



CITY OF ALVARADO
County of Johnson
State of Texas
11/06/2025

Planning and Zoning Commission and City Council
Special Called Meeting Minutes

The City Council and the Planning and Zoning Commission of the City of Alvarado met in a Special Called Session on Thursday, November 6th, 2025, at 6:30 p.m. The following were present:

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	✓		
Kelly Richardson	P&Z Place 1		✓	✓
Barbara Fuller	P&Z Place 2	✓		
Joshua Rendon	P&Z Place 3	✓		
Ryan Banister	P&Z Place 4	✓		
Lisa Deese	P&Z Place 5	✓		
Coleman Reed	Alternate	✓		
David Garay	Alternate	✓		

Others Present:

Teddy May	Acting City Manager/Chief of Police
Bobbie Jo Taylor	City Secretary
Donielle Suber	Director of Administrative Services
Laura Cox	Chief Financial Officer
Hillary Cromer	Director of Economic Development
Justin French	Community Development Director
John Rodgers	Fire Chief
Ben Moore	Assistant Police Chief

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

CITIZEN PARTICIPATION AND PUBLIC INPUT

- None

NEW BUSINESS

6. Discussion, review, and recommendation of the draft concepts and highlights for the City of Alvarado’s Master Plan Set with City Staff and LJA. (French)

Abra Nusser with LJA held discussions with both boards stating that 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).

Ms. Nusser continued with the presentation, reviewing a draft of Concepts and Highlights for the Master Plan Set, which includes the Comprehensive Plan, Downtown Study, and the Parks and Recreation Study. Specifically, a draft Future Land Use Plan (FLUP), draft Master Thoroughfare Plan (MTP), and related information were presented, and feedback was provided from the City Council and the Planning and Zoning Commission.

ADJOURNMENT

There being no future business, Mayor Wheat adjourned the meeting.



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

