

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION**

**104 W. COLLEGE
July 17, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, July 17, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Kelly Richardson
Barbara Fuller
Joshua Rendon

The following members were absent for roll call:

Ryan Banister
Lisa Deese

The following alternates were present for roll call:

Coleman Reed
David Garay

City personnel present:

Justin French, Community Development Director
Jessica Hill, Strategic Initiatives Manager

Acting Chairman Rendon called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None.

APPROVAL OF MINUTES – Chairman Richardson moved to approve the May 17, 2025 minutes as written. Commissioner Reed seconded the motion. Motion passed with five (5) votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

2. Oaths of Office for newly appointed Planning and Zoning Commissioners. Mrs. Hill administered Oaths of Office and Statements of Officer for each board member present.
3. Nomination and appointment of Planning and Zoning Commission Vice Chairperson. Commissioner Richardson was nominated as Vice Chairman. Acting Chairman Rendon motioned to nominate Commissioner Richardson as Vice Chairman. Commissioner Garay seconded. Motion passed with five (5) votes in favor and none opposed.
4. Nomination and appointment of Planning and Zoning Commission Chairperson. Acting Chairman Rendon was nominated as Chairman. Motion was made by Commissioner Richardson. Commissioner Reed seconded. Motion passed with five (5) votes in favor and none opposed.
5. Consideration and action on 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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Fuller motioned to approve the application for Lone Oak Addition Phase 2. Commissioner Richardson seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.
6. Consideration and action on the application of HMH Eagle Glen Land, 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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Garay motioned to approve the application for Eagle Glen North Addition Phase 1a. Commissioner Fuller seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.
7. Consideration and action on 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. Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Reed motioned to approve the application for Eagle Glen North Addition Phase 1c. Commissioner Garay seconded the motion. Motion passed by a vote of five (5) in favor and none opposed.

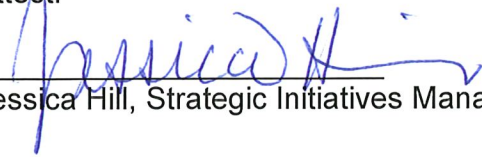
ADJOURNMENT

Chairman Rendon adjourned the regular meeting at 6:54 p.m.

Passed and approved this 14th day of August, 2025.



Joshua Rendon, Chairman

Attest:


Jessica Hill, Strategic Initiatives Manager

