municipality that elects to annex an area under this subchapter must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area.

(b) The agreement must include:

(1) a list of each service the municipality will provide on the effective date of the annexation; and

(2) a schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

(c) The municipality is not required to provide a service that is not included in the agreement.

Added by Acts 2017, 85th Leg., 1st C.S., Ch. 6 (S.B. [6](#)), Sec. 26, eff. December 1, 2017.

Sec. 43.0673. PUBLIC HEARING. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter,

the governing body of the municipality must conduct one public hearing.

(c) During the public hearing, the governing body:

(1) must provide persons interested in the annexation the opportunity to be heard; and

(2) may adopt an ordinance annexing the area.

(d) The municipality must post notice of the hearing on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the hearing must be:

(1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(2) posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

Added by Acts 2017, 85th Leg., 1st C.S., Ch. 6 (S.B. [6](#)), Sec. 26, eff. December 1, 2017.

Amended by:

Acts 2019, 86th Leg., R.S., Ch. 155 (H.B. [347](#)), Sec. 3.01, eff. May 24, 2019.

PUBLIC NOTICE

Notice is hereby given that the Alvarado City Council will conduct a public hearing at their regularly scheduled meeting in the Council Chambers at Alvarado City Hall, located at 104 W. College Avenue, Alvarado, TX 76009 on Monday, July 21, 2025 at 6:30 P.M. to consider and act on the item below.

Public hearing, consideration and action on an ordinance annexing by voluntary petition approximately 60.575 acres in the McKinney & Williams Survey, Abstract 971, generally located north of CR 604 and east of IH 35W, with the approximate address of 6565 CR 604, into the corporate limits of the City of Alvarado, Texas.



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Presentation and discussion related to elements of the Comprehensive Plan, a project of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO).

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the General Land Office of the State of Texas (GLO) for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's Community Development Block Grant-Mitigation (CDBG-MIT).

The Resilient Communities Program funds CDBG-MIT activities that work to increase a community's resilience to disasters and reduce or eliminate the impact of future disasters. These funds will result in the development and formal adoption of a Comprehensive Plan update, Downtown Master Plan, Zoning Ordinance rewrite, and more as funding is available.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Provide direction on two key milestones of comprehensive plan: 1) Draft Vision Guiding Principles, and 2) Downtown Square Layout Possibilities.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Comprehensive Plan Update
Draft Vision Guiding Principles
Downtown Square Layout Possibilities



Plan Alvarado

City Council Meeting
July 21, 2025



TOPICS TODAY

PROJECT BACKGROUND



FEEDBACK HIGHLIGHTS TO DATE



VISION GUIDING PRINCIPLES



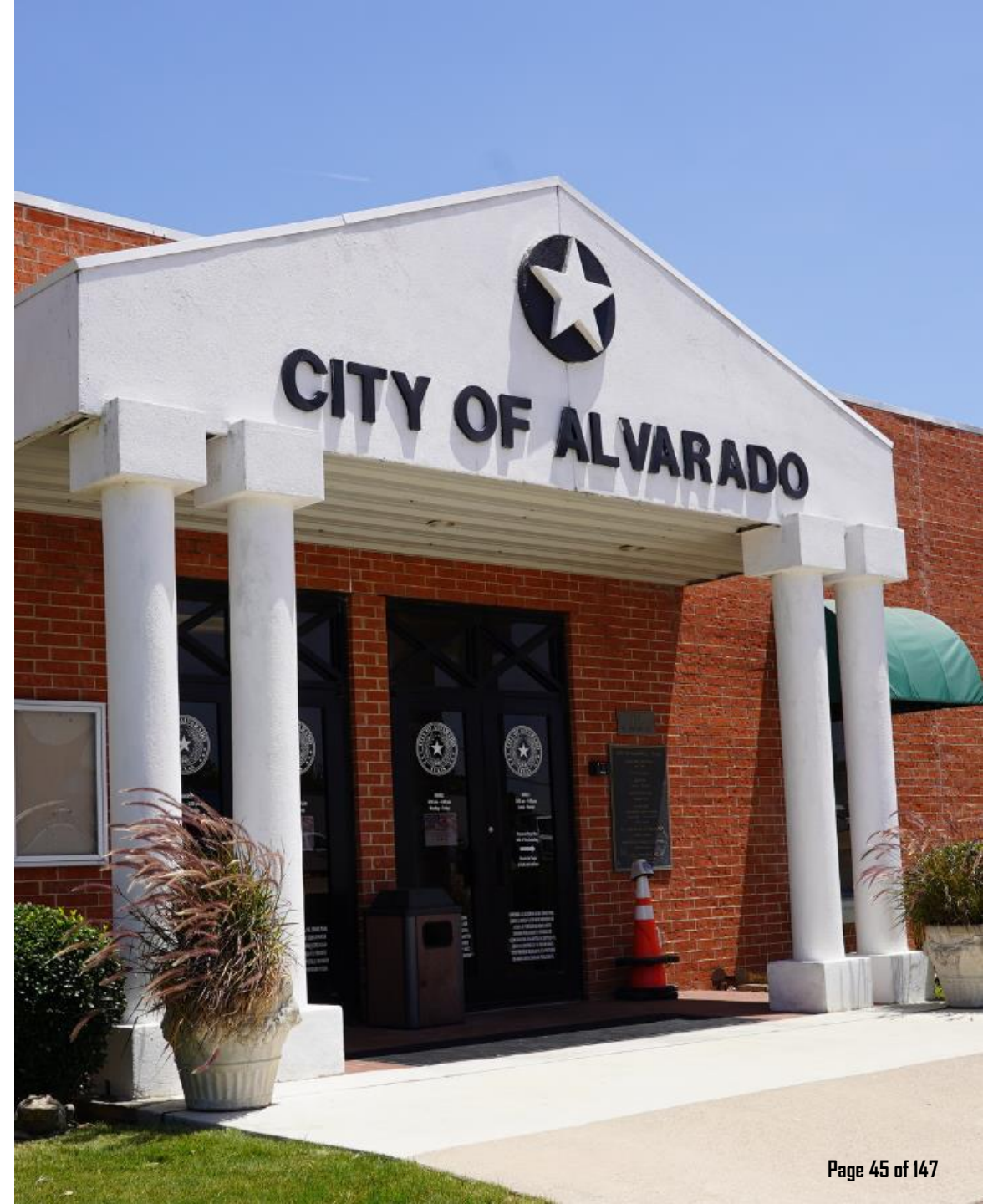
DRAFT GOALS, OBJECTIVES, + POLICIES



DOWNTOWN



NEXT STEPS

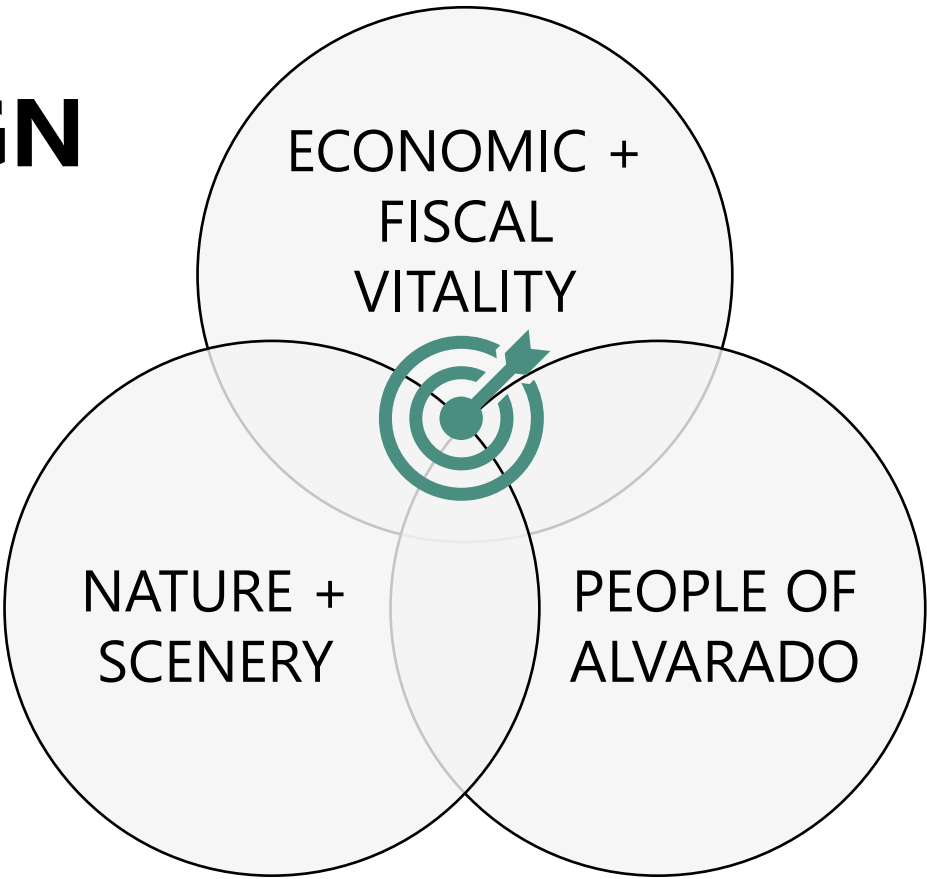


MASTER PLAN SET OUTLINE

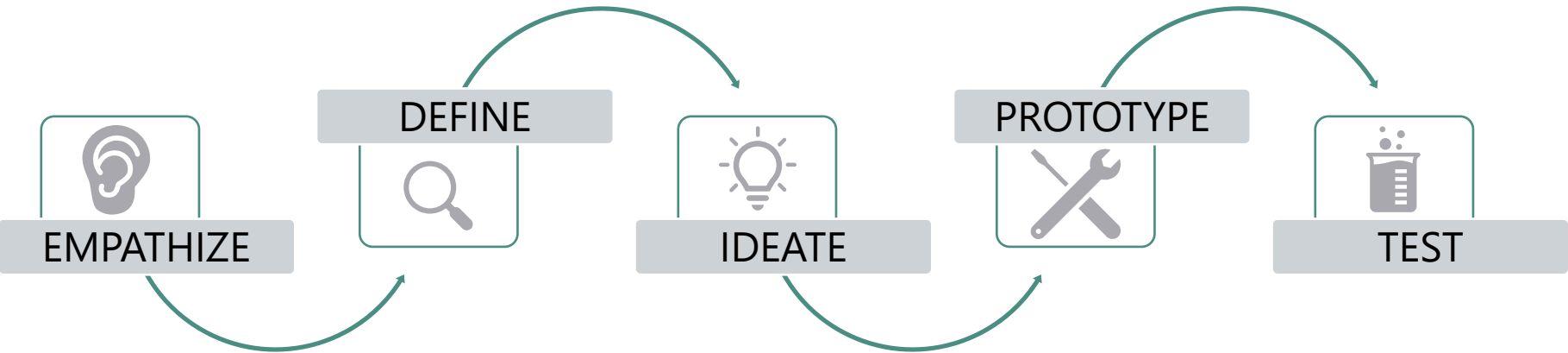
1. Introduction
2. Economic + Fiscal Vitality
3. Design System
4. Downtown Master Plan
5. Parks + Recreation Master Plan
6. Strategic Growth
7. Implementation



PLANNING + DESIGN APPROACH

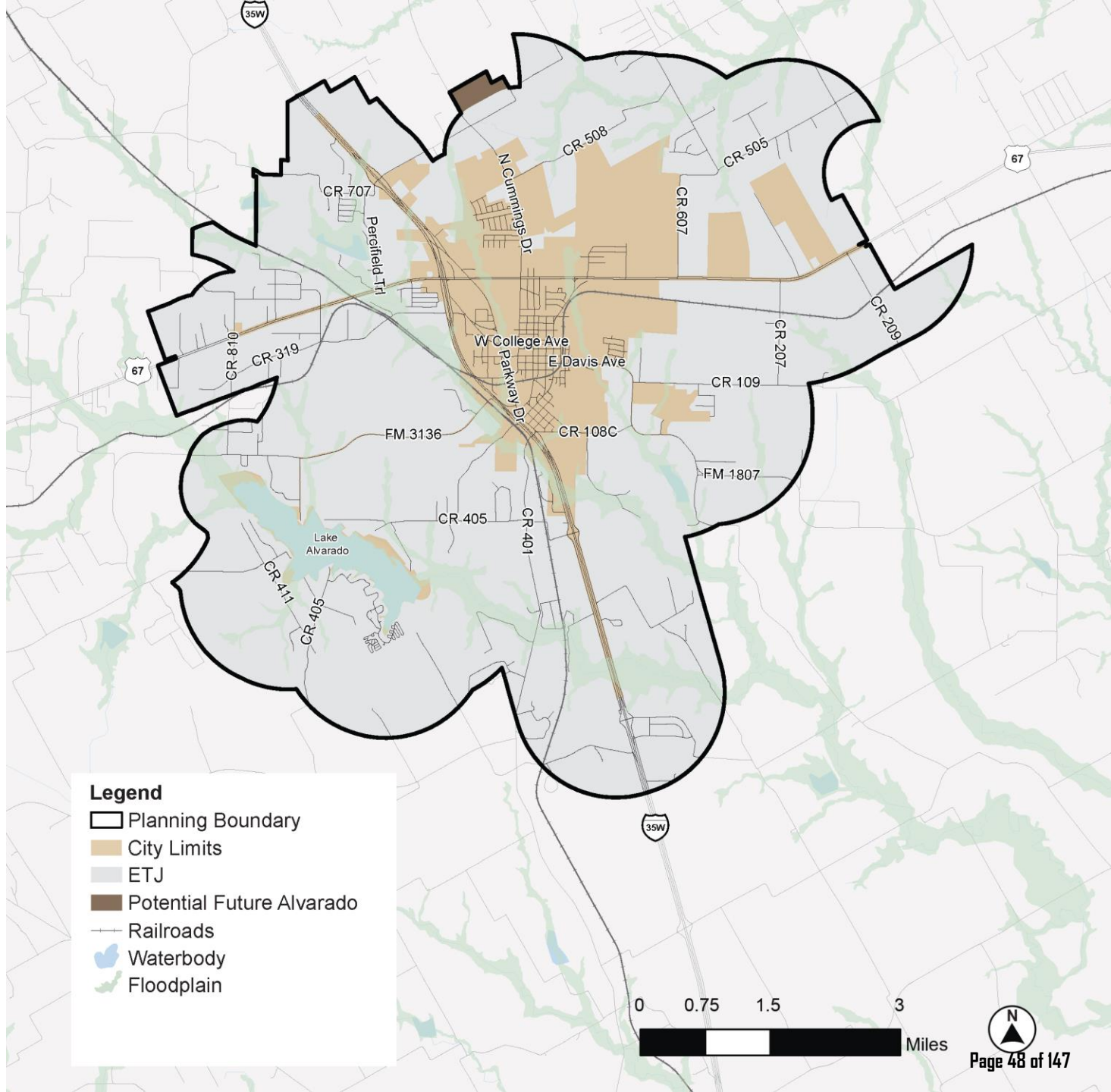


TRIPLE –
BOTTOM LINE



DESIGN
THINKING

ALVARADO PLANNING AREA



COMPREHENSIVE PLAN ELEMENTS

Economic +
Fiscal Vitality

Future Land Use
+ Placemaking

Mobility +
Connectivity

Emergency
Management +
Resilience

Utilities + Roads

City Services +
Communication

DOWNTOWN MASTER PLAN

Mobility +
Connectivity

Community
Character +
Branding

Parking

Competitive
Positioning

Design

Utilities +
Roads

Parks +
Gathering
Spaces

Events +
Programming

Housing +
Building Types

Land Use +
Placemaking

PARKS + RECREATION MASTER PLAN

Play +
Reflect

Trails +
Connectivity

Nature +
Trees

Gather +
Celebrate

KEY GROUPS + ENGAGEMENT METHODS



ENGAGEMENT SEQUENCE

Kickoff + Base Studies

- Project Kick-off Meetings (CC1, P&Z1, PAC1, TAC1)
- Community Forum 1
- Community Survey
- Stakeholder Interviews

Visioning + Refinement

- Downtown Stakeholder Workshop
- Community Forum 2: Public Design Studio
- TAC 2, PAC2, CC2: Downtown + Vision Statement
- TAC3, PAC3: FLUP, MTP, Parks + Rec
- Design Focus Groups

Plan Adoption

- Draft Concepts + Highlights Meetings (TAC4, PAC4, Joint P&Z + CC Workshop)
- Community Forum 3: Draft Concepts and Highlights (Virtual Townhall)
- Draft Master Plan Set Review
- P&Z Public Hearing
- City Council Public Hearing + Adoption

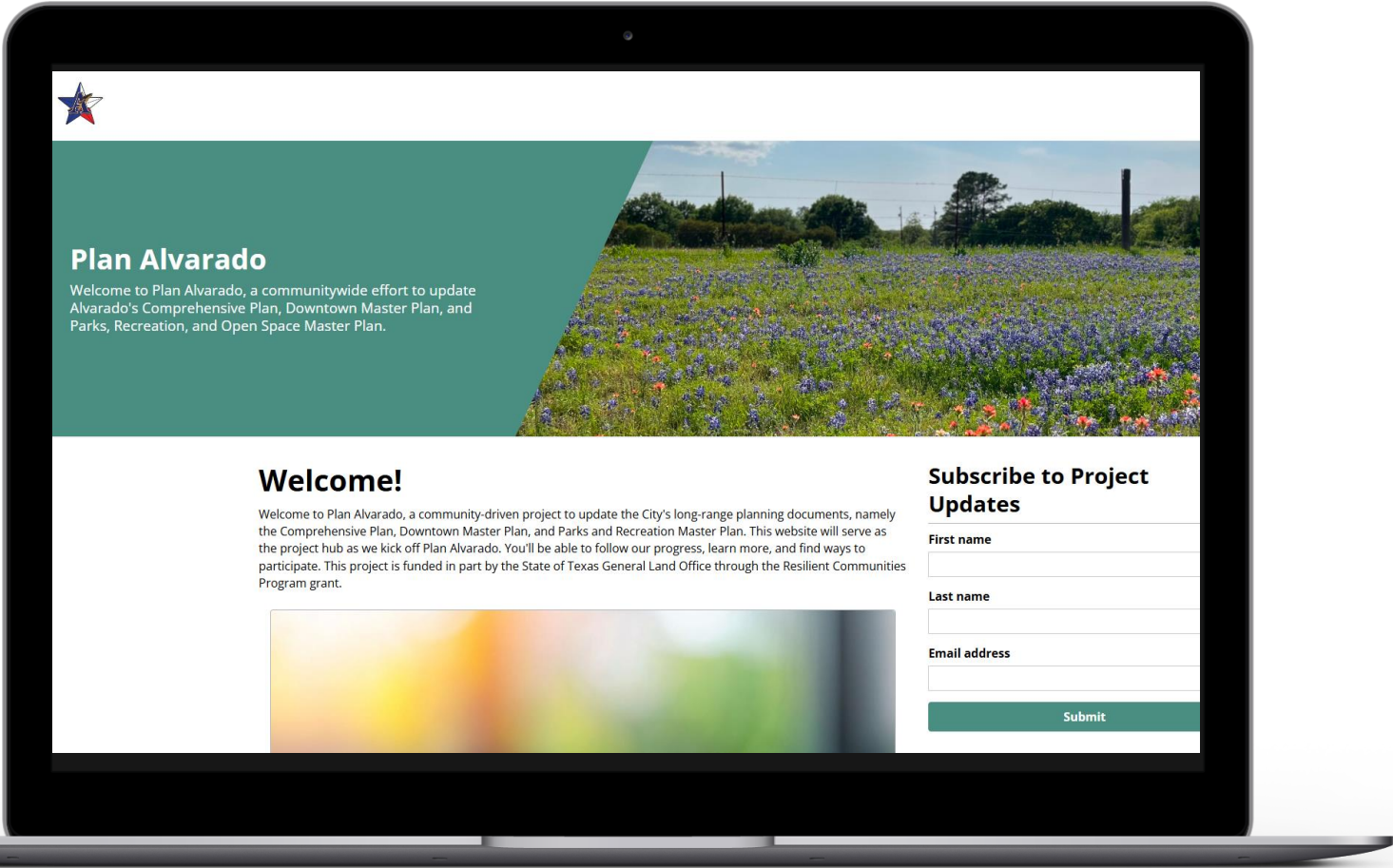
Zoning Ordinance

- P&Z: Public Hearing on Preliminary Report
- Public Hearing on Final Report/Zoning Ordinance

PROJECT WEBSITE: PLANALVARADO.COM

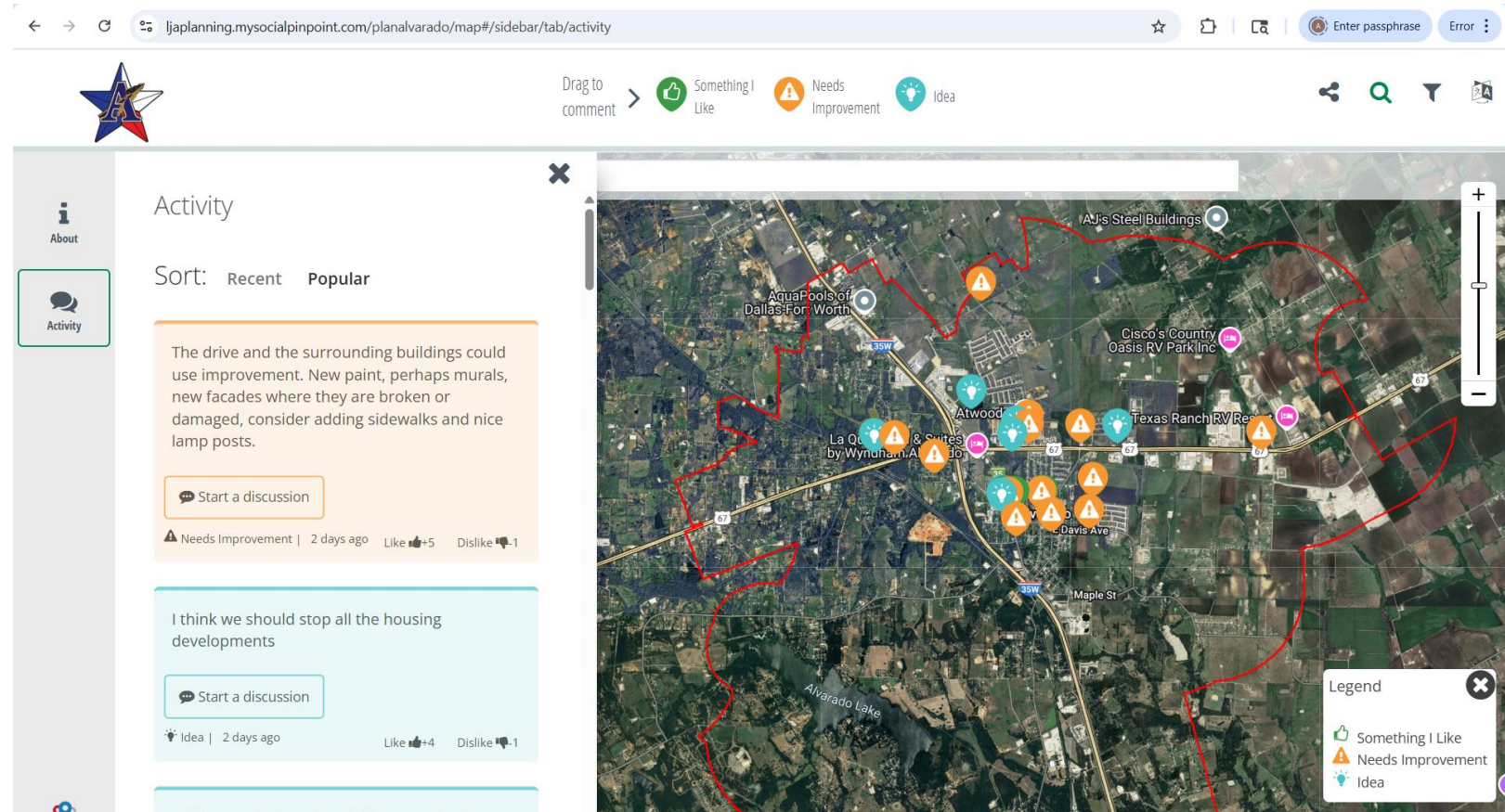
INFO & COLLABORATION

PROJECT DESCRIPTION
SURVEY
EVENTS/TIMELINE
QUESTION/COMMENT FORM
CONTACT INFO



COLLABORATION MAP

- Identify likes, needed improvements, and big ideas for the future
- Residents can vote on responses, upload pictures, and discuss each comment
- Participate and collaborate with others!



Collaboration Map

Add your voice to **Plan Alvarado** through our interactive Collaboration Map. Drop a pin to highlight what you love, note a challenge, or spark a fresh idea and then explore the live Activity Panel to see your neighbors' insights in real time. Every marker helps the team refine strategies that make the Plan safer, more vibrant, and ready for Alvarado's future.

[Join the Discussion! >](#)

COMMUNITY SURVEY SUMMARY

- 373 responses
- 5 weeks (3/19/2025-4/26/2025)
- 19 questions
- 6% response rate (overall survey response)
– based on the NCTCOG estimated population
- 2% is a healthy minimum response rate so these response rates are statistically significant

CITY OF ALVARADO

2025 COMMUNITY SURVEY SUMMARY

Alvarado, Texas
May 2025

Prepared by LJA



COMMUNITY SURVEY SWOT TAKEAWAYS

STRENGTHS



EVENTS/FESTIVALS

SAFETY-RELATED

EMERGENCY SERVICES

GROWTH/ DEVELOPMENT/ DEVELOPERS

COMMUNITY/SENSE OF COMMUNITY

SCHOOL-RELATED

COMMUNICATION/COLLABORATION/INVOLVEMENT

SMALL TOWN FELL/RURAL CHARM

CITY SERVICES

LOCATION/ACCESS

COMMUNITY SURVEY SWOT TAKEAWAYS

WEAKNESSES

ROADS/ TRAFFIC/ MOBILITY
INFRASTRUCTURE CAPACITY/ CONDITION
LACK OF SHOPPING/ DINING OPTIONS
PARKS/RECREATION
GROCERY STORES
DOWNTOWN/ SQUARE
ECONOMIC DEVELOPMENT
LACK OF ENTERTAINMENT
GROWTH/ DEVELOPMENT/ DEVELOPERS
CLEANLINESS/ CODE ENFORCEMENT



COMMUNITY SURVEY SWOT TAKEAWAYS



OPPORTUNITIES

SHOPPING/ DINING-RELATED
GROCERY STORE
ROADS/ TRAFFIC/ MOBILITY
IMPROVE INFRASTRUCTURE CAPACITY/ CONDITION
DOWNTOWN/ SQUARE
PARKS/ RECREATION
NEW COMMUNITY CENTER
ECONOMIC DEVELOPMENT
YOUTH SPORTS/ ACTIVITIES
PUBLIC FACILITIES

COMMUNITY SURVEY SWOT TAKEAWAYS

THREATS

ROADS/ TRAFFIC/ MOBILITY
GROWTH/ DEVELOPMENT/ DEVELOPERS
INFRASTRUCTURE CAPACITY/ CONDITION
LOSS OF IDENTITY/ CHARACTER
SAFETY-RELATED
SCHOOL-RELATED
SHOPPING/ DINING-RELATED
LACK OF ENTERTAINMENT
LACK OF PLANNING



STAKEHOLDER INTERVIEWS

Key Takeaways:

Strength in
community identity
+ culture

Downtown
revitalization
needed

Infrastructure +
growth challenges

Youth, recreation, +
community service
challenges

Increased
economic
development
needed

Visible, incremental
progress needed
for plan success

Stakeholders Interviewed:

- Alvarado Chamber of Commerce
- Alvarado ISD
- Alvarado Youth Sports Association
- Atmos
- G&L Hardware
- Helping Hands
- Murphy Hoffman-Company Kenworth
- Prairieland Detention Center
- Shepherd's Valley Church

COMMUNITY FORUM 1

Very successful!

April 2025

Well-attended

*Key Takeaways:
Community Values
Parks and Recreation
Downtown
Mobility*



EXAMPLE ALVARADO VALUES

Small Town

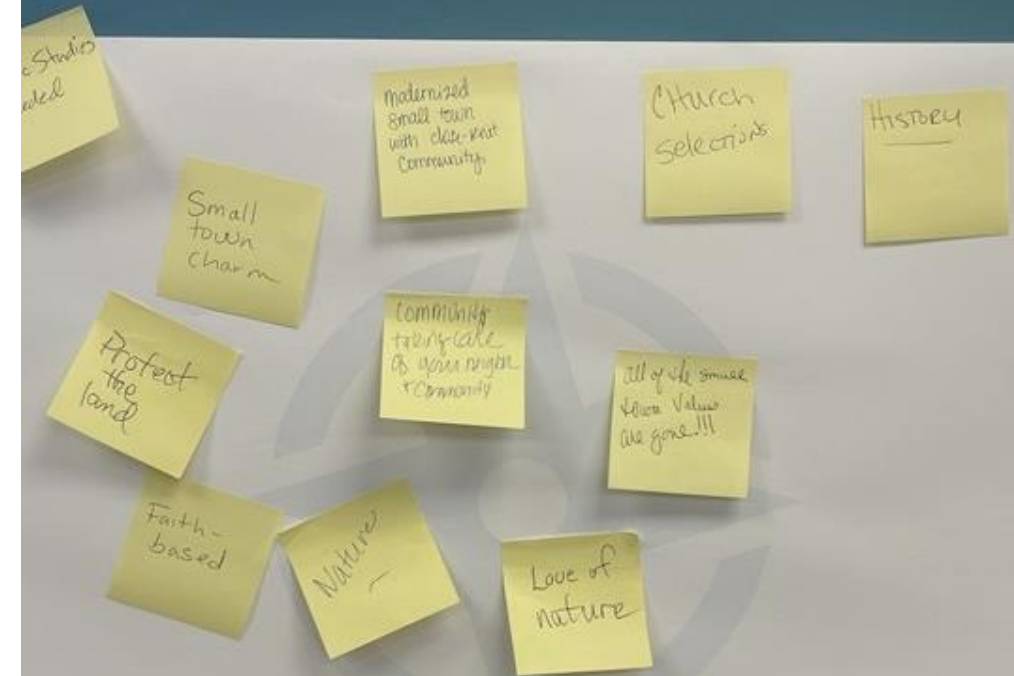
History

Nature

Faith

Community

WHAT ARE ALVARADO'S VALUES



WHAT DOES "SMALL-TOWN CHARM" MEAN TO YOU?

People

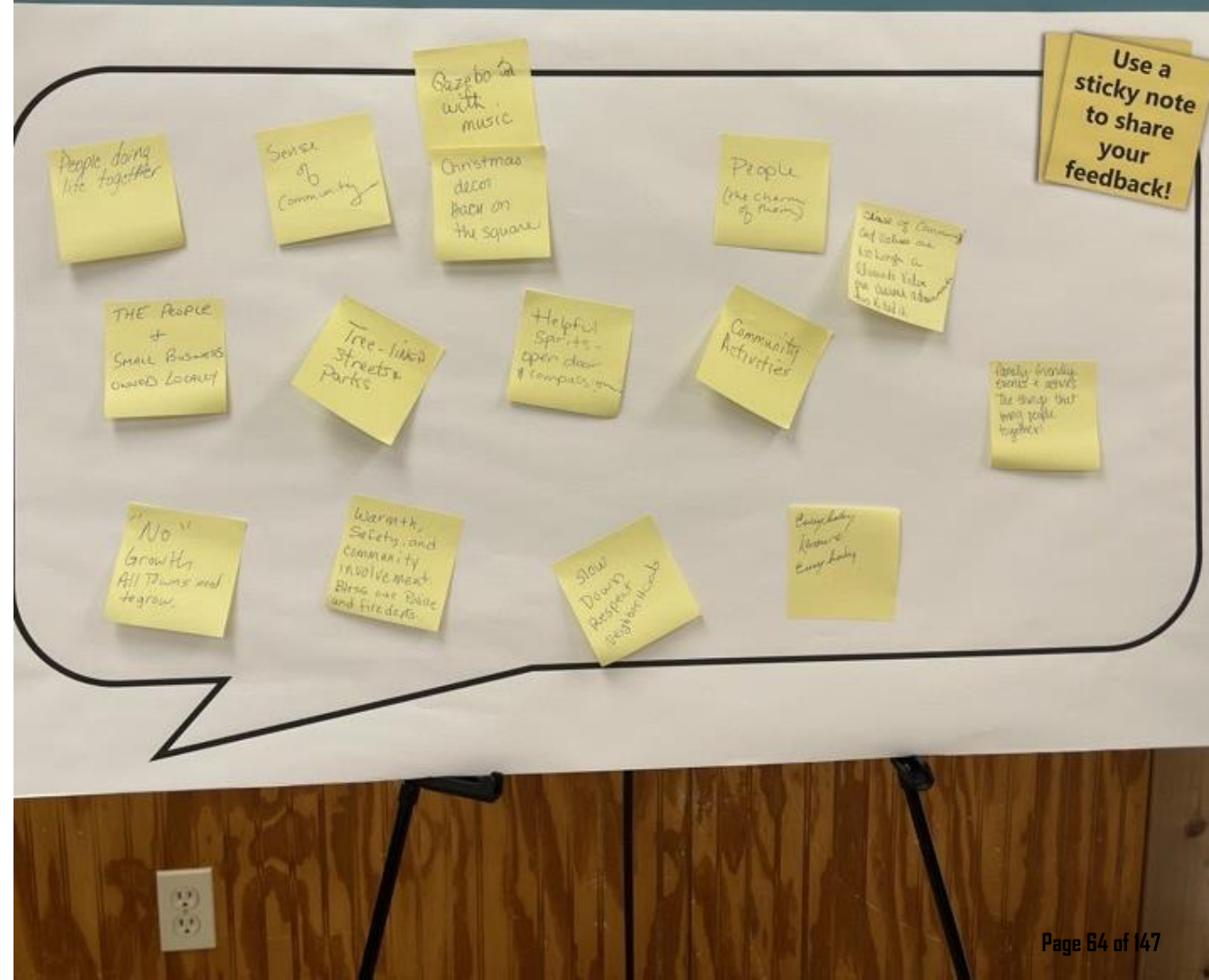
Community

Together

Events

Activities

WHAT DOES "SMALL-TOWN CHARM" MEAN TO YOU?



PARKS + RECREATION

Desired Amenities

Dog park

Gardens/flower

Splashpad

Sports complex

Walking trails

Restrooms in the
park

Shade trees

Seating
areas/benches

Community
Center



SALES TAX \$\$\$

Market leakage to surrounding cities

Grocery stores, restaurants, hardware stores, and retail account for most trips outside of Alvarado

Data and history show that adding these amenities in Alvarado can help improve resident satisfaction and help fiscal resilience



LET'S IMPROVE DOWNTOWN ALVARADO!

Improvement Ideas

A community center with classes and activities

A senior center with classes and activities

Additional restaurants and eating options, especially coffee and dessert

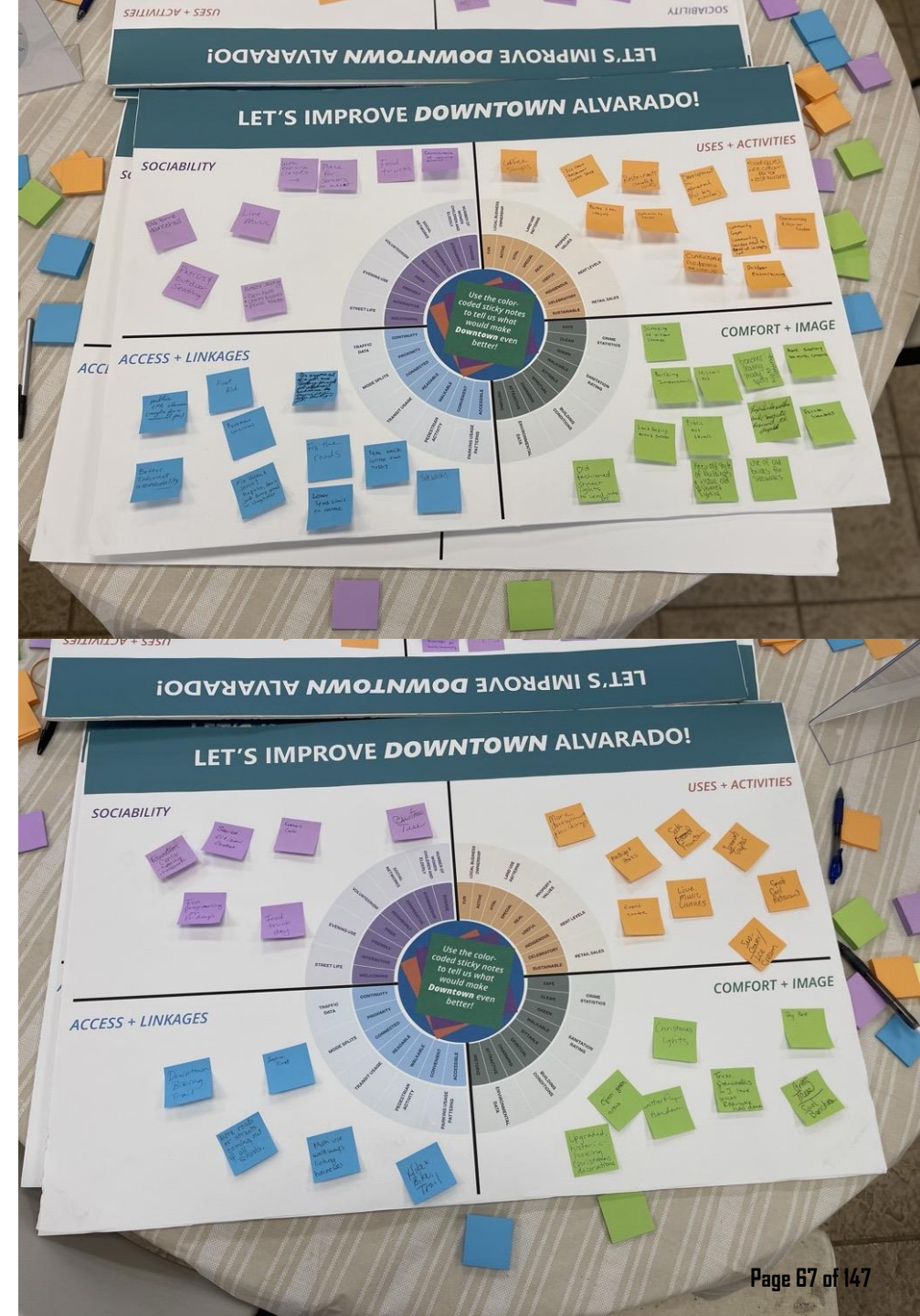
More outdoor seating options

Road maintenance

Building and facade enhancements

Entertainment options

More greenery and open space



MOBILITY & CONNECTIVITY PRIORITIES

1

TRAFFIC

Reduce the amount of time spent traveling between home, work, school, or destinations in Alvarado.

2

RECREATION

Provide fun and engaging mobility opportunities for enjoyment, sightseeing, and/or fitness.

3

PLACEMAKING

Enhance the transportation network that encourages social interaction and beauty through high quality design to the places that make the City unique.

3

HEALTH+SAFETY

Protect the community by lowering the risk of travel-related injury and promoting public health.



DOWNTOWN STAKEHOLDERS WORKSHOP

May 15, 2025



DOWNTOWN STAKEHOLDERS WORKSHOP

Key Takeaways

Sufficient parking

Development of
the south side of
the Square

Improved
infrastructure

Historic
preservation

More dining,
retail, +
boutiques

7-day activity +
nightlife

Downtown
Merchant
Association

Incorporate
nature +
recreation

Downtown
boundary +
subareas



PUBLIC DESIGN STUDIO (COMMUNITY FORUM 2)

June 28, 2025

Key Takeaways:
Parks and Recreation
Growth
Housing
Downtown
Mobility



AGES AND STAGES

Young Kids

- Community center
- Larger park
- Sports complex
- Remote control flying field
- Swimming pool
- Splash pad
- Fitness center

Teenagers

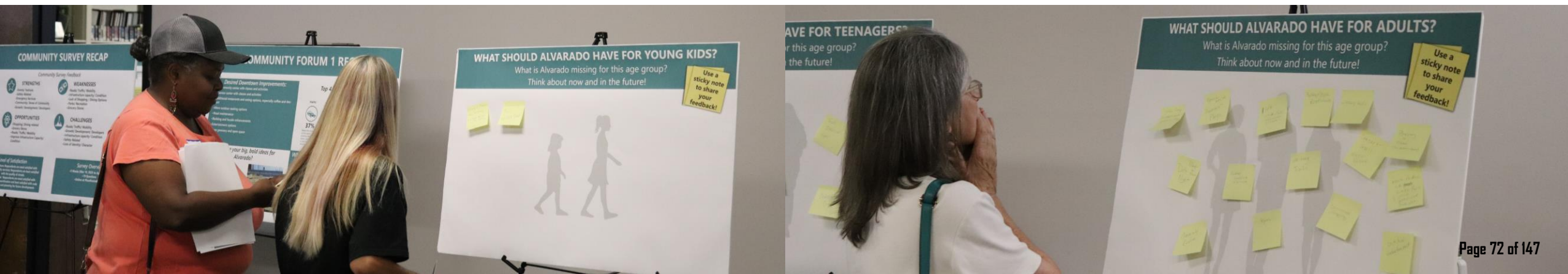
- Community center
- Teen park
- Sports courts
- Recreation facility
- Teen dance hall
- Study area
- Coffee shop

Adults

- Long running trail
- Outdoor park with event area
- Theater venue
- Restaurants
- Better grocery stores
- Date night spots
- Café

Seniors

- Community center
- Accessible park
- Remote control flying field
- Senior center
- Shuttling service
- Meet and eat spots



Improvement Ideas

Small
restaurant

Fishing area

Picnic/play
areas

Dog park

Shaded areas

Trails

Water features

Recreational areas

Increased
lighting

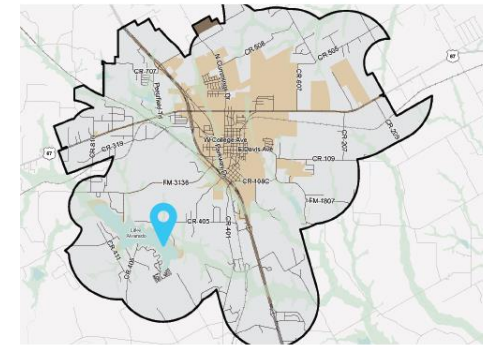
More
bathrooms

Handicap
parking

Police patrol

Trash removal

Landscaping



**DO YOU SEE A NEED TO IMPROVE LAKE ALVARADO?
ADD YOUR IDEAS!**

**Add your comments about amenities,
and gathering spaces at Lake
Alvarado.**

Use a sticky note to share your feedback!

YES

 NO

Vote with a dot!

11th Parks
Medical
More
Police
Patrol
for non
wonder
Parks

Derive mappings
local, global and Pn

Maybe
a small
Restaurant

RC
FLAT
FLYING
LANDING
RC Boat Race

LEVEL OF DEVELOPMENT

Three coin pack options represented three different development scenarios and their corresponding revenue:

- Fairly Rural: Two coins
- Moderately Developed: Three coins
- More Developed: Five coins

Participants picked their preferred level of development, then used their coins to fund their priorities

ALVARADO HAS CHOICES!

CHOOSE
YOUR COIN
PACK

We need to determine the level of development appropriate for Alvarado and how much we are willing to pay for the desired level of improvements.
FOR ILLUSTRATIVE PURPOSES ONLY

- 1 Review the development and funding options.
- 2 Choose the coin pack that represents the level of development you would like for Alvarado.
- 3 Use the coins to fund the priorities you would like the City to focus on.

\$ 2 COINS

For this coin pack, I'm choosing a fairly rural feel Alvarado with low housing density and a smaller population, and I'm willing to forgo most amenities, programming, and community facilities.

I am also willing to forgo most infrastructure improvements, including drainage and walkable/bikeable street design.

I am not willing to pay for more amenities and improvements through revenue generated by additional types of multi-family housing, and I do not mind Alvarado having limited shopping and dining.

For this coin pack, I prefer no additional multi-family, and I acknowledge that most of the businesses and amenities in a more developed city will not be in Alvarado.

\$ 3 COINS

For this coin pack, I'm choosing a moderately developed Alvarado with limited amenities, limited programming, mostly (not all) automobile-oriented places, and some infrastructure improvements that I am willing to support, in certain limited circumstances, through revenue generated by adding some multi-family housing types in Alvarado in controlled locations and with strict standards.

For this coin pack, I prefer limited multi-family and small lot development, and I acknowledge that many of the businesses and amenities in a more developed city will not be in Alvarado.

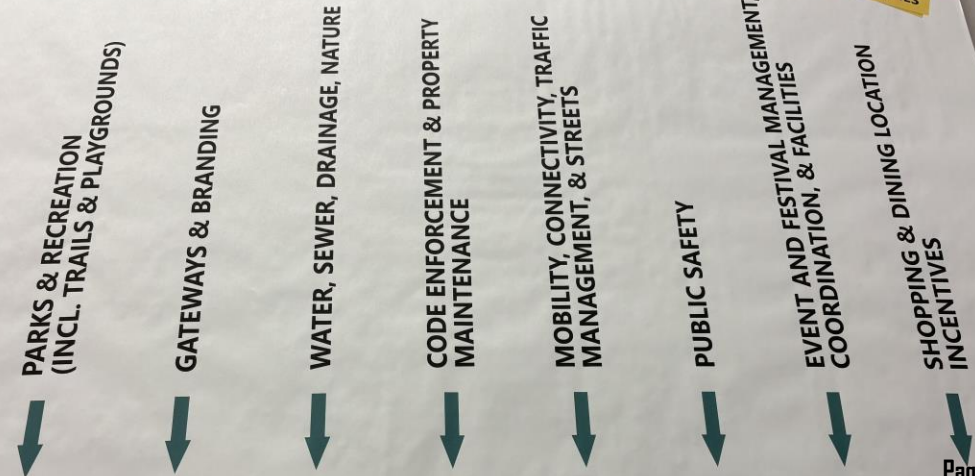
\$ 5 COINS

For this coin pack, I'm choosing a more "developed" Alvarado with more amenities, programming, and vibrant, walkable places that I am willing to support through adding multi-family housing types in Alvarado in multiple locations, and with associated standards, in areas throughout the city.

I acknowledge that for this coin pack, a diverse array of housing choices are necessary, including, but not limited to, multi-family/apartments, duplexes, multiplexes, townhomes, and apartments, which will provide the necessary customer base and revenue to economically support diverse amenities, shopping, and dining throughout the city.

ALVARADO HAS CHOICES!

USE YOUR
COINS
TO FUND
PRIORITIES



LEVEL OF DEVELOPMENT (CONT...)

Desired Level of Development:

- More Developed*: 61%
- Moderately developed: 27%
- Fairly rural: 12%

Top Three Funding Priorities:

1. Mobility, Connectivity, Traffic Management + Streets
2. Shopping + Dining Location Incentives
3. Parks + Recreation

*"More Developed" represents an Alvarado with more amenities, programming, and vibrant, walkable places that is supported through adding multifamily housing types in Alvarado in multiple locations, and with associated standards, in areas throughout the city.



DOWNTOWN VISUAL PREFERENCE SURVEY

Historic
Architecture

Decorative
Lighting

Enhanced Streets
and Sidewalks

Biking

Splash Pads

Large Art

Modern Elements

Constrained
Spaces



WHAT ARE YOUR THOUGHTS ON WALKABLE, MULTI-STORY DEVELOPMENT? (i.e. Mixed-use, lofts, apartments, condos, etc.)

*I feel good about...
I like...*

- Retail under apartments
- Apartments, condos, + lofts
- Walkability
- More trails and shade
- Mixed-use development

*I have concerns about...
It needs...*

- Parking
- Traffic
- Retail vacancy
- Quality of development



DOWNTOWN ARCHITECTURE

Characteristic descriptions and graphics for three different architectural styles for Downtown Alvarado were displayed

Some participants showed interest in a blend between Historic Texas and Modern

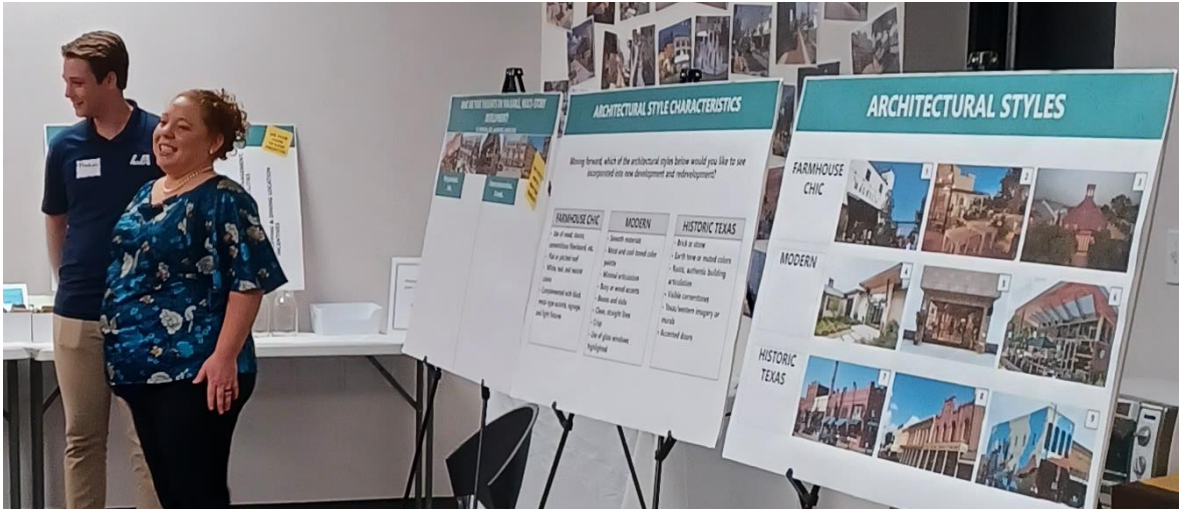
The results show the importance of historic preservation in Downtown Alvarado

**MODERN/
HISTORIC
TEXAS BLEND**
2

**FARMHOUSE
CHIC**
10

MODERN
7

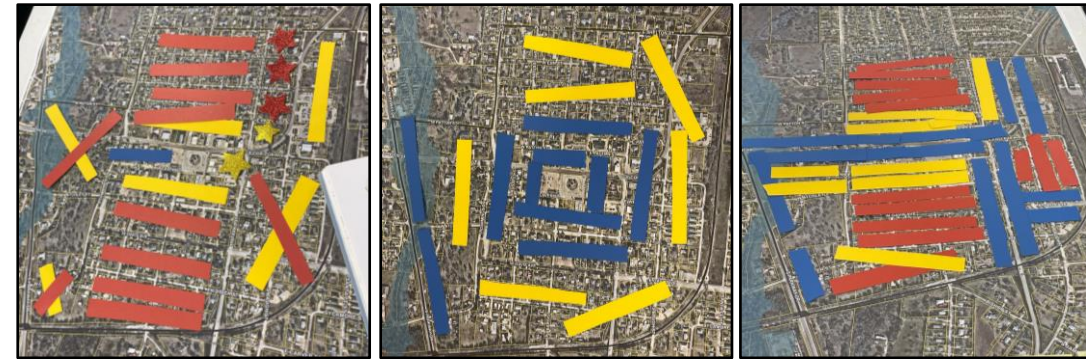
**HISTORIC
TEXAS**
15



DOWNTOWN HOUSING

-  Single family detached housing
-  "Missing middle" housing (ex. townhomes)
-  Walkable multi-story residential (ex. mixed-use buildings)

- Focus area of 1-2 blocks around the Square that would include multi-story mixed-use and multifamily structures (blue) and some use "missing middle" (yellow) development to buffer the taller mixed-use development (blue) from existing and future detached, residential-looking structures (red)
- Corridors including Parkway Drive, College Street, and Sparks Street as prime locations for blue and yellow housing
- Areas on the north side, north of Purdom, and areas on the south side, south of Atchley were frequently designated as red and/or yellow, with no blue



MOBILITY

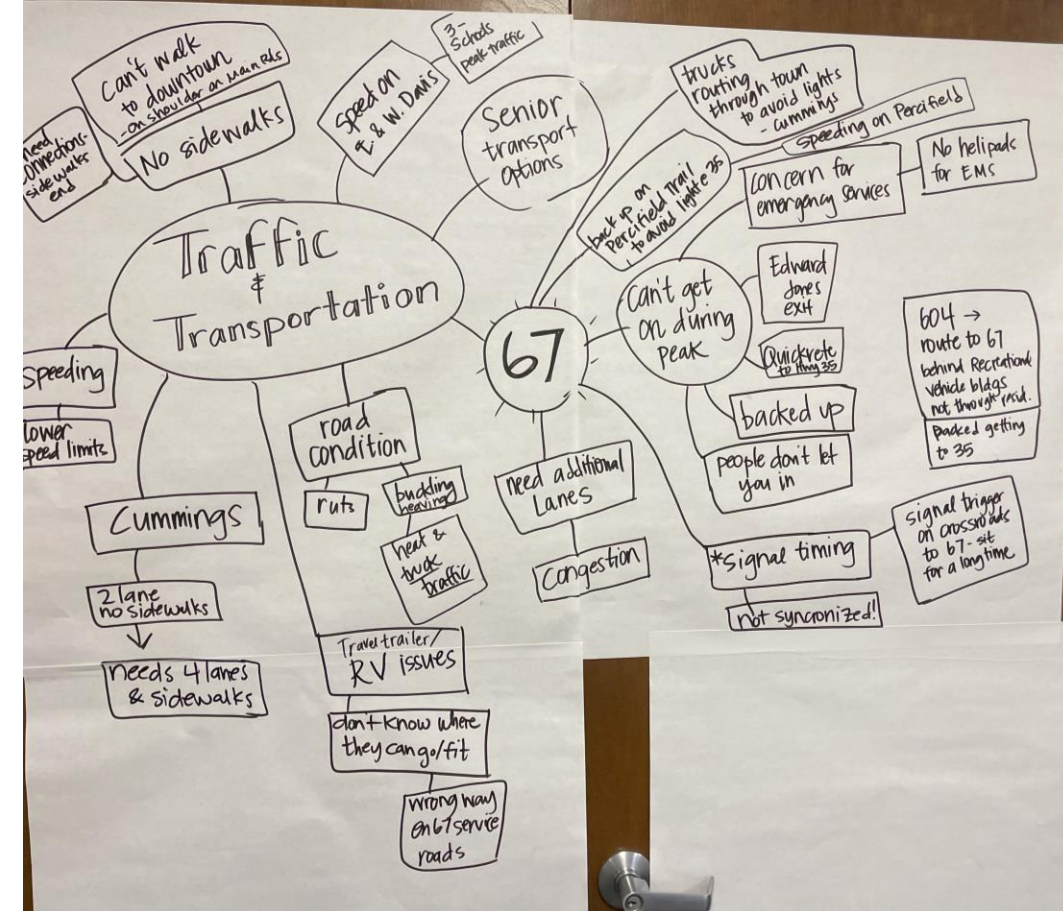
Congestion on major roadways such as IH-35 and US-67. Worsening congestion on streets including Cummings Drive and Percifield Trail.

Primary Issues

- Speeding
- Road conditions
- Traffic signal timing
- Low road capacity

Solutions considered with staff

- Bypass for US-67
- Widening US-67
- Light rail to Dallas-Fort Worth
- Interchange at Asher Road
- Exit configuration at IH-35



VISION GUIDING PRINCIPLES

The Guiding Principles for the Master Plan Set were developed from reoccurring themes in community and stakeholder feedback during the planning process, including initial discussion from the Technical Advisory Committee and Planning Advisory Committee.

The words on the next slide represent Alvarado's frequently discussed topics, such as how future growth should be approached, what types of amenities should be in the City, and things that should be highlighted as unique and special to the community moving forward.

VISION GUIDING PRINCIPLES

WHAT THEY REPRESENT

A SET OF KEY THEMES THAT
ALVARADO WANTS TO SEE
FOR ITS FUTURE

ALL GOALS, STRATEGIES,
ACTIONS, AND POLICIES
SHOULD BE CONSISTENT
WITH THEM

NOT NECESSARILY WHAT WE
ARE TODAY, BUT WHAT WE
REALISTICALLY WANT TO BE
AND COULD BE

SHOULD BE UTILIZED AS
GUIDEPOSTS TO EVALUATE
DECISIONS AND PRIORITIES

DRAFT VISION GUIDING PRINCIPLES

For action tonight
Reviewed and approved by the
Technical and Planning
Advisory Committees

CONTINUOUSLY IMPROVING: Alvarado is a city committed to learning, evolving, and delivering better and lasting outcomes for generations.

EFFICIENT + CONNECTED: Alvarado is an infrastructure-efficient city where people, utilities, streets, and services move easily, safely, and reliably.

ENGAGED + COLLABORATIVE: Alvarado is a city shaped by active voices, shared ideas, and strong partnerships between the community, leaders, and institutions.

FUN + INVITING: Alvarado is a vibrant city full of parks, events, and destinations that bring people together and make them feel at home.

INTENTIONAL + DISTINCT: Alvarado is a community that grows on its own terms—preserving what matters and embracing what's next in a unique way.

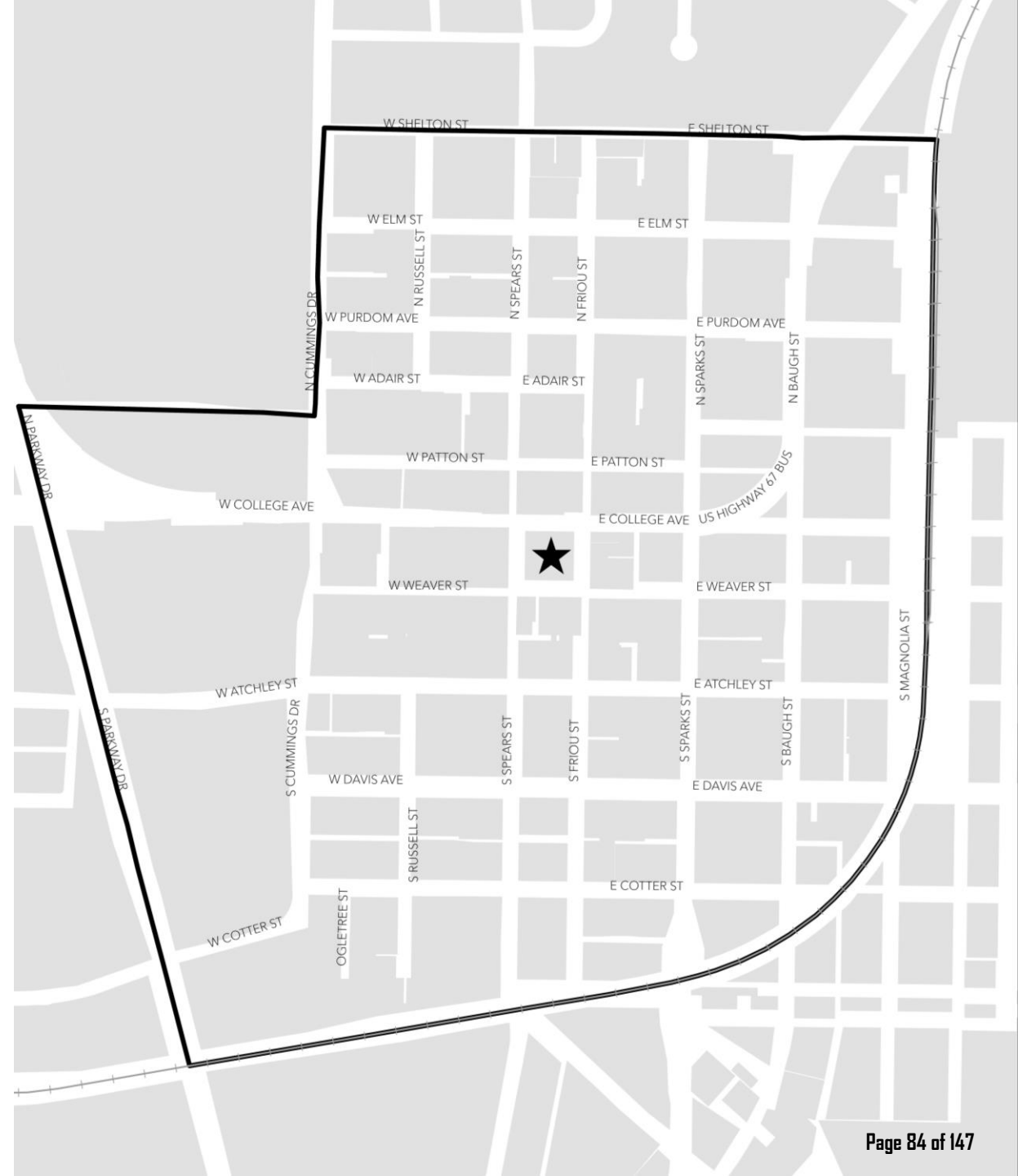
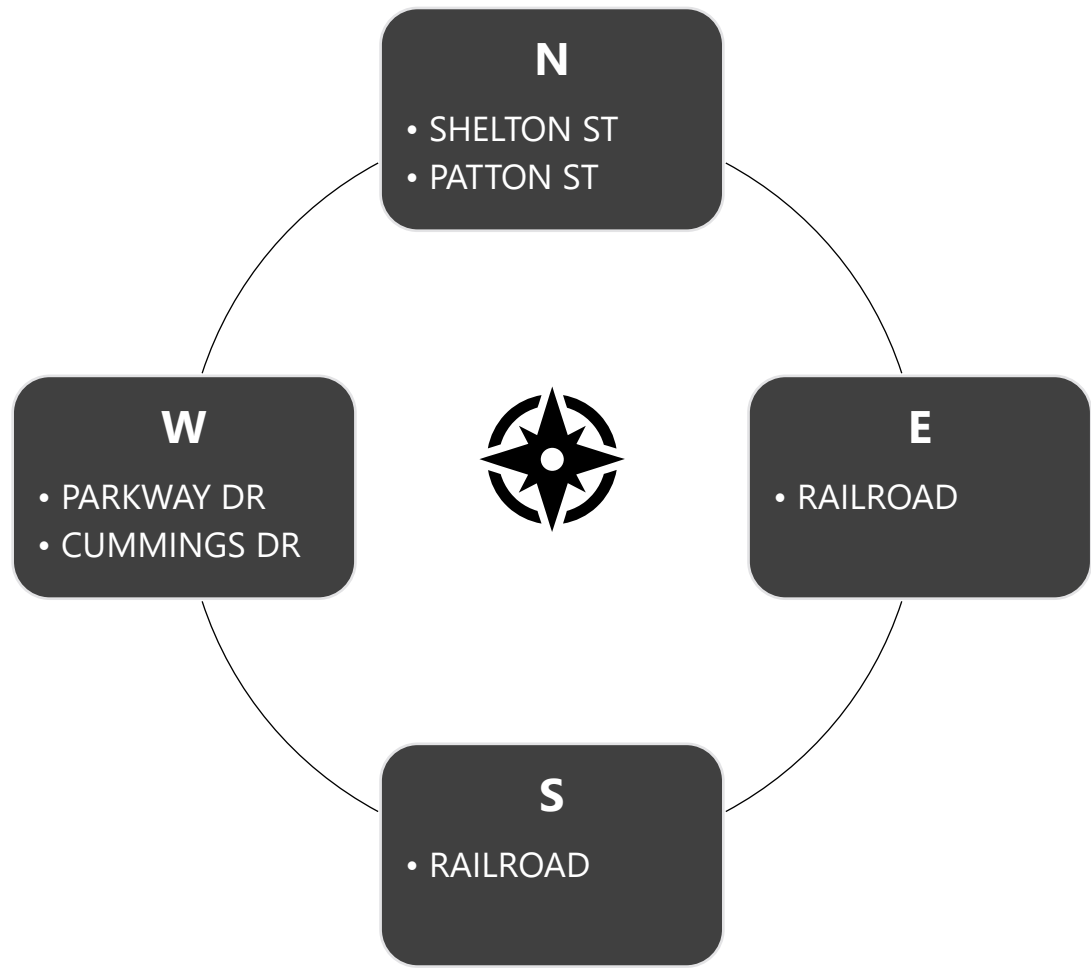
LANDSCAPED + CHARMING: Alvarado is a place of pride, where natural beauty and thoughtful design elevate everyday experiences.

NEIGHBORLY + FAMILY-FRIENDLY: Alvarado is a community where people know each other, care for one another, and families thrive together.

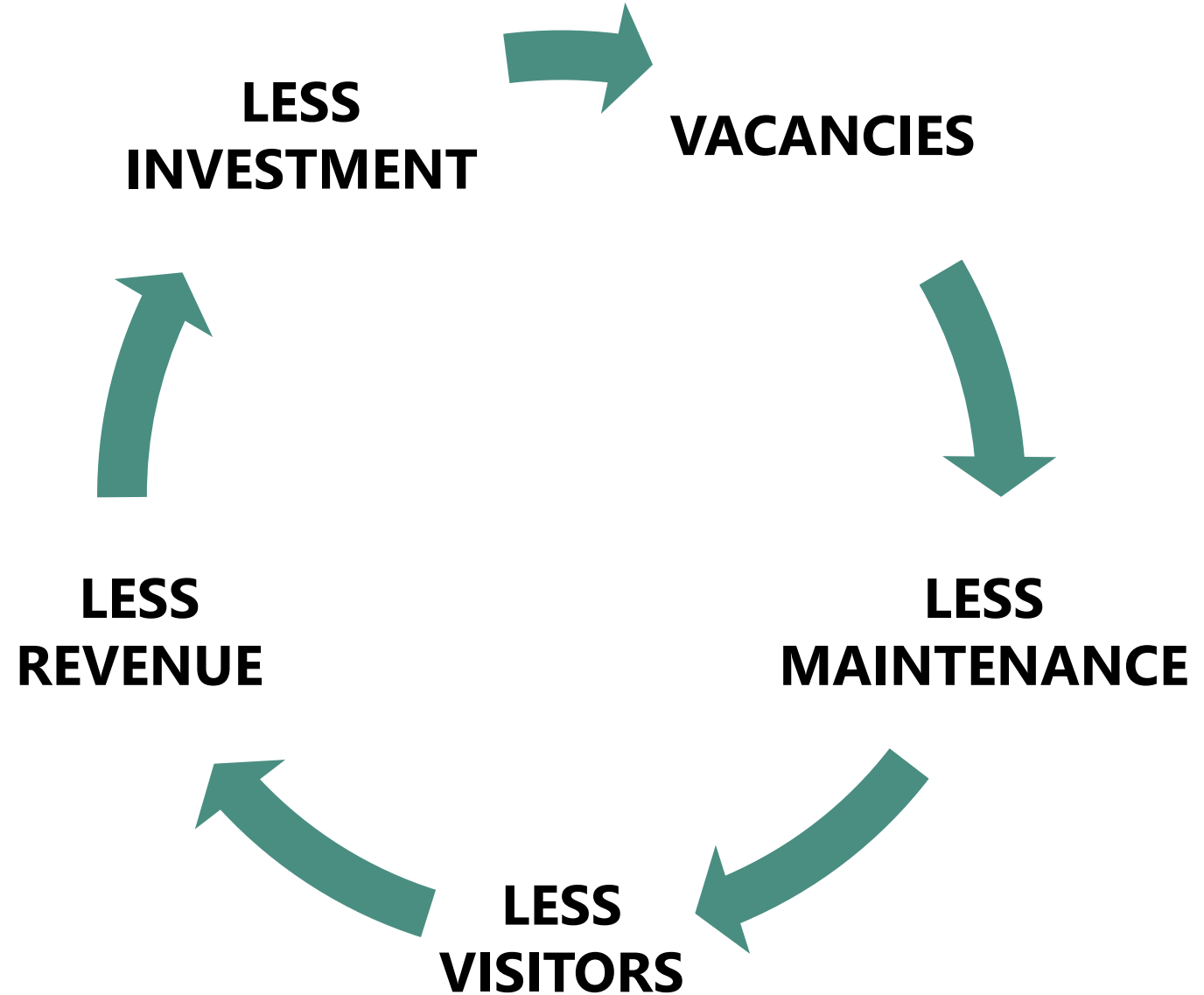
SAFE: Alvarado is safe, and community members feel secure in their neighborhoods, public spaces, and daily lives.

TRUSTED ACTION: Alvarado follows through—building trust through results, responsiveness, and visible change.

DOWNTOWN BOUNDARY



A DAMAGING CYCLE



BREAKING THE CYCLE

**HOUSING DOWNTOWN
WILL BRING REVENUE AND
NIGHTLIFE**

**DESIGN IMPROVEMENTS
FOR DESTINATION APPEAL**

**CATALYST PROJECTS HELP
JUMPSTART INVESTMENT
AND FORGE
PARTNERSHIPS**

**ENERGY AND EXCITEMENT
WILL BRING NEW
PARTNERSHIPS**

**VISION AND REZONING
WILL BRING NEW
DEVELOPMENT**

**MORE REASONS TO VISIT
HELPS ATTRACT
EXTERNAL VISITORS,
SUPPORTING THE WIDER
ECONOMY**

FOR ALVARADO SUCCESS
THREE FISCAL RULES OF THUMB



**GROWTH IN
THE CORE**



**HOUSING
CHOICE**



**MIXED-USE
ZONING**

DOWNTOWN SUB-AREAS OVERVIEW

Existing features, programming
+ development

Feedback and analysis

Potential features, programming
+ development



USE/PURPOSE OF DOWNTOWN SUB-AREAS

Consistency and distinction

Destinations within a destination

Brand and identity

Infrastructure, programming +
public art

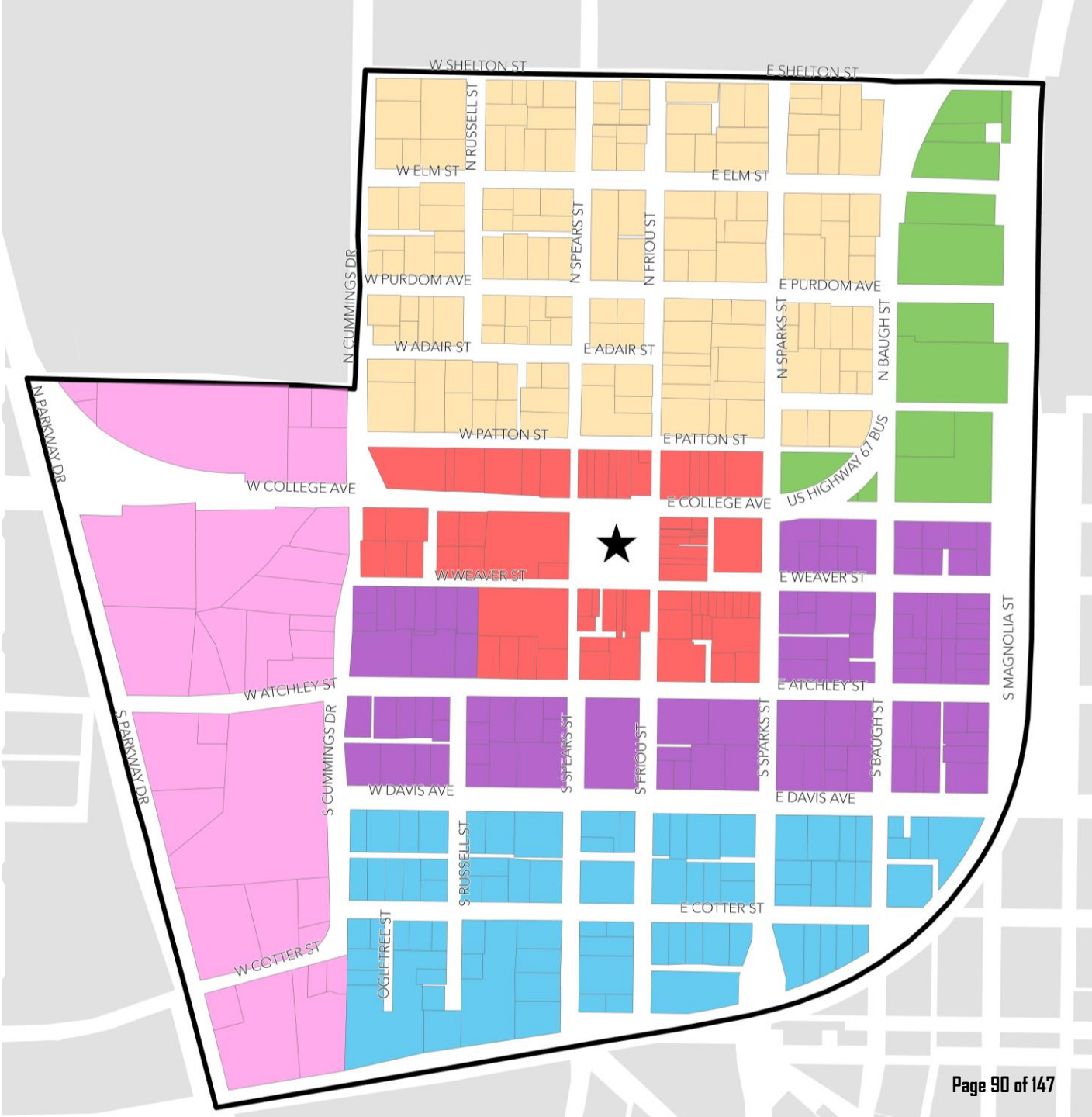
Codes and standards

Preservation, development +
improvements



DRAFT DOWNTOWN SUB-AREAS

-  DOWNTOWN NORTH
-  DOWNTOWN EAST
-  DOWNTOWN WEST
-  DOWNTOWN CORE
-  DOWNTOWN INNER SOUTH
-  DOWNTOWN SOUTH



DRAFT DOWNTOWN SUB-AREAS (CONT..)

NORTH

Block face:
Detached

Max height:
2 stories

Character:
Residential feel

EAST

Block face:
Detached

Max height:
3 stories

Character Gateway

WEST

Block face
Detached

Max height:
4 stories

Character:
Mixed-use Gateway

CORE

Block face:
Continuous

Max height:
4 stories

Character:
Heart of the city

INNER SOUTH

Block face:
Mixed

Max height:
2 stories

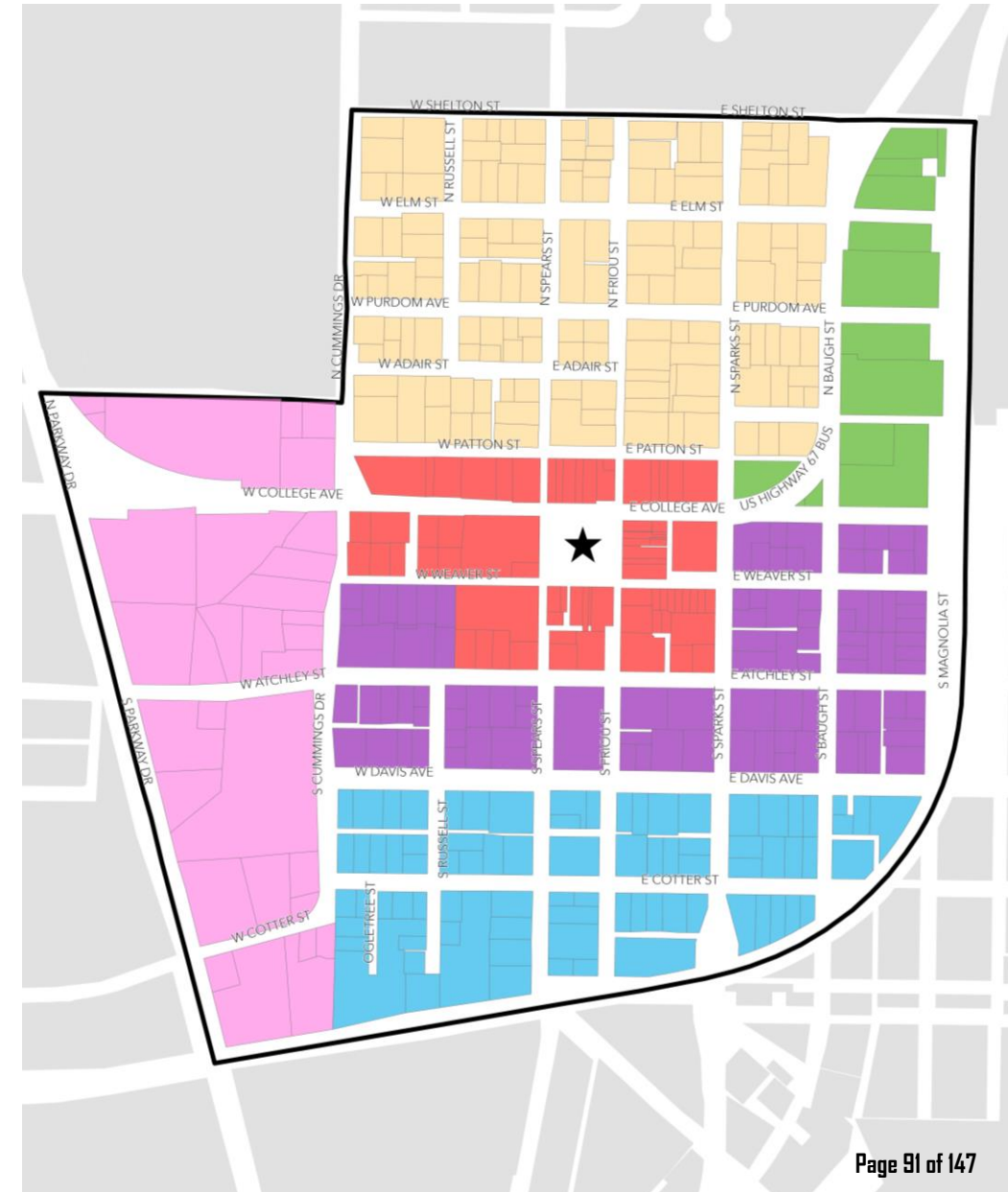
Character:
Charming +
walkable

SOUTH

Block face
Detached

Max height:
2 stories

Character:
Residential fee



DOWNTOWN MASTER PLAN

Enhancing the Square is a top priority

Downtown residential key to supporting businesses

Alvarado's population is growing

Event space and a park in the heart of the city is desired

Evaluate the modification of the US 67 business route to limit truck traffic through Downtown

Landscaping, sidewalks, parking, gathering space, and shade are top community priorities

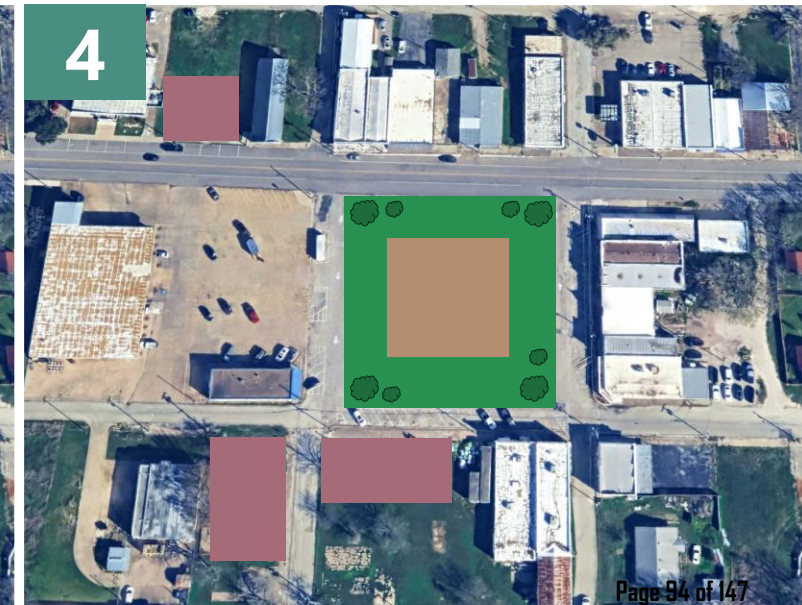
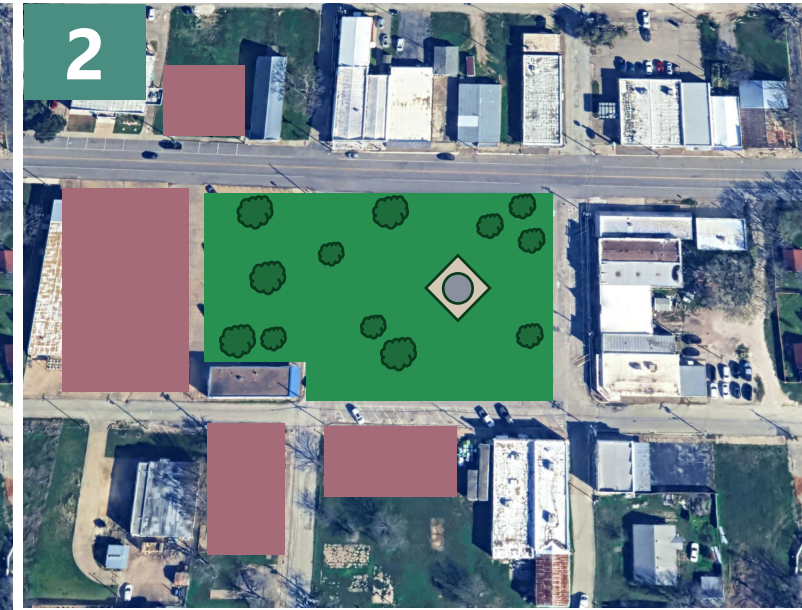




DOWNTOWN SQUARE DISCUSSION

FOUR POSSIBILITIES DISCUSSED

1. As is with improved Square and existing west configuration
2. Redeveloped at large west building edge with expanded Square
3. Redeveloped at small west building edge with improved Square
4. Center building



DESIGN 1

As is with
improved Square
and existing west
configuration



DESIGN 2

Redeveloped at
large west
building edge
with expanded
Square



DESIGN 3

Redeveloped at
small west
building edge
with improved
Square



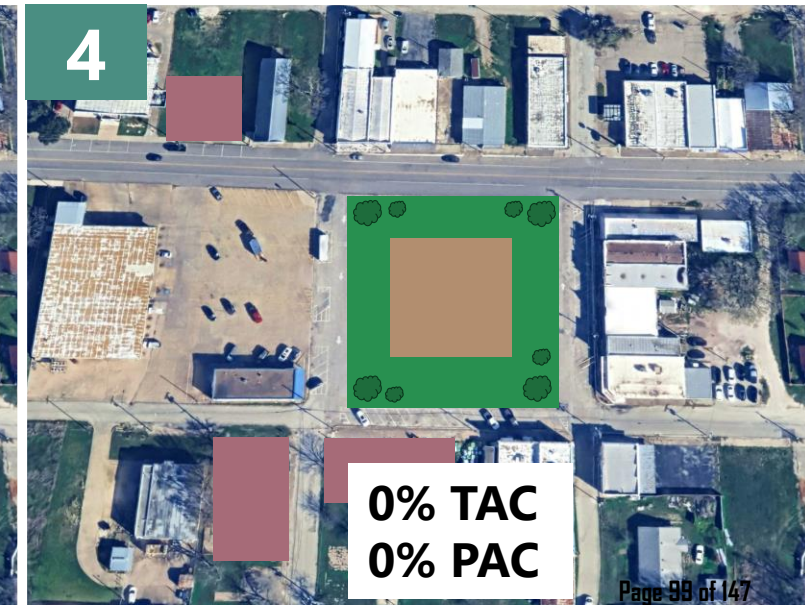
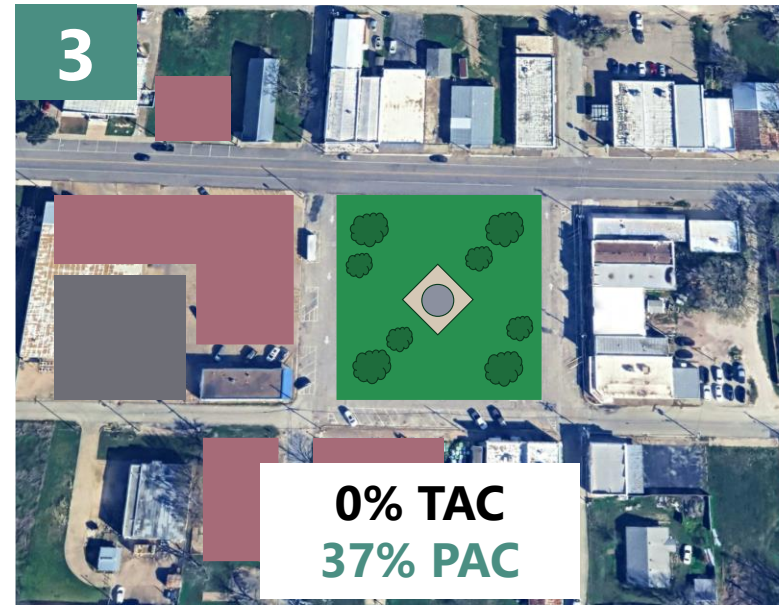
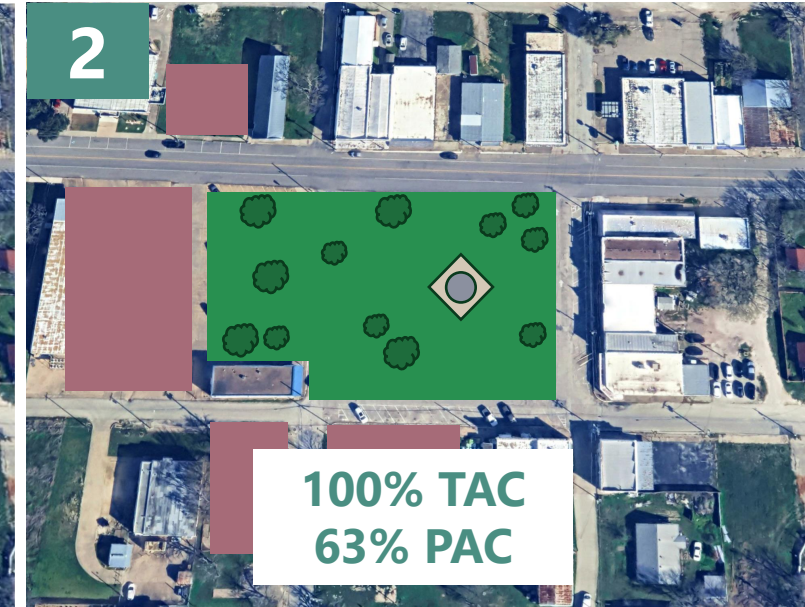
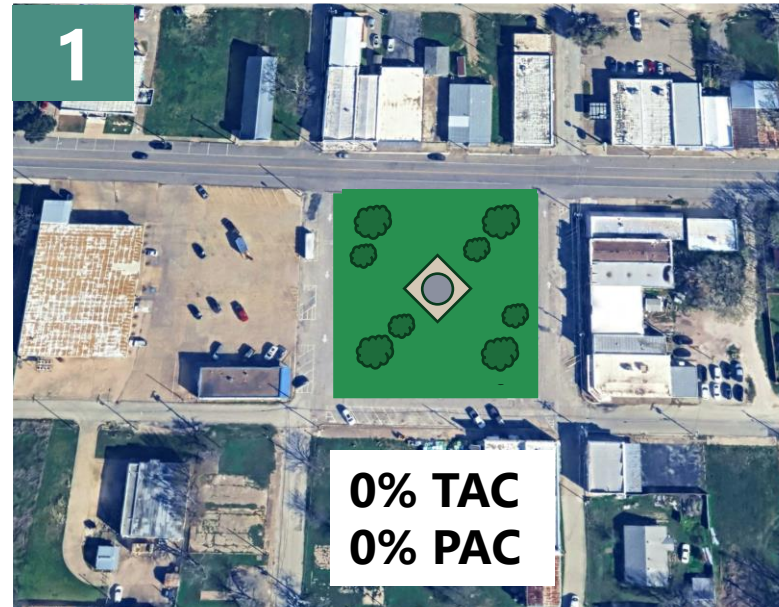
DESIGN 4

Center building
(ex. food court,
shops, offices, or
pavilion)



FOUR POSSIBILITIES: TAC + PAC FEEDBACK

1. As is with improved Square and existing west configuration
2. Redeveloped at large west building edge with expanded Square
3. Redeveloped at small west building edge with improved Square
4. Center building



DISCUSSION TODAY: WHICH DESIGN?

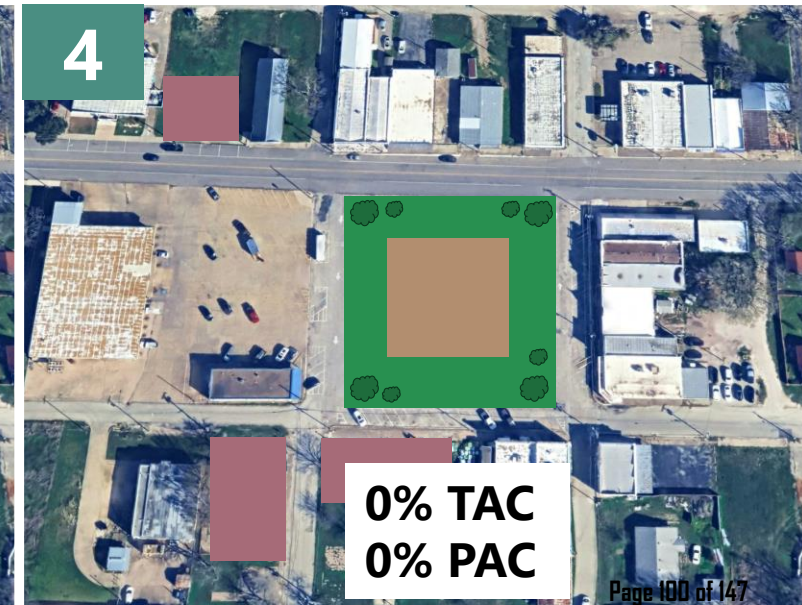
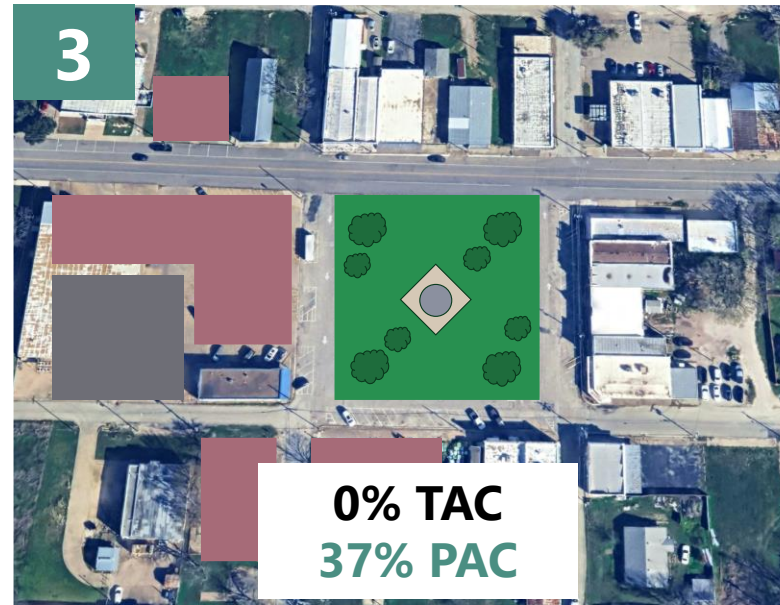
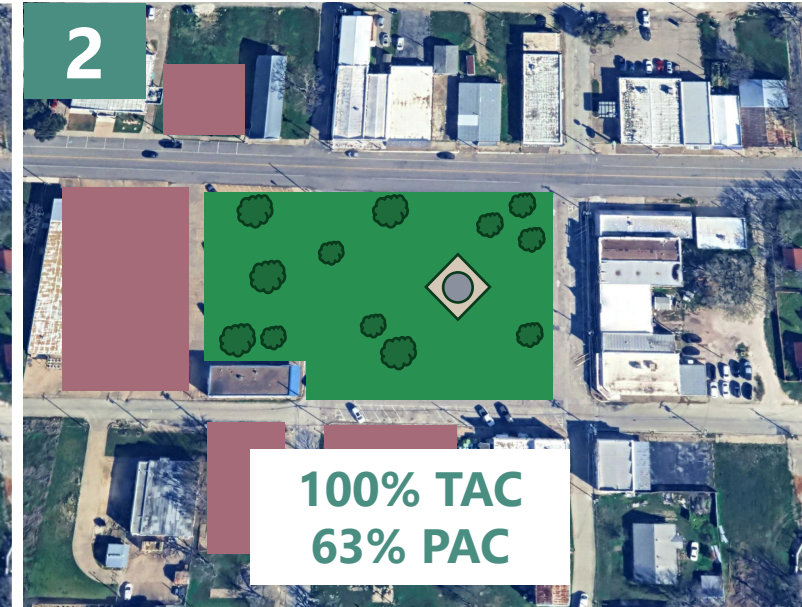
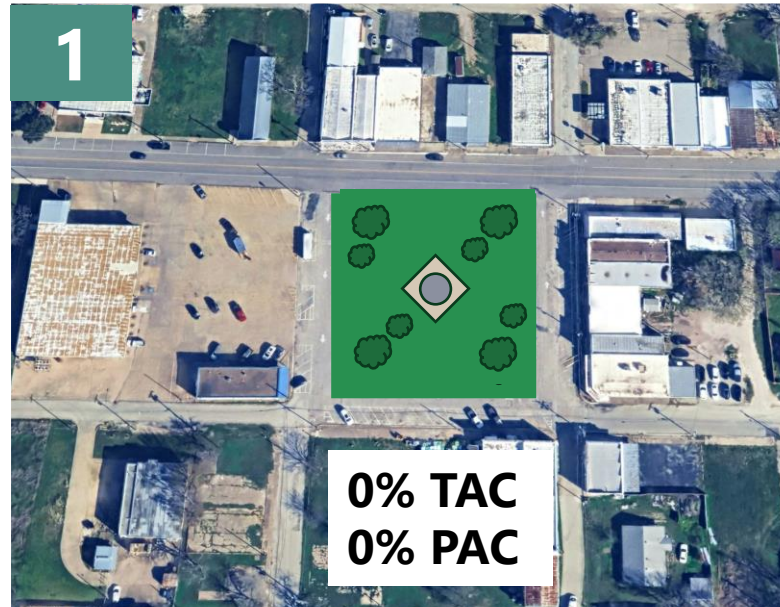
TO CONSIDER

TAC + PAC recommended
Design 2

Design 3 was selected by 3
people on PAC

Square improved in all 4
designs

Ample parking would be
included in all 4 designs



TIMELINE

✓ May 15, 2025

✓ June 28, 2025

✓ July 10, 2025

 **July 21, 2025**

September 4, 2025

September/October 2025

November 6, 2025

November 18, 2025

Late Winter 2025

Late Winter 2025

Late Winter 2025

January 15, 2026

January 21, 2026

Downtown Stakeholders Workshop

Community Forum 2/Public Design Studio

Technical + Planning Advisory Committee Meeting 2

City Council 2

Technical + Planning Advisory Committee Meeting 3

Technical + Planning Advisory Committee Meeting 4

Joint Planning & Zoning + City Council Workshop

Community Forum 3 (Virtual Townhall)

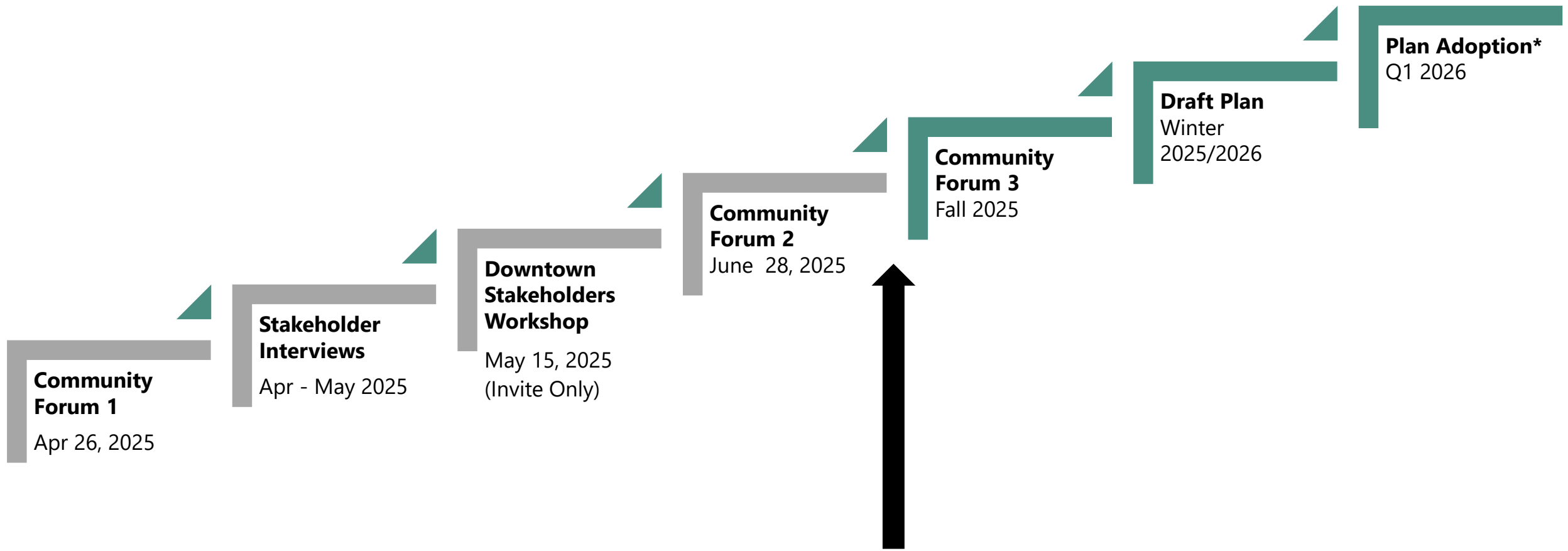
P&Z Public Hearing

City Council Public Hearing

Public Hearing(s) on Preliminary Zoning Report

P&Z Public Hearing

City Council Public Hearing



**WE ARE
HERE!**

*Following the adoption of the Master Plan Set, the City's Zoning Ordinance will be amended to align with the Master Plan Set. This Zoning Ordinance is scheduled for adoption in Jan/Feb 2026.

Thank you for your time!





City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Presentation and discussion related to a fair housing ordinance, a civil rights policy resolution, and other associated documents, which are federal requirements of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO).

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the General Land Office of the State of Texas (GLO) for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's Community Development Block Grant-Mitigation (CDBG-MIT).

The Resilient Communities Program funds CDBG-MIT activities that work to increase a community's resilience to disasters and reduce or eliminate the impact of future disasters. These funds will result in the development and formal adoption of a Comprehensive Plan update, Downtown Master Plan, Zoning Ordinance rewrite, and more as funding is available.

On June 2, 2026, the City of Alvarado and the City's grant administrator, LJA, were notified by the GLO that among the items needed to be submitted to be reimbursed eligible expenses for this grant project are the designation of a Fair Housing Month and a Civil Rights Officer, adoption of a Fair Housing Ordinance, Civil Rights Policy, and a Citizen Participation Plan. These requirements were not in the Resilient Communities Program grant guide and not previously requested by the GLO. The GLO team assigned to this grant stated they were not initially aware of this requirement.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

After staff's presentation, discuss and provide feedback in preparation for possible Council actions at the regularly scheduled Council meeting on August 18, 2025.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Draft Fair Housing Ordinance

Draft Resolution Designating Fair Housing Month

Draft Civil Rights & Citizen Participation Plan Policy Resolution

CITY OF ALVARADO, TEXAS

ORDINANCE NO. 2025-0013

FAIR HOUSING ORDINANCE

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, PROHIBITING DISCRIMINATION IN HOUSING; PROVIDING FOR COMPLAINT PROCEDURES; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas, finds it in the public interest to ensure that all individuals have equal access to housing opportunities; and

WHEREAS, the federal Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. Policy Statement. It is the policy of the City of Alvarado to promote fair housing practices throughout the city and to ensure that all persons, regardless of race, color, religion, sex, national origin, disability, or familial status, have the same rights to reside in, purchase, lease, sell, or finance housing in the City.

SECTION 2. Prohibited Practices. No person shall:

- a) Refuse to sell or rent housing to any person because of race, color, religion, sex, disability, familial status, or national origin.
- b) Discriminate in terms, conditions, or privileges of sale or rental.
- c) Falsely represent the availability of housing.
- d) Engage in intimidation or interference related to a person's housing rights.

SECTION 3. Complaint Process. Any person who believes they have been a victim of housing discrimination may file a complaint with:

- The City Manager's Office or designee, and/or
- The U.S. Department of Housing and Urban Development (HUD).

Complaints to the City must be filed within 180 days of the alleged act of discrimination. The City will acknowledge receipt within 10 days and conduct a review within 30 days.

SECTION 4. Enforcement. Violations of this ordinance may be referred to HUD or appropriate legal authorities. The City will support all state and federal investigations regarding fair housing.

SECTION 5. Penalty. Any individual or entity found to be in violation of this ordinance may be subject to civil penalties as allowed by law.

SECTION 6. Severability. If any section or provision of this ordinance is held to be invalid, the remainder shall remain in full force and effect.

SECTION 7. Effective Date. This ordinance shall take effect upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Alvarado on this the 18th day of August, 2025.

THE CITY OF ALVARADO, TEXAS

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

CITY OF ALVARADO, TEXAS

RESOLUTION NO. 2025-__

FAIR HOUSING MONTH DESIGNATION RESOLUTION

A resolution of the City Council of the City of Alvarado, Texas, designating April as Fair Housing Month.

WHEREAS, April marks the anniversary of the enactment of the Fair Housing Act of 1968; and

WHEREAS, the City of Alvarado supports equal housing opportunities for all residents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Alvarado, Texas, that the month of April is hereby proclaimed as Fair Housing Month.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Alvarado on this the 18th day of August, 2025.

THE CITY OF ALVARADO, TEXAS

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

CITY OF ALVARADO, TEXAS

RESOLUTION NO. 2025-__

**CIVIL RIGHTS & CITIZEN PARTICIPATION POLICY
RESOLUTION**

WHEREAS, the City of Alvarado recognizes its responsibilities under federal and state civil rights laws, including Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. Non-Discrimination Statement. The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, age, religion, disability, or familial status in its programs or activities.

SECTION 2. Equal Opportunity Commitment. The City will ensure equal access to employment, housing, public services, and participation in public programs for all individuals.

SECTION 3. Citizen Participation Plan. To ensure open and inclusive civic engagement, the City adopts the following Citizen Participation Plan:

a) Public Notice. All public meetings will be advertised in advance via city website, local postings, and/or newspapers. Notices will be made in English and Spanish where applicable.

b) Public Hearings. At least one public hearing will be held before any major community development or housing-related action. A second hearing will be held after the action is completed to allow feedback.

c) Access & Inclusion. Meetings will be held in accessible locations and accommodations for persons with disabilities or Limited English Proficiency will be provided upon request.

d) Complaint Procedure. Residents may submit written complaints to the attention of the City Manager's Office at 104 W. College Avenue, Alvarado, Texas, within 30 days of alleged discrimination. A Civil Rights Officer will investigate and provide written response within 15 business days of receipt. Appeals may be filed with the City Manager.

e) Participation Encouragement. Special efforts will be made to engage low- and moderate-income residents, people with disabilities, and underrepresented groups through outreach, surveys, and targeted invitations.

f) Section 504 Self-Evaluation. An appointed Section 504 Coordinator shall evaluate current policies and practices for accessibility to persons with disabilities using the Section 504 Self-Evaluation Form.

SECTION 4. Implementation. The City Manager, or their designee, shall be responsible for implementing and monitoring compliance with this resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Alvarado on this the 18th day of August, 2025.

THE CITY OF ALVARADO, TEXAS

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

CITY OF ALVARADO, TEXAS

ORDINANCE NO. 2025-0014

FAIR HOUSING ORDINANCE

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, PROHIBITING DISCRIMINATION IN HOUSING; PROVIDING FOR COMPLAINT PROCEDURES; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas, finds it in the public interest to ensure that all individuals have equal access to housing opportunities; and

WHEREAS, the federal Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. Policy Statement. It is the policy of the City of Alvarado to promote fair housing practices throughout the city and to ensure that all persons, regardless of race, color, religion, sex, national origin, disability, or familial status, have the same rights to reside in, purchase, lease, sell, or finance housing in the City.

SECTION 2. Prohibited Practices. No person shall:

- a) Refuse to sell or rent housing to any person because of race, color, religion, sex, disability, familial status, or national origin.
- b) Discriminate in terms, conditions, or privileges of sale or rental.
- c) Falsely represent the availability of housing.
- d) Engage in intimidation or interference related to a person's housing rights.

SECTION 3. Complaint Process. Any person who believes they have been a victim of housing discrimination may file a complaint with:

- The City Manager's Office or designee, and/or
- The U.S. Department of Housing and Urban Development (HUD).

Complaints to the City must be filed within 180 days of the alleged act of discrimination. The City will acknowledge receipt within 10 days and conduct a review within 30 days.

SECTION 4. Enforcement. Violations of this ordinance may be referred to HUD or appropriate legal authorities. The City will support all state and federal investigations regarding fair housing.

SECTION 5. Penalty. Any individual or entity found to be in violation of this ordinance may be subject to civil penalties as allowed by law.

SECTION 6. Severability. If any section or provision of this ordinance is held to be invalid, the remainder shall remain in full force and effect.

SECTION 7. Effective Date. This ordinance shall take effect upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Alvarado on this the 21st day of July, 2025.

THE CITY OF ALVARADO, TEXAS

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Citizen Participation Plan

for the

City of Alvarado, Texas

- (I) **General.** This Citizen Participation Plan has been developed by the City of Alvarado in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) and the Texas General Land Office (GLO). Its purpose is to ensure meaningful involvement of citizens in the planning, implementation, and assessment of activities funded through the Community Development Block Grant Mitigation (CDBG-MIT) or Disaster Recovery (CDBG-DR) programs. The City of Alvarado is located in a non-entitlement area of a State that has not elected to distribute funds shall comply with the citizen participation requirements described in this section, including requirements for the preparation of the proposed application and the final application. Particular emphasis is placed on encouraging participation from low- and moderate-income persons and those living in areas where program activities will take place. The requirements for citizen participation do not restrict the responsibility or authority of the applicant for the development and execution of its community development program.
- (II) **Encouraging Citizen Participation.** The City of Alvarado is committed to providing all residents, including low- and moderate-income individuals, non-English speaking persons, and persons with disabilities, an opportunity to participate in the planning and implementation of CDBG-funded projects. Outreach will be designed to inform the public and invite feedback through accessible formats and inclusive methods that reflect the needs and characteristics of the community. Public notices, outreach through local media, and coordination with local organizations will be utilized to inform and engage the public.
- (III) **Public Hearings.** The City of Alvarado will develop and follow a detailed citizen participation plan and must make the plan public. The plan must be completed and available before the application for assistance is submitted to HUD, and the applicant must certify that it is following the plan. The plan must set forth the applicant's policies and procedures for:

(1) Giving citizens timely notice of local meetings and reasonable and timely access to local meetings, information, and records relating to the grantee's proposed and actual use of CDBG funds including, but not limited to:

- (a)** The amount of CDBG funds expected to be made available for the coming year, including the grant and anticipated program income;
- (b)** The range of activities that may be undertaken with those funds;
- (c)** The estimated amount of those funds proposed to be used for activities that will benefit low- and moderate-income persons;
- (d)** The proposed CDBG activities likely to result in displacement and the City's plans, consistent with the policies developed under § 570.606(b), for minimizing displacement of persons as a result of its proposed activities; and
- (e)** The types and levels of assistance the City plans to make available (or to require others to make available) to persons displaced by CDBG-funded activities, even if the applicant expects no displacement to occur;

(2) Providing technical assistance to groups representative of persons of low- and moderate-income that request assistance in developing proposals. The level and type of assistance to be provided is at the discretion of the City. The assistance need not include the provision of funds to the groups;

(3) Holding a minimum of two public hearings, for the purpose of obtaining citizens' views and formulating or responding to proposals and questions. Each public hearing must be conducted at a different stage of the CDBG program. Together, the hearings must address community development and housing needs, development of proposed activities and review of program performance. There must be reasonable notice of the hearings and the hearings must be held at times and accessible locations convenient to potential or actual beneficiaries, with reasonable accommodations including material in accessible formats for persons with disabilities. The City must specify in its plan how it will meet the requirement for hearings at times and locations convenient to potential or actual beneficiaries;

(4) Meeting the needs of non-English speaking residents in the case of public hearings where a significant number of non-English speaking residents can reasonably be expected to participate; and

(5) Encouraging citizen participation, particularly by low- and moderate-income persons who reside in slum or blighted areas, and in other areas in which CDBG funds are proposed to be used.

(IV) Access to Information. Citizens will be provided with timely and reasonable access to information concerning the proposed and actual use of CDBG funds. This includes but is not limited to application materials, amendments, performance reports, and other related program documents. These materials will be made available at Alvarado City Hall and/or on the jurisdiction's official website. Information will be accessible in formats suitable for individuals with disabilities or limited English proficiency upon request.

(V) Citizen Comments and Complaints. A fifteen (15) day public comment period will be provided for citizens to review and submit feedback on the proposed application prior to its submission to the GLO. Comments may be submitted in writing, electronically, or verbally during public hearings. When a citizen requests a response, the jurisdiction will provide a written response within fifteen (15) working days. Complaints related to the CDBG-MIT program may be submitted to the City of Alvarado Community Development Director. If the response is unsatisfactory, citizens may submit complaints directly to the Texas General Land Office, Community Development and Revitalization division.

(VI) Anti-Displacement Policy. The City of Alvarado does not anticipate the displacement of persons as a result of activities funded by the CDBG program. In the event that displacement becomes necessary, the City will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and applicable federal and state regulations. A displacement and relocation plan will be developed and provided to affected persons.

(VII) Publication of Proposed Application.

(1) The City of Alvarado shall publish a proposed application consisting of the proposed community development activities and community development objectives in order to afford affected citizens an opportunity to:

(a) Examine the application's contents to determine the degree to which they may be affected;

(b) Submit comments on the proposed application; and

(c) Submit comments on the performance of the applicant.

(2) The requirement for publishing in **paragraph (VII)(1)** of this section may be met by publishing a summary of the proposed application in one or more newspapers of general circulation, and by making copies of the proposed application available at libraries,

government offices, and public places. The summary must describe the contents and purpose of the proposed application and must include a list of the locations where copies of the entire proposed application may be examined.

- (a) The City of Alvarado will maintain records of all efforts to involve citizens throughout the planning and implementation of the CDBG program. This includes documentation of notices, meeting agendas, sign-in sheets, minutes, written comments, and responses. These records will be made available for public inspection upon request and submitted to the GLO as required.

(VIII) Preparation of a final application. The City of Alvarado must prepare a final application. In the preparation of the final application, the applicant shall consider comments and views received related to the proposed application and may, if appropriate, modify the final application. The final application shall be made available to the public and shall include the community development objectives and projected use of funds, and the community development activities.

Adopted this 17th of August, 2026 by the City of Alvarado

Authorized Official:

Signature: _____

Name: Jacob Wheat

Title: Mayor



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action related to the application of HMM Eagle Glen, LLC for approval of the Eagle Glen North Addition Phase 1a final plat on 43.514 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane and 1200 E. Hwy 67.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 23, 2025. Per Section 34-36.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of plat,
- (2) Take one of the following actions.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with History Maker Homes, and the Eagle Glen North Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On July 17, 2025, the Planning and Zoning Commission recommended approval to Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____

Fee: \$ _____

Date Pd: _____ Check# or Cash: _____

Receipt#: _____ Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat

☒ Final Plat

☐ Plat Revision

☐ Administrative Plat

Title of Plat Final Plat of Eagle Glen North Phase 1A

Total Lots 181 Resid. & 2 HOA Total Acres 43.514 Current Zoning PD Ordinance No. 2021-0332

Subdivision Name Eagle Glen North Lots 181 Block(s) A, B, C, F, G

Survey Name(s) Andrew Spiva Survey Abstract No.(s) 770 Tract(s) N/A

Address/Location South of US Hwy 67 at the intersection of CR 503

Applicant

Company or Name HMH Eagle Glen Land, LLC

Contact Name Rob McClain

Address 1038 Texan Trail City Grapevine State Texas Zip 76051

Telephone (972) 754-2948 Email rob.mcclain@jabezdevelopment.com

Owner (If Different)

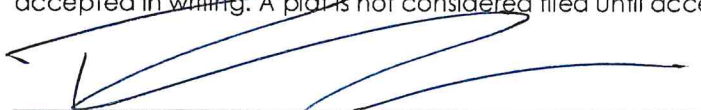
Company or Name _____

Contact Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Email _____

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.


Signature of Applicant, Owner, or Authorized Agent

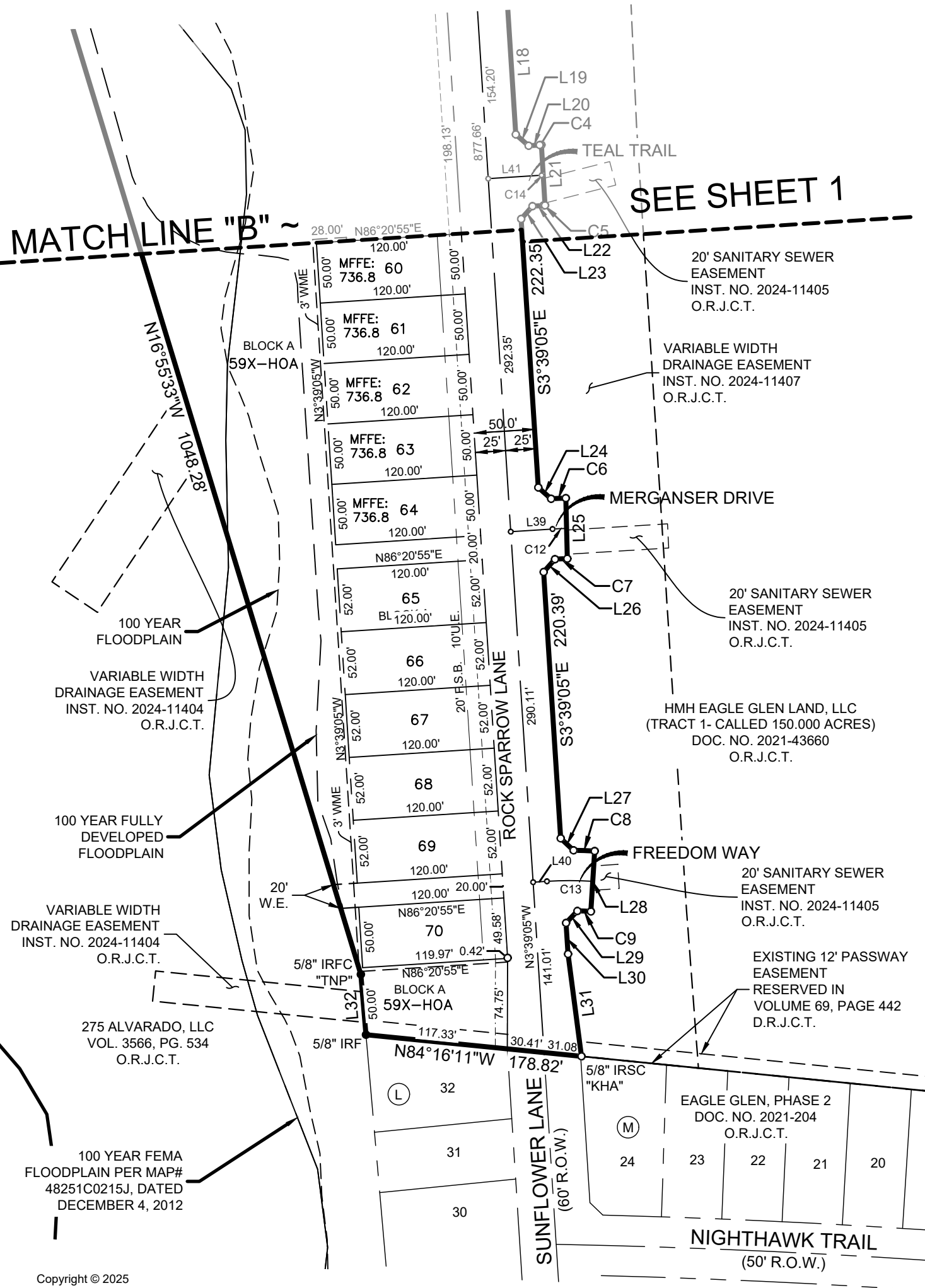
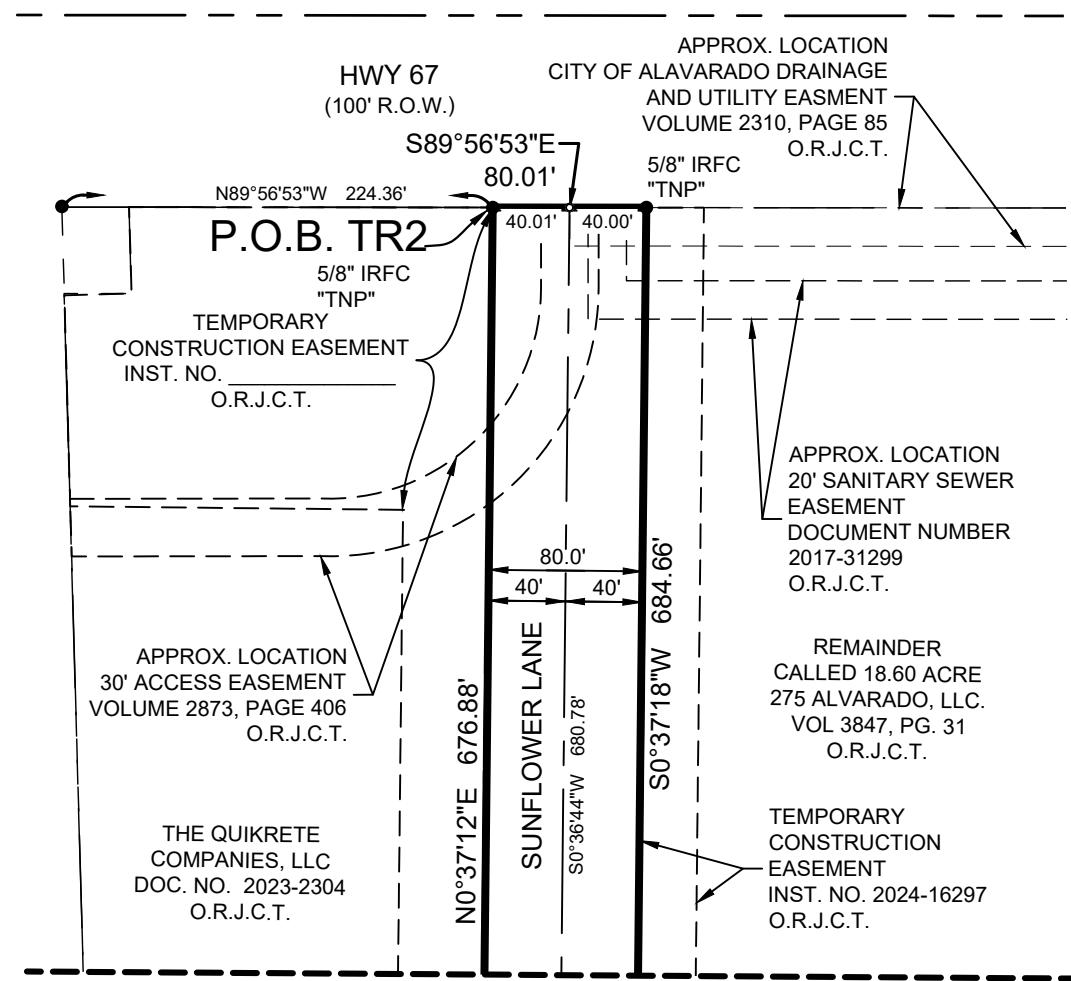
6/23/25
Date

Planning Official

Fee: \$	
 Date of P&Z Meeting	 Date of Council Meeting
 Signature of Planning Official	

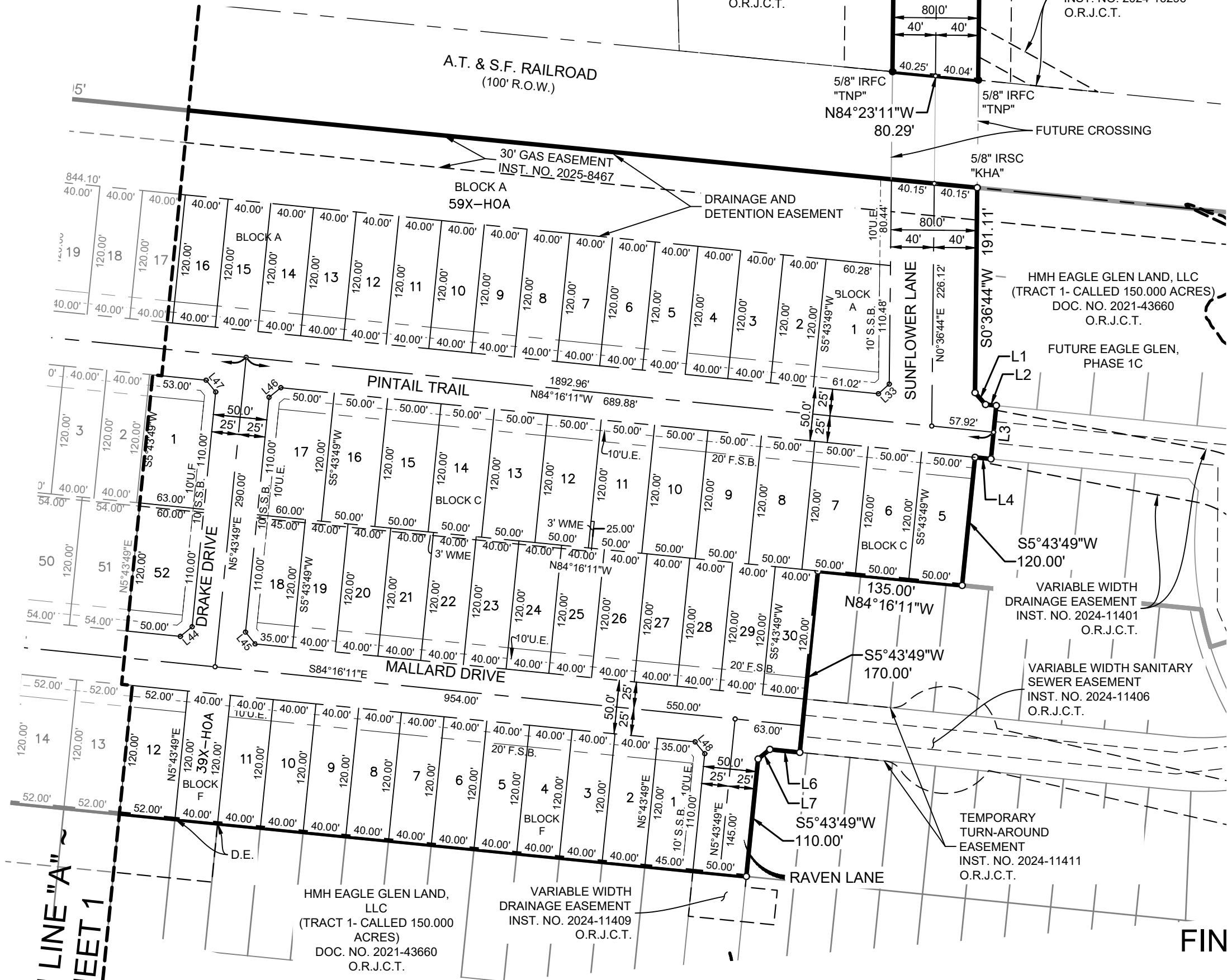
FOR OFFICE USE ONLY		
 Received By	 Date Received	 Date Approved





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CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°49'38"	775.00'	92.35'	S11°59'20"W	92.29'	C8	3°04'45"	325.00'	17.47'	S87°57'21"E	17.46'
C2	0°43'24"	1475.00'	18.62'	S15°02'27"W	18.62'	C9	2°19'24"	275.00'	11.15'	N87°34'40"W	11.15'
C3	4°18'34"	1475.00'	110.94'	S01°29'48"E	110.92'	C10	9°40'20"	750.00'	126.61'	N10°33'59"E	126.46'
C4	0°15'19"	325.00'	1.45'	N86°28'35"E	1.45'	C11	19°03'14"	1500.00'	498.83'	S05°52'32"W	496.54'
C5	0°15'19"	275.00'	1.23'	S86°28'35"W	1.23'	C12	2°12'47"	300.00'	11.59'	S87°27'18"W	11.59'
C6	2°08'21"	325.00'	12.13'	N87°29'32"E	12.13'	C13	7°14'07"	300.00'	37.88'	S89°57'58"W	37.86'
C7	2°07'32"	275.00'	10.20'	S87°29'56"W	10.20'	C14	0°15'19"	300.00'	1.34'	S86°28'35"W	1.34'



- NOTES:
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998800144.
 - All HOA lots are to be owned and maintained by the Homeowner's Association.
 - According to Community Panel No. 48251C0215J, dated December 4, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S41°49'43"E	14.76'	L19	S48°39'05"E	14.14'	L36	N50°43'49"E	14.14'
L2	S84°16'11"E	10.00'	L20	N86°20'55"E	9.16'	L37	S39°16'11"E	14.14'
L3	S05°43'49"W	50.00'	L21	N03°23'46"W	50.00'	L38	S50°43'49"W	14.14'
L4	N84°16'11"W	14.88'	L22	S86°20'49"W	9.16'	L39	N86°20'55"E	34.58'
L5	N84°16'11"W	28.00'	L23	S41°20'58"W	14.14'	L40	N86°20'55"E	11.43'
L6	S50°43'49"W	14.14'	L24	S48°39'02"E	14.14'	L41	N86°20'55"E	44.16'
L7	S34°53'33"E	13.02'	L25	S01°26'18"E	50.00'	L42	S84°16'11"E	48.33'
L8	S84°16'11"E	11.24'	L26	S41°20'58"W	14.14'	L43	N39°16'11"W	28.28'
L9	S05°43'49"W	50.00'	L27	S47°00'47"E	14.54'	L44	N50°43'49"E	14.14'
L10	N84°16'11"W	17.89'	L28	S03°35'02"W	50.00'	L45	S39°16'11"E	14.14'
L11	S53°56'01"W	14.91'	L29	S43°16'55"W	13.66'	L46	N50°43'49"E	14.14'
L12	S40°32'29"E	14.45'	L30	S03°39'05"E	25.72'	L47	S39°16'11"E	14.14'
L13	S84°16'11"E	14.68'	L31	S07°27'56"E	85.21'	L48	S39°16'11"E	14.14'
L14	S05°43'49"W	50.00'	L32	N04°57'46"W	50.00'	L49	S84°16'11"E	50.00'
L15	N84°16'11"W	11.44'	L33	N48°10'17"E	13.50'			
L16	S48°17'29"W	13.53'	L34	S50°43'49"W	14.14'			
L17	S03°39'05"E	119.20'	L35	S39°16'11"E	14.14'			
L18								

FINAL PLAT OF EAGLE GLEN NORTH PHASE 1A

BLOCK A, LOTS 1-70, 59X-HOA;
BLOCK B, LOTS 1-52; BLOCK C, 5-30;
BLOCK F, LOTS 1-19, 39X-HOA;
BLOCK G, LOTS 1-14;

181 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 ROW DEDICATION

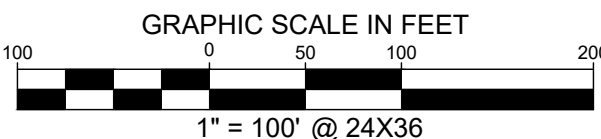
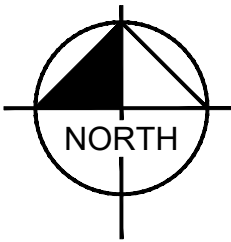
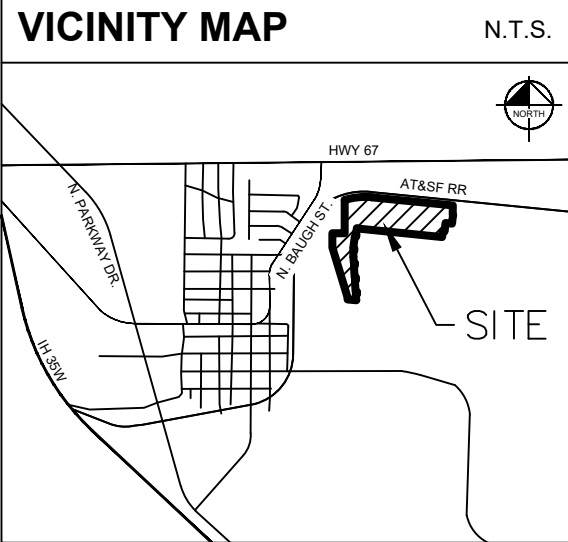
BEING 43.514 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	06/09/2025	063242411	2 OF 4



LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
MFFE	MINIMUM FINISHED FLOOR ELEVATION
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
	STREET NAME CHANGE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE

OWNER/DEVELOPER:
HMH Eagle Glen Land, LLC
801 Cherry Street, Suite 2000
Fort Worth, Texas 76102
Phone: 817-849-5244
Contact : Curt Millward

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, RPLS

APPLICANT:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Todd Hensley, P.E.

DWG NAME: K:\C_E\SURVEY\063242406-EAGLE GLEN NORTH\DWG\063242406-EGN1A FINAL PLAT.DWG PLOTTED BY: ALLEN, STEPHEN 6/9/2025 9:46 AM LAST SAVED: 6/9/2025 7:46 AM

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
A	1	7828	0.179706	A	36	4800	0.110193	B	1	7510	0.172406	B	36	6000	0.137741	C	23	4800	0.110193	F	14	6240	0.143251
A	2	4800	0.110193	A	37	4800	0.110193	B	2	4800	0.110193	B	37	6000	0.137741	C	24	4800	0.110193	F	15	6240	0.143251
A	3	4800	0.110193	A	38	4800	0.110193	B	3	4800	0.110193	B	38	6000	0.137741	C	25	4800	0.110193	F	16	6240	0.143251
A	4	4800	0.110193	A	39	4800	0.110193	B	4	4800	0.110193	B	39	6000	0.137741	C	26	4800	0.110193	F	17	6240	0.143251
A	5	4800	0.110193	A	40	4800	0.110193	B	5	4800	0.110193	B	40	6000	0.137741	C	27	4800	0.110193	F	18	6240	0.143251
A	6	4800	0.110193	A	41	4800	0.110193	B	6	4800	0.110193	B	41	6000	0.137741	C	28	4800	0.110193	F	19	6550	0.150367
A	7	4800	0.110193	A	42	4800	0.110193	B	7	4800	0.110193	B	42	6480	0.14876	C	29	4800	0.110193	F	39X	4800	0.110193
A	8	4800	0.110193	A	43	4800	0.110193	B	8	4800	0.110193	B	43	6000	0.137741	C	30	4800	0.110193	A	59X	525152	12.05583
A	9	4800	0.110193	A	44	4798	0.110147	B	9	4800	0.110193	B	44	6480	0.14876	G	1	6550	0.150367				
A	10	4800	0.110193	A	45	4755	0.10916	B	10	4800	0.110193	B	45	6480	0.14876	G	2	6480	0.14876				
A	11	4800	0.110193	A	46	7202	0.165335	B	11	4800	0.110193	B	46	6480	0.14876	G	3	6480	0.14876				
A	12	4800	0.110193	A	47	7283	0.167195	B	12	4800	0.110193	B	47	6480	0.14876	G	4	6480	0.14876				
A	13	4800	0.110193	A	48	6729	0.154477	B	13	4800	0.110193	B	48	6480	0.14876	G	5	6480	0.14876				
A	14	4800	0.110193	A	49	4775	0.109619	B	14	4800	0.110193	B	49	6480	0.14876	G	6	6480	0.14876				
A	15	4800	0.110193	A	50	4800	0.110193	B	15	4800	0.110193	B	50	6480	0.14876	G	7	6480	0.14876				
A	16	4800	0.110193	A	51	4800	0.110193	B	16	4800	0.110193	B	51	6480	0.14876	G	8	6000	0.137741				
A	17	4800	0.110193	A	52	4800	0.110193	B	17	5160	0.118457	B	52	7150	0.164141	G	9	6000	0.137741				
A	18	4800	0.110193	A	53	4800	0.110193	B	18	5160	0.118457	C	5	6000	0.137741	G	10	6000	0.137741				
A	19	4800	0.110193	A	54	4800	0.110193	B	19	4800	0.110193	C	6	6000	0.137741	G	11	6000	0.137741				
A	20	4800	0.110193	A	55	4800	0.110193	B	20	4800	0.110193	C	7	6000	0.137741	G	12	6000	0.137741				
A	21	4800	0.110193	A	56	4800	0.110193	B	21	4800	0.110193	C	8	6000	0.137741	G	13	6000	0.137741				
A	22	4800	0.110193	A	57	4801	0.110216	B	22	4800	0.110193	C	9	6000	0.137741	G	14	6562	0.150643				
A	23	4800	0.110193	A	58	5028	0.115427	B	23	4800	0.110193	C	10	6000	0.137741	F	1	5350	0.122819				
A	24	4800	0.110193	A	59	5073	0.11646	B	24	4800	0.110193	C	11	6000	0.137741	F	2	4800	0.110193				
A	25	4800	0.110193	A	60	6000	0.137741	B	25	4800	0.110193	C	12	6000	0.137741	F	3	4800	0.110193				
A	26	4800	0.110193	A	61	6000	0.137741	B	26	4800	0.110193	C	13	6000	0.137741	F	4	4800	0.110193				
A	27	4800	0.110193	A	62	6000	0.137741	B	27	4800	0.110193	C	14	6000	0.137741	F	5	4800	0.110193				
A	28	4800	0.110193	A	63	6000	0.137741	B	28	4800	0.110193	C	15	6000	0.137741	F	6	4800	0.110193				
A	29	4800	0.110193	A	64	6000	0.137741	B	29	6190	0.142103	C	16	6000	0.137741	F	7	4800	0.110193				
A	30	4800	0.110193	A	65	6240	0.143251	B	30	6550	0.150367	C	17	7150	0.164141	F	8	4800	0.110193				
A	31	4800	0.110193	A	66	6240	0.143251	B	31	6000	0.137741	C	18	5350	0.122819	F	9	4800	0.110193				
A	32	4800	0.110193	A	67	6240	0.143251	B	32	6000	0.137741	C	19	4800	0.110193	F	10	4800	0.110193				
A	33	4800	0.110193	A	68	6240	0.143251	B	33	6000	0.137741	C	20	4800	0.110193	F	11	4800	0.110193				
A	34	4800	0.110193	A	69	6240	0.143251	B	34	6000	0.137741	C	21	4800	0.110193	F	12	6240	0.143251				
A	35	4800	0.110193	A	70	6000	0.137741	B	35	6000	0.137741	C	22	4800	0.110193	F	13	6240	0.143251				

FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1A

BLOCK A, LOTS 1-70, 59X-HOA;
BLOCK B, LOTS 1-52; BLOCK C, 5-30;
BLOCK F, LOTS 1-19, 39X-HOA;
BLOCK G, LOTS 1-14;

181 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 ROW DEDICATION

BEING 43.514 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

OWNER/DEVELOPER:
HMH Eagle Glen Land, LLC
801 Cherry Street, Suite 2000
Fort Worth, Texas 76102
Phone: 817-849-5244
Contact : Curt Millward

SURVEYOR:
Kimley-Horn and Associates, Inc.
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Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, RPLS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	06/09/2025	063242411	3 OF 4

STATE OF TEXAS §
COUNTY OF JOHNSON §

TRACT 1 - 42.266 ACRES

WHEREAS HMH Eagle Glen Land, LLC is the owner of a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being a part of that called 150.000 acre tract of land described in deed to HMH Eagle Glen Land, LLC, as recorded in Document Number 2021-43660, Official Records of Johnson County, Texas and being further described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "TNP" found at the northwest corner of said 150.000 acre tract, said point being in the south right-of-way line of the A.T.&S.F. Railroad, a 100 foot right-of-way, the beginning of a non-tangent curve to the right with a radius of 1,433.21 feet, a central angle of 22°28'36", and a chord bearing and distance of North 84°19'39" East, 558.64 feet;

THENCE along the north line of said 150.000 acre tract and the south line of the A.T. & S.F. Railroad as follows:

Along said non-tangent curve to the right, 562.24 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°24'29" East, 1,643.05 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said 150.000 acre tract as follows:

South 00°36'44" West, 191.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°49'43" East, 14.76 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 10.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 14.88 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 120.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 135.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 170.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 28.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 50°43'49" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 110.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 1,738.96 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 775.00 feet, a central angle of 06°49'38", and a chord bearing and distance of South 11°59'20" West, 92.29 feet;

Along said non-tangent curve to the right, 92.35 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a reverse curve to the left with a radius of 1,475.00 feet, a central angle of 00°43'24", and a chord bearing and distance of South 15°02'27" West, 18.62 feet;

Along said reverse curve to the left, 18.62 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 34°53'33" East, 13.02 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 11.24 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 17.89 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 53°56'01" West, 14.91 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 1,475.00 feet, a central angle of 08°33'41", and a chord bearing and distance of South 07°39'44" West, 220.20 feet;

Along said non-tangent curve to the left, 220.40 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 40°32'29" East, 14.45 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 84°16'11" East, 14.68 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 05°43'49" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 84°16'11" West, 11.44 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°17'29" West, 13.53 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 1,475.00 feet, a central angle of 04°18'34", and a chord bearing and distance of South 01°29'48" East, 110.92 feet;

Along said non-tangent curve to the left, 110.94 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 119.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°39'05" East, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 86°20'55" East, 9.16 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 325.00 feet, a central angle of 00°15'19", and a chord bearing and distance of North 86°28'35" East, 1.45 feet;

Along said tangent curve to the right, 1.45 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°23'46" East, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 00°15'19", and a chord bearing and distance of South 86°28'35" West, 1.23 feet;

Along said non-tangent curve to the left, 1.23 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 86°20'49" West, 9.16 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°20'58" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 222.35 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 48°39'02" East, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 02°08'21", and a chord bearing and distance of North 87°29'32" East, 12.13 feet;

Along said non-tangent curve to the right, 12.13 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 01°26'18" East, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 02°07'32", and a chord bearing and distance of South 87°29'56" West, 10.20 feet;

With said non-tangent curve to the left, 10.20 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°20'58" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 220.39 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 47°00'47" East, 14.54 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 03°04'45", and a chord bearing and distance of South 87°57'21" East, 17.46 feet;

Along said non-tangent curve to the right, 17.47 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°35'02" West, 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the left with a radius of 275.00 feet, a central angle of 02°19'24", and a chord bearing and distance of North 87°34'40" West, 11.15 feet;

Along said non-tangent curve to the left, 11.15 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 43°16'55" West, 13.66 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 03°39'05" East, 25.72 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 07°27'56" East, 85.21 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the northwest corner of Lot 24, Block M, Eagle Glen, Phase 2, an addition to the City of Alvarado as recorded in Document Number 2021-204, Official Records of Johnson County, Texas, said point being in the south line of said 150.000 acre tract, said point also being in the east right-of-way line of Sunflower Lane, a 60 foot right-of-way;

THENCE North 84°16'11" West, 178.82 feet along the south line of said 150.000 acre tract and the north line of said Eagle Glen, Phase 2, to a 5/8 inch iron rod found at the southwest corner of said 150.000 acre tract, said point also being the northwest corner of Lot 32, Block L, of said Eagle Glen, Phase 2;

THENCE along the west line of said 150.000 acre tract as follows:

North 04°57'46" West, 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 16°55'33" West, 1,048.28 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°00'03" West, 288.97 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

North 89°59'57" East, 248.99 feet to a 5/8 inch iron rod found for corner;

North 00°00'03" West, 670.34 feet to the POINT OF BEGINNING and containing 1,841,100 square feet or 42.266 acres of land.

ROW DEDICATION DESCRIPTION

TRACT 2
1.248-ACRES

BEING a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being all of a called 1.248-acre tract of land described as Tract 2 conveyed to HMH Eagle Glen Land, LLC, according to the document filed of record in Document No. 2021-43660 (O.R.J.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with cap stamped "TNP" in the northwest corner of said Tract 2, same being the northeast corner of that tract of land conveyed to The Quikrete Compaines, LLC., according to the document filed of record in Document No. 2023-2304 (O.R.J.C.T.), in the south line of Highway 67 a 100 foot right-of-way, from which a TxDot Monument found in said south line right-of-way bears North 89°56'53" West, a distance of 224.36 feet;

THENCE South 89°56'53" East, with said south right of way line, same being common with the north line of said Tract 2, a distance of 80.01 feet to a 5/8-inch iron rod found with cap stamped "TNP" for the northeast corner of said Tract 2;

THENCE South 00°37'18" West, with the east line of said Tract 2, a distance of 684.66 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner, in the north line of A.T. & S.F. Railroad a 100 foot right-of-way;

THENCE North 84°23'11" West, with said north right-of-way, same being common with the south line of said Tract 2, a distance of 80.29 feet to a 5/8-inch iron rod found with cap stamped "TNP" for the southwest corner of said Tract 2, same being the southeast corner of the above-mentioned Quikrete Companies tract;

THENCE North 00°37'12" East, with the west line of said Tract 2, same being common with the east line of said Quikrete Companies tract, a distance of 676.88 feet to the POINT OF BEGINNING and containing 54,458 square feet or 1.248-acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF JOHNSON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, _____ do hereby adapt this plat designating the herein above described property as EAGLE GLEN NORTH, PHASE 1A to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public use forever, the streets, alleys, easements, rights-of-way, parks, school sites and other public places shown on the attached plat to the City of Alvarado except as noted on this plat. All and any public utility and the City of Alvarado shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Alvarado and all public utilities constructing, reconstructing, inspecting, patrolling maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations, and resolutions of the City of Alvarado, Texas.

Witness, my hand this the _____ day of _____, 2025.

STATE OF TEXAS §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on _____, 2025, by _____.

_____ of _____.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

Approved this ____ day of _____, 2025, by the city council of the City of Alvarado, Texas.

_____	Mayor
_____	City Secretary

FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1A

BLOCK A, LOTS 1-70, 59X-HOA;
BLOCK B, LOTS 1-52; BLOCK C, 5-30;
BLOCK F, LOTS 1-19, 39X-HOA;
BLOCK G, LOTS 1-14;

181 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 ROW DEDICATION

BEING 43.514 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	06/09/2025	063242411	4 OF 4



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action related to the application of HMM Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1c final plat on 11.306 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 30, 2025. Per Section 34-36.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of plat,
- (2) Take one of the following actions.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with History Maker Homes, and the Eagle Glen North Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On July 17, 2025, the Planning and Zoning Commission recommended approval to Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____

Fee: \$ _____

Date Pd: _____ Check# or Cash: _____

Receipt#: _____ Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat

☒ Final Plat

☐ Plat Revision

☐ Administrative Plat

Title of Plat Final Plat of Eagle Glen North Phase 1C

Total Lots 19 Resid. & 3 HOA Total Acres 11.306 Current Zoning PD Ordinance No. 2021-0332

Subdivision Name Eagle Glen North Lots 19 Block(s) C, D, J

Survey Name(s) Andrew Spiva Survey Abstract No.(s) 770 Tract(s) N/A

Address/Location South of US Hwy 67 at the intersection of CR 503

Applicant

Company or Name HMH Eagle Glen Land, LLC

Contact Name Rob McClain

Address 1038 Texan Trail City Grapevine State Texas Zip 76051

Telephone (972) 754-2948 Email rob.mcclain@jabezdevelopment.com

Owner (If Different)

Company or Name _____

Contact Name _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Email _____

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.



Signature of Applicant, Owner, or Authorized Agent

6/23/25

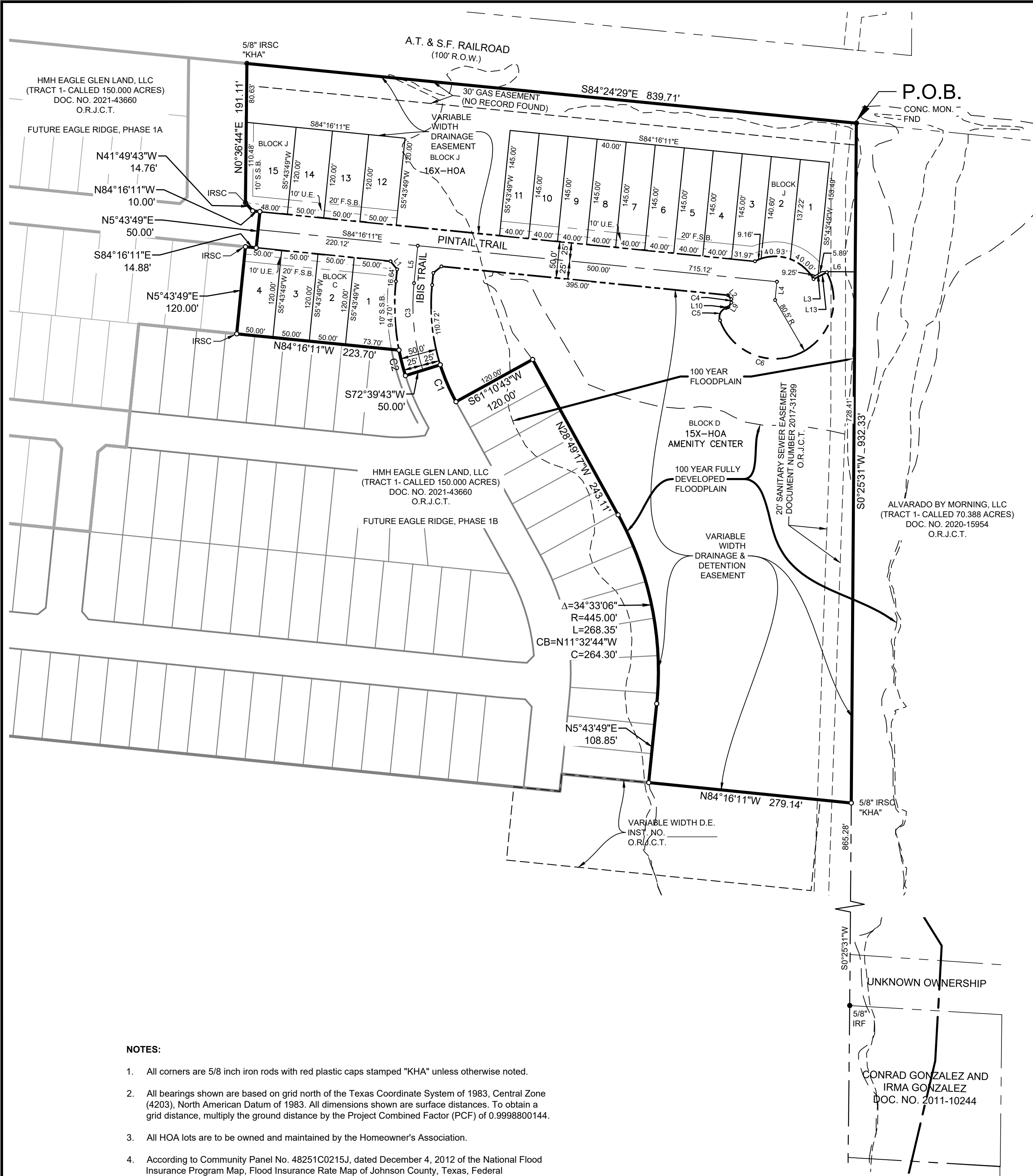
Date

Planning Official

Fee: \$	
 Date of P&Z Meeting	 Date of Council Meeting
 Signature of Planning Official	

FOR OFFICE USE ONLY		
 Received By	 Date Received	 Date Approved





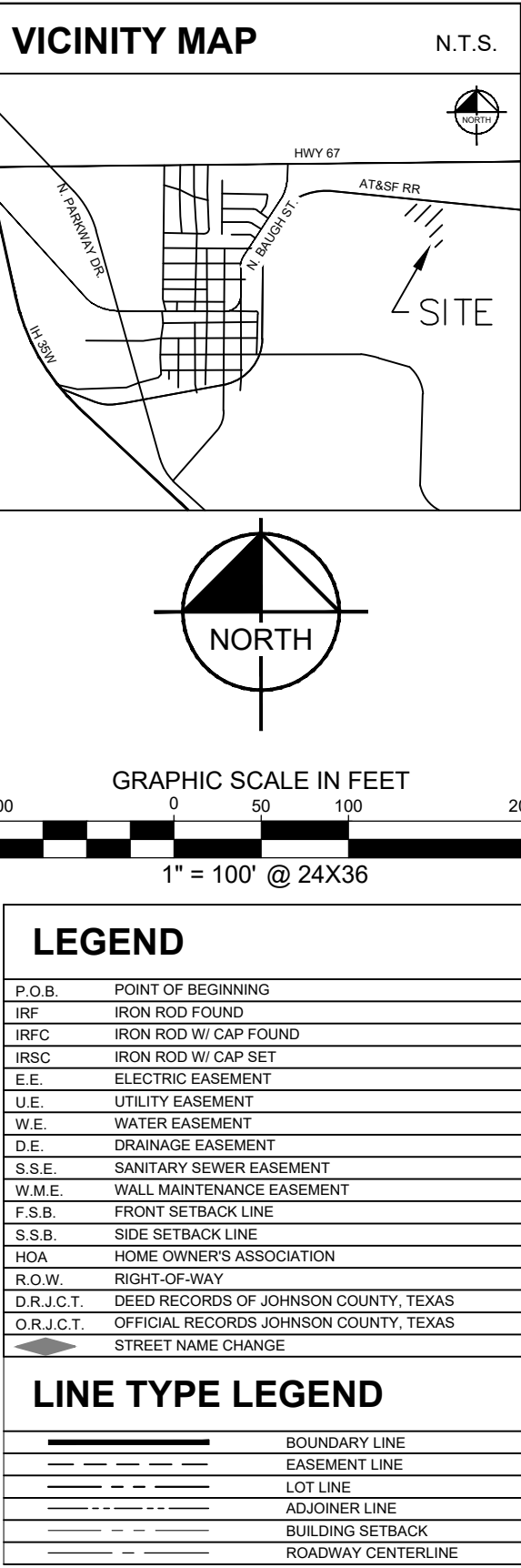
LOT AREA TABLE				
BLOCK	LOT	ACRES	SQ. FT.	
C	1	0.174	7,573	
C	2	0.138	6,000	
C	3	0.138	6,000	
C	4	0.138	6,000	

LOT AREA TABLE				
BLOCK	LOT	ACRES	SQ. FT.	
D	15X	5.532	240,984	

LOT AREA TABLE				
BLOCK	LOT	ACRES	SQ. FT.	
J	1	0.135	5,899	
J	2	0.125	5,463	
J	3	0.133	5,781	
J	4	0.133	5,800	
J	5	0.133	5,800	
J	6	0.133	5,800	
J	7	0.133	5,800	
J	8	0.133	5,800	
J	9	0.133	5,800	
J	10	0.133	5,800	
J	11	0.133	5,800	
J	12	0.138	6,000	
J	13	0.138	6,000	
J	14	0.138	6,000	
J	15	0.173	7,555	
J	16X	1.835	79,914	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°16'11"E	14.14'
L2	N40°21'07"W	7.20'
L3	S58°38'29"W	15.14'
L4	S05°43'49"W	25.25'
L5	N05°43'49"E	51.64'
L6	S89°34'29"E	45.76'
L9	N33°19'45"E	7.77'
L10	N72°19'54"E	3.27'
L13	N62°51'30"E	20.50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°28'59"	275.00'	55.12'	N23°04'47"W	55.02'
C2	6°22'26"	325.00'	36.15'	N14°09'04"W	36.14'
C3	23°04'06"	300.00'	120.79'	S05°48'14"E	119.97'
C4	4°29'38"	60.00'	4.71'	N01°03'10"W	4.70'
C5	92°32'50"	13.00'	21.00'	N26°03'29"E	18.79'
C6	187°59'37"	80.50'	264.13'	S65°47'15"W	160.61'



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
O.R.J.C.T.	OFFICIAL RECORDS JOHNSON COUNTY, TEXAS
	STREET NAME CHANGE

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1C

BLOCK C, 1-4; BLOCK D, 15X-16X; BLOCK J, 1-15, 16X

19 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.306 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	06/10/2025	063242411	1 OF 2

- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998800144.
 - All HOA lots are to be owned and maintained by the Homeowner's Association.
 - According to Community Panel No. 48251C0215J, dated December 4, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS HMH Eagle Glen Land, LLC is the owner of a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas and being a part of that called 150,000 acre tract of land described in deed to HMH Eagle Glen Land, LLC, as recorded in Document Number 2021-43660, Official Records of Johnson County, Texas and being further described as follows:

BEGINNING at a concrete monument found at the northeast corner of said 150,000 acre tract, said point being the northwest corner of a called 70.388 acre tract of land described in deed to Alvarado By Morning, LLC, as recorded in Document Number 2020-15954, Official Records of Johnson County, Texas, said point also being in the south right-of-way line of the A.T. & S.F. Railroad, a 100 foot right-of-way;

THENCE South 00°25'31" West, 932.33 feet along the east line of said 150,000 acre tract and the west line of said 70.388 acre tract to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner, from which a 5/8 inch iron rod found in the east line of said 150,000 acre tract, said point also being the northwest corner of a tract of land described in deed to Conrad Gonzalez and Irma Gonzalez as recorded in Document Number 2011-10244, Official Records of Johnson County, Texas, bears South 00°25'31" West, 865.28 feet;

THENCE over and across said 150,000 acre tract as follows:

North 84°16'11" West, a distance of 279.14 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 108.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a tangent curve to the left with a radius of 445.00 feet, a central angle of 34°33'06", and a chord bearing and distance of North 11°32'44" West, 264.30 feet;

With said curve to the left, an arc distance of 268.35 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 28°49'17" West, a distance of 243.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 61°10'43" West, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 362.41 feet, a central angle of 08°42'26", and a chord bearing and distance of North 23°04'47" West, 55.02 feet;

With said curve to the right, an arc distance of 55.08 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner of this tract;

South 72°39'43" West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 325.00 feet, a central angle of 06°22'26", and a chord bearing and distance of North 14°09'04" West, 36.14 feet;

With said curve to the right, an arc distance of 36.15 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner of this tract;

North 84°16'11" West, a distance of 223.70 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 120.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 84°16'11" East, a distance of 14.88 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 05°43'49" East, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 84°16'11" West, a distance of 10.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 41°49'43" West, a distance of 14.76 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 00°36'44" East, a distance of 191.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the north line of said 150,000 acre tract and the south line of A.T. & S.F. Railroad;

THENCE South 84°24'29" East, 839.71 feet along the north line of said 150,000 acre tract and along the south right-of-way line of the A.T.& S.F. Railroad to the POINT OF BEGINNING and containing 492,486 square feet or 11.306 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF JOHNSON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WE, do hereby adapt this plat designating the herein above described property as EAGLE GLEN NORTH, PHASE 1C to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public use forever, the streets, alleys, easements, rights-of-way, parks, school sites and other public places shown on the attached plat to the City of Alvarado. All and any public utility and the City of Alvarado shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway may interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Alvarado and all public utilities constructing, reconstructing, inspecting, patrolling maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules and regulations, and resolutions of the City of Alvarado, Texas.

Witness, my hand this the day of , 2024.

STATE OF TEXAS §

COUNTY OF JOHNSON §

This instrument was acknowledged before me on , 2024, by

of .

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day of , 2024.

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

FINAL PLAT
OF
EAGLE GLEN NORTH
PHASE 1C

BLOCK C, 1-4; BLOCK D, 15X-16X; BLOCK J, 1-15, 16X

19 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.306 ACRES IN THE
ANDREW SPIVA SURVEY, ABSTRACT NO. 770
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WBD	KHA	06/10/2025	063242411	2 OF 2



Planning and Zoning Commission Meeting Management Report

Meeting Date: July 21, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action related to the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 2 final plat on 68.838 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607.

BACKGROUND & FINDINGS:

The final plat application was submitted and deemed administratively complete on June 23, 2025. Per Section 34-36.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of plat,
- (2) Take one of the following actions.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map, the City's development agreement with GRBK Edgewood LLC & Century Land Holdings of Texas, LLC, and the Lone Oak Planned Development District zoning.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On July 17, 2025, the Planning and Zoning Commission recommended approval to Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Letter Recommending Approval
Final Plat
Engineering Plans (Available Upon Request)



PLAT APPLICATION

Office Use Only

Clerk: _____ Project#: _____
 Fee: \$ _____
 Date Pd: _____ Check# or Cash: _____
 Receipt#: _____ Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ Preliminary Plat ☒ Final Plat ☐ Plat Revision ☐ Administrative Plat

Title of Plat LONE OAK PHASE 2

Total Lots 363 SF RESIDENTIAL
2 OPEN SPACE Total Acres 68.838 Current Zoning PD

Subdivision Name LONE OAK Lots 1,657 Block(s) BLOCKS (A THROUGH TT)

Survey Name(s) JAMES B CONGER SURVEY
DAVID MITCHELL SURVEY
GEORGE S. MCINTOSH SURVEY
JAMES NICHOLSON SURVEY Abstract No.(s) ABSTRACT NO. 150
ABSTRACT NO. 586
ABSTRACT NO. 625
ABSTRACT NO. 107 Pract(s) _____

Address/Location 1029 CR 607 ALVARADO, TEXAS 76009

Applicant

Company or Name JB PARTNERS, INC

Contact Name CHRIS WALL

Address 2121 MIDWAY ROAD,
SUITE 300 City CARROLLTON State TX Zip 75006

Telephone 972-738-0212 Email CWALL@JBIPARTNERS.COM

Owner (If Different)

Company or Name GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC

Contact Name AARON GUTHRIE

Address 5501 HEADQUARTERS DRIVE,
SUITE 300W City PLANO State TX Zip 75024

Telephone 972-310-4545 Email AGUTHRIE@GREENBRICKPARTNERS.COM

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

Signed by:
Aaron Guthrie
668053045FB543D...

6/4/2025 | 11:27 AM CDT

Signature of Applicant, Owner, or Authorized Agent

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

Signature of Planning Official

FOR OFFICE USE ONLY

Received By

Date Received

Date Approved

Alvarado ETJ

Venus ETJ

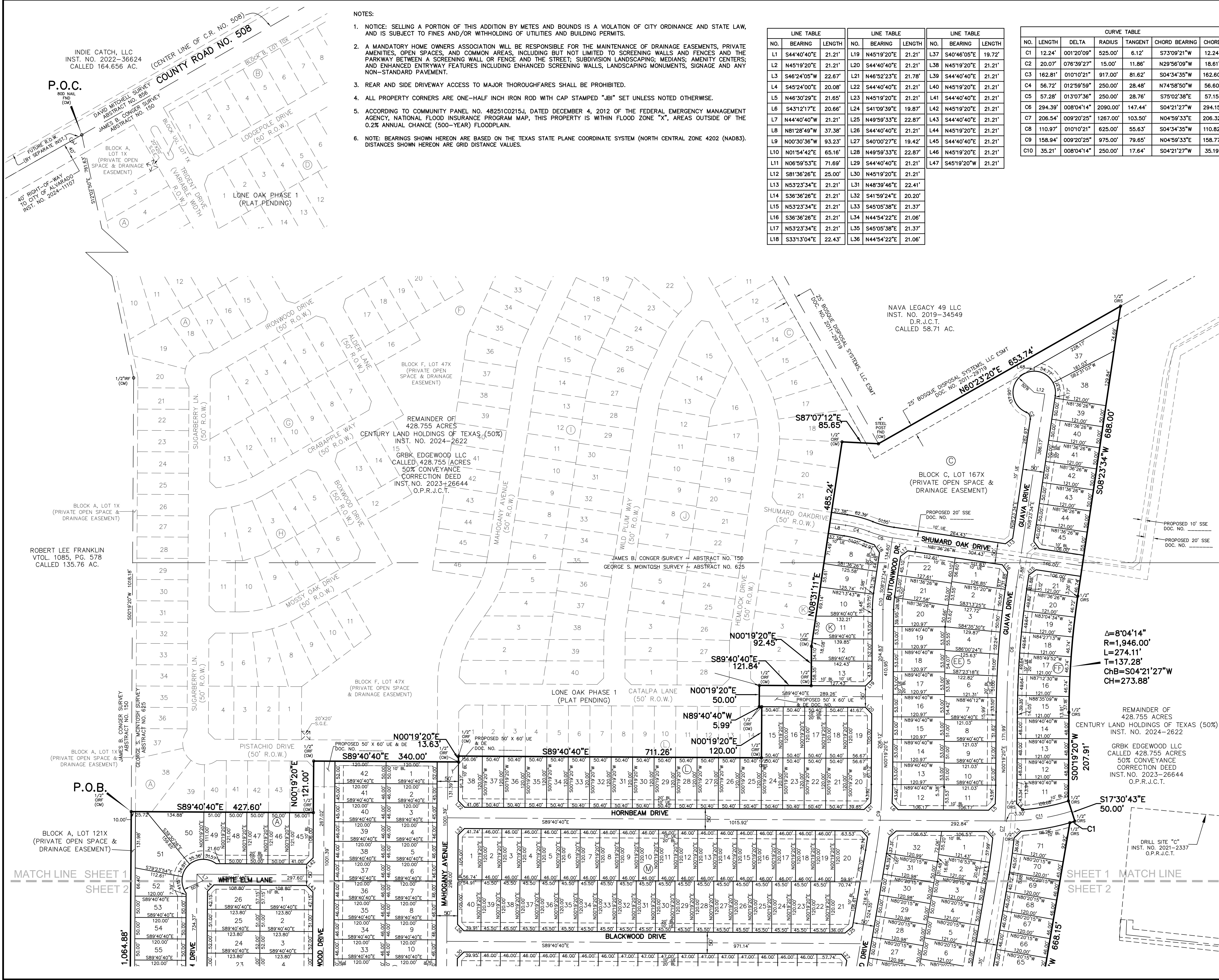
Phase 1

Phase 2

Lone Oak Addition

City of Alvarado

ALVARADO - ETJ

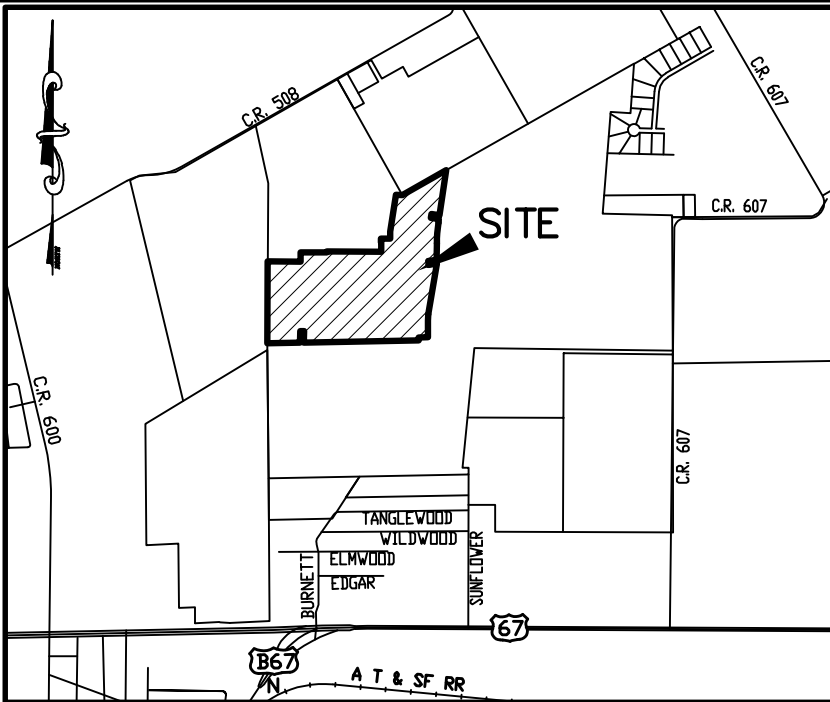


NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING, MEDIANS, AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
4. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
5. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
6. NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°40'40"E	21.21'	L19	N45°19'20"E	21.21'	L37	S40°46'05"E	19.72'
L2	N45°19'20"E	21.21'	L20	S44°40'40"E	21.21'	L38	N45°19'20"E	21.21'
L3	S46°24'05"W	22.67'	L21	N46°52'23"E	21.78'	L39	S44°40'40"E	21.21'
L4	S45°24'00"E	20.08'	L22	S44°40'40"E	21.21'	L40	N45°19'20"E	21.21'
L5	N46°30'29"E	21.65'	L23	N45°19'20"E	21.21'	L41	S44°40'40"E	21.21'
L6	S43°12'17"E	20.66'	L24	S41°09'39"E	19.87'	L42	N45°19'20"E	21.21'
L7	N44°40'40"W	21.21'	L25	N49°59'33"E	22.87'	L43	S44°40'40"E	21.21'
L8	N81°28'49"W	37.38'	L26	S44°40'40"E	21.21'	L44	N45°19'20"E	21.21'
L9	N00°30'36"W	93.23'	L27	S40°00'27"E	19.42'	L45	S44°40'40"E	21.21'
L10	N01°54'42"E	65.16'	L28	N49°59'33"E	22.87'	L46	N45°19'20"E	21.21'
L11	N06°59'53"E	71.69'	L29	S44°40'40"E	21.21'	L47	S45°19'20"W	21.21'
L12	S81°36'26"E	25.00'	L30	N45°19'20"E	21.21'			
L13	N53°23'34"E	21.21'	L31	N48°39'46"E	22.41'			
L14	S36°36'26"E	21.21'	L32	S41°59'24"E	20.20'			
L15	N53°23'34"E	21.21'	L33	S45°05'38"E	21.37'			
L16	S36°36'26"E	21.21'	L34	N44°54'22"E	21.06'			
L17	N53°23'34"E	21.21'	L35	S45°05'38"E	21.37'			
L18	S33°13'04"E	22.43'	L36	N44°54'22"E	21.06'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	12.24'	001°20'09"	525.00'	6.12'	S73°09'21"W	12.24'
C2	20.07'	076°39'27"	15.00'	11.86'	N29°56'09"W	18.61'
C3	162.81'	010°10'21"	917.00'	81.62'	S04°34'35"W	162.60'
C4	56.72'	012°59'59"	250.00'	28.48'	N74°58'50"W	56.60'
C5	57.28'	013°07'36"	250.00'	28.76'	S75°02'38"E	57.15'
C6	294.39'	008°04'14"	2090.00'	147.44'	S04°21'27"W	294.15'
C7	206.54'	009°20'25"	1267.00'	103.50'	N04°59'33"E	206.32'
C8	110.97'	010°10'21"	625.00'	55.63'	S04°34'35"W	110.82'
C9	158.94'	009°20'25"	975.00'	79.65'	N04°59'33"E	158.77'
C10	35.21'	008°04'14"	250.00'	17.64'	S04°21'27"W	35.19'

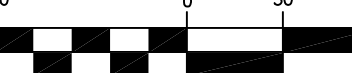


LOCATION MAP

NTS



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- WE WATER EASEMENT
- UE UTILITY EASEMENT
- WME WALL MAINTENANCE EASEMENT
- BL BUILDING LINE
- CO RD COUNTY ROAD
- FM FARM-TO-MARKET HIGHWAY
- DOC. DOCUMENT
- NO. NUMBER
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
- DEED RECORDS JOHNSON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- ◆ STREET NAME CHANGE INDICATOR

CITY PROJECT NO. FP ____

FINAL PLAT

LONE OAK PHASE 2

363 RESIDENTIAL LOTS

2 OPEN SPACE LOTS

BEING 68.838 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MONTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC OWNER/DEVELOPER

5501 Headquarters Drive, Suite 300W (817)658-2112
Plano, Texas 75024
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER

130 East John Carpenter Frwy, #230 (972)996-4840
Irving, Texas 75062
Contact: Jordan Horn

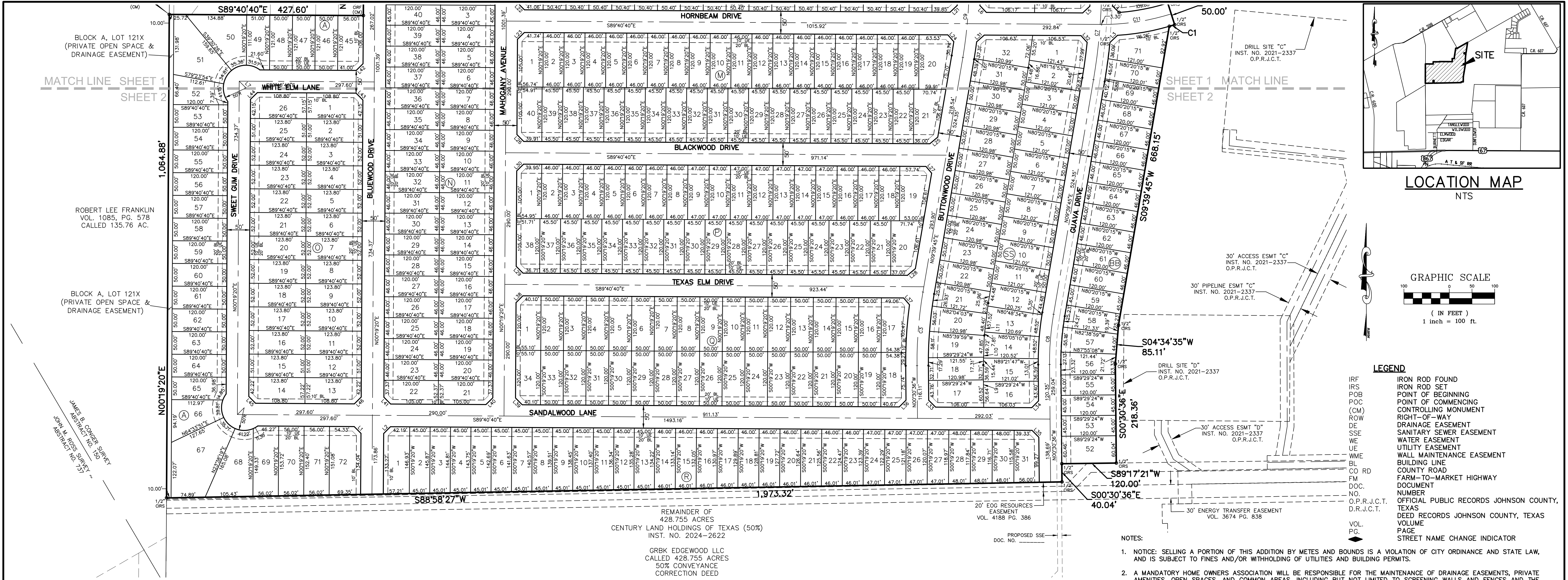
JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: MAY 02, 2025

Sheet 1 of 3

PREPARED BY: WJJ CHECKED BY: BML DATE: 02/24/2025



OWNERS CERTIFICATION

WHEREAS CENTURY LAND HOLDINGS OF TEXAS, LLC and GRBK Edgewood, LLC are the owners of a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150, the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Special Warranty Deed to Century Land Holdings of Texas, LLC as recorded in Instrument No. 2024-2622 and in Correction Deed to GRBK Edgewood, LLC (50% interest) as recorded in Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the northwest corner of Lone Oak Phase 1, an addition to the City of Alvarado, as recorded in Instrument Number _____, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Official Public Records, Johnson County, Texas, said point being in the centerline of County Road 508;

THENCE along the west line of said Lone Oak Phase 1 and the east line of said Robert Lee Franklin tract as follows: South 12 degrees 02 minutes 50 seconds East, a distance of 761.63 feet to a one-half inch iron rod found for corner;

South 00 degrees 19 minutes 20 seconds West, a distance of 1,018.18 feet to a one-half inch iron rod with cap stamped "JBI" found for the POINT OF BEGINNING;

THENCE, departing the east line of said Robert Lee Franklin tract, and along the south line of Lone Oak Phase 1 as follows:

South 89 degrees 40 minutes 40 seconds East for a distance of 427.60 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 121.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 340.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 13.63 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 711.26 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 5.99 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 121.84 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 00 degrees 19 minutes 20 seconds East for a distance of 92.45 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

North 08 degrees 31 minutes 11 seconds East for a distance of 485.24 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 87 degrees 07 minutes 12 seconds East for a distance of 85.65 feet to a 4 inch steel post found for common corner of said 428.755 acre tract and that tract of land described in deed to Nava Legacy 49 LLC, as recorded in Instrument Number 2019-34549, Official Public Records, Johnson County, Texas, said point also being the most easterly east corner of Lone Oak Phase 1;

THENCE North 60 degrees 23 minutes 20 seconds East for a distance of 653.74 feet along the common line of said 428.755 acre tract, and said Nava Legacy 49 LLC tract, to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE over and across said 428.755 acre tract as follows:

South 08 degrees 23 minutes 34 seconds West for a distance of 688.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a tangent curve to the left;

Southwesterly, 274.11 feet along said curve to the left which has a central angle of 08 degrees 04 minutes 14 seconds, having a radius of 1,946.00 feet, a tangent of 137.28 feet, and whose chord bears South 04 degrees 21 minutes 27 seconds West for a distance of 273.88 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 207.91 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 17 degrees 30 minutes 43 seconds East for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a non-tangent curve to the right;

Southwesterly, 12.24 feet along said curve to the right which has a central angle of 01 degrees 20 minutes 09 seconds, having a radius of 525.00 feet, a tangent of 6.12 feet, and whose chord bears South 73 degrees 09 minutes 21 seconds West for a distance of 12.24 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 09 degrees 39 minutes 45 seconds West for a distance of 668.15 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 04 degrees 34 minutes 35 seconds West for a distance of 85.11 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 30 minutes 36 seconds East for a distance of 218.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 89 degrees 17 minutes 21 seconds West for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 30 minutes 36 seconds East for a distance of 40.04 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 88 degrees 58 minutes 27 seconds West for a distance of 1,973.32 feet to a one-half inch iron rod with cap stamped "JBI" set for corner in the west line of said 428.755 acre tract, and the east line of said Robert Lee Franklin tract;

THENCE along the west line of said 428.755 acre tract and the east line of said Robert Lee Franklin tract, North 00 degrees 19 minutes 20 seconds East for a distance of 1,064.88 feet to the POINT OF BEGINNING and containing 2,998,564 square feet or 68.838 acres of land more or less.

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, CENTURY LAND HOLDINGS OF TEXAS, LLC and GRBK EDGEWOOD LLC are the owners of the herein described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above described property as LONE OAK, PHASE 2, an addition to Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

CENTURY LAND HOLDINGS OF TEXAS, LLC, a limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2025.

GRBK EDGEWOOD LLC, a Texas limited liability company

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this ____ day of _____, 2025.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

Approved this ____ day of _____, 20____,
by the City Council of the City of Alvarado, Texas.

Mayor_____
City Secretary_____

Plat recorded in Volume _____, Page _____, Slide_____,
Date:_____

County Clerk, Johnson County, Texas
Deputy, Johnson County, Texas

CITY PROJECT NO. FP ____-____

FINAL PLAT

LONE OAK PHASE 2

363 RESIDENTIAL LOTS
2 OPEN SPACE LOTS

BEING 68.838 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

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Plano, Texas 75024
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC OWNER/DEVELOPER
130 East John Carpenter Frwy, #230 (972)996-4840
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2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: MAY 02, 2025

Sheet 3 of 3

PREPARED BY: WJJ CHECKED BY: BML DATE: 02/24/2025

Plotted by: cwall Plot Date: 6/4/2025 11:58 AM

Drawing: H:\Projects\BBC010--Stonegate\Phase 2\Surveying\dwg\XBBC010PT-PH--2.dwg Saved By: bjohnson Save Time: 5/30/2025 9:42 AM



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Donielle Suber, Administrative Services Director

AGENDA ITEM:

Consideration and action related to Resolution R2025-30: A resolution of the City of Alvarado, Texas, designating the City Manager as the applicant for the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Grant; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses.

BACKGROUND & FINDINGS:

The City of Alvarado is working with Blais and Associates (Grant Consultant) to prepare the Texas Parks and Wildlife (TPWD) Non-Urban Outdoor Recreation Grant Program application prior to the deadline submittal date of August 1, 2025. This grant program assists local governments in acquiring and/or developing public recreation areas and facilities throughout the state of Texas. Once funded, the grant assisted site must be dedicated as parkland in perpetuity, properly maintained and open to the public. The program also requires a fifty percent (50%) match, on a reimbursement basis, with a maximum funding amount of \$750,000.

The City Manager will serve as the designated applicant for the TPWD grant program. The City is eligible to participate in the program and the matching share must be available at the time of application. Pecan Orchard has been designated as the subject site for development, and is located at 101 S. Parkway & 310 W Atchley Street.

FINANCIAL IMPACT:

The financial impact includes a required 50% match, with the potential for up to \$750,000 in grant funds; possible funding may be drawn from sources such as Hotel Fund reserves, Economic Development Fund reserves and General Fund reserves, as Council determines at the time of grant award.

RECOMMENDATION:

Staff recommends City Council authorize a resolution designating the City Manager as the applicant for the Texas Parks and Wildlife Department Grant Program; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

- Resolution (R2025-30)

CITY OF ALVARADO, TEXAS
RESOLUTION NO. R2025-30

A RESOLUTION BY THE CITY OF ALVARADO, AS HEREINAFTER REFERRED TO AS “APPLICANT,” DESIGNATING THE CITY MANAGER AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS AND WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT (OR FOR THE TERM OF THE LEASE OF THE PROPERTY) PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

NOW THEREFORE BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that the notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that the City Manager is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site known as Pecan Orchard and Pecan Orchard South in the City of Alvarado for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

PASSED AND APPROVED this Monday, July 21, 2025.

Jacob Wheat
Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

RESOLUTION NO R2025-0031

A RESOLUTION OF THE CITY OF ALVARADO, AS HEREINAFTER REFERRED TO AS “APPLICANT,” DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT (OR FOR THE TERM OF THE LEASE FOR LEASED PROPERTY) PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that the City Manager is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as George Washington Carver Park in the City of Alvarado for use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the “Applicant” on this day of Monday, July 21st, 2025.

Jacob Wheat, Mayor

Attest:

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Donielle Suber, Administrative Services Director

Phone: 817-790-3351, Ext. 116

AGENDA ITEM:

Consideration and action related to Resolution R2025-30: A resolution of the City of Alvarado, Texas, designating the City Manager as the applicant for the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Grant; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses.

BACKGROUND & FINDINGS:

The City of Alvarado is working with Blais and Associates (Grant Consultant) and LJA Planning & Landscape Architecture to prepare the Texas Parks and Wildlife (TPWD) Non-Urban Outdoor Recreation Grant Program application prior to the deadline submittal date of August 1, 2025. This grant program assists local governments in acquiring and/or developing public recreation areas and facilities throughout the state of Texas. Once funded, the grant assisted site must be dedicated as parkland in perpetuity, properly maintained and open to the public. The program also requires a fifty percent (50%) match, on a reimbursement basis, with a maximum funding amount of \$750,000.

On behalf of the City, Paul DeBuff, City Manager, will serve as the designated applicant for the TPWD grant program. The City is eligible to participate in the program and the matching share must be available at the time of application. Pecan Orchard has been designated as the subject site for development, and is located at 101 S. Parkway & 310 W Atchley Street.

Additionally, staff has prepared two options for Council consideration regarding the TPWD Non-Urban Outdoor Recreation Grant Program application submittal strategy:

1. Proceed with the initial TPWD Non-Urban Outdoor Recreation Grant Program application using a preliminary conceptual plan with the objective of including the final conceptual plan as a deliverable in the scope of work, in an effort of pursuing a 2025 award with the assistance of Blais and Associates (Grant Consulting) and/or LJA Consulting. The associated upfront cost for the application preparation (\$10,585) and the project estimation cost (\$10,000) totals \$20,585.
2. Delay the application until staff has the opportunity to effectively secure a landscaping design firm to develop a robust conceptual plan as part of the 2026 fiscal year budget (FY2026). This would also allow the City to incorporate updated

community input from the new Comprehensive Plan, which is scheduled for completion in December 2025. Potentially increasing the competitiveness of the grant application due to a more complete and community-informed conceptual design.

Staff seeks Council direction on which option to pursue.

FINANCIAL IMPACT:

The financial impact includes a required 50% match, with the potential for up to \$750,000 in grant funds.

RECOMMENDATION:

Staff recommends City Council authorize a resolution designating the City Manager as the applicant for the Texas Parks and Wildlife Department Grant Program; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses. Council direction is also requested regarding whether to proceed with a 2025 application based on a preliminary conceptual plan or delay to FY2026 to strengthen the application through a more comprehensive design process.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

- Resolution (R2025-30)



City Council Meeting Management Report

Meeting Date: July 21, 2025

Contact: Mayor Jacob Wheat

Email: wheatj@cityofalvarado.org

AGENDA ITEM:

Consideration and Action related the rescheduling of the Regular City Council Meetings to the Third Tuesday of each month.

BACKGROUND & FINDINGS:

During the recent legislative session, HB 1522 was passed, establishing new requirements for the posting of all city meetings. The bill, which takes effect September 1, 2025, mandates that meeting notices must now be posted at least three full business days in advance. The only exception to this requirement is in the case of emergency meetings.

Under the new law, the date of posting and the date of the meeting cannot be counted as part of the three-day period. For example, a meeting scheduled for Monday would now need to have its notice posted no later than close of business on the preceding Tuesday.

To ensure compliance with the new requirements and to provide sufficient time for agenda preparation, staff recommends moving regular council meetings to Tuesdays. This adjustment would provide an additional weekday to finalize and compile agenda materials, while still ensuring that the posted agenda and accompanying documents are delivered to council members earlier than in the current process.

We appreciate your consideration of this scheduling change to help staff meet the updated legal requirements while continuing to support timely and transparent public notice.

FINANCIAL IMPACT:

None

RECOMMENDATION:

Staff recommends action to move the regularly scheduled meetings to the third Tuesday of each month.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

HB: 1522 – Enrolled Version

AN ACT

relating to notice of a meeting held under the open meetings law.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. The heading to Section 551.043, Government Code, is amended to read as follows:

Sec. 551.043. TIME AND ACCESSIBILITY OF NOTICE; POSTING OF BUDGET; GENERAL RULE.

SECTION 2. Section 551.043, Government Code, is amended by amending Subsection (a) and adding Subsections (c) and (c-1) to read as follows:

(a) The notice of a meeting of a governmental body must be posted in a place readily accessible to the general public at all times for at least three business days [~~72 hours~~] before the scheduled date [~~time~~] of the meeting, except as provided by Sections 551.044, 551.045, 551.046, and 551.1281 [~~551.044-551.046~~].

(c) The notice of a meeting required to be posted under Subsection (a) at which a governmental body will discuss or adopt a budget for the governmental body must include:

(1) a physical copy of the proposed budget unless the governmental body has made the proposed budget clearly accessible on the home page of the governmental body's Internet website; and

(2) a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if:

(A) the proposed budget is adopted; and

(B) for a taxing unit as defined by Section 1.04, Tax Code, other than an independent school district, a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Tax Code, is adopted.

(c-1) Subsection (c) does not apply to the governing board of a general academic teaching institution or of a university system to which Section 551.1281 applies.

SECTION 3. This Act takes effect September 1, 2025.

President of the Senate

Speaker of the House

I certify that H.B. No. 1522 was passed by the House on April 9, 2025, by the following vote: Yeas 147, Nays 0, 1 present, not voting; and that the House concurred in Senate amendments to H.B. No. 1522 on May 28, 2025, by the following vote: Yeas 132, Nays 2, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1522 was passed by the Senate, with amendments, on May 25, 2025, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____

Date

Governor