



**ALVARADO CITY COUNCIL AGENDA
REGULAR - MARCH 16, 2026 - 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 include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory 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 salutory 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. Ordinance No. 2026-0004; An Ordinance of the City of Alvarado, Texas, amending Chapter 2, "Administration", of the City of Alvarado Code by creating a New Article VI, "Code of Ethics and Conduct", establishing a Code of Ethics and Conduct for Elected Officials and Board and Committee Members. (Wheat)
2. Resolution No. R2026-0011; A Resolution of the City of Alvarado, Texas, authorizing membership in the Atmos Cities Steering Committee; and authorizing the payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation. (Taylor)
3. February 16, 2026, City Council Minutes. (Taylor)

NEW BUSINESS

4. Presentation and discussion regarding the Texas Enterprise Zone Program and the potential nomination of a qualifying business located within the City of Alvarado; providing an overview of program requirements, benefits, and nomination process. (Cromer)
5. First Reading of Resolution No. R2026-0004; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement with Empire Investments, LLC regarding Project Hearth for the development of a restaurant named Empire Steaks and Burgers to 209 E College Ave; providing an effective date; and establishing that this project is a business attraction and downtown revitalization effort. (Cromer)
6. Consideration and action related to Resolution No. R2026-0012; A Resolution of the City of Alvarado, Texas; Authorizing the Submission of an Application to the Texas Department of Agriculture for Funding Under the Texas Community Development Block Grant (TxCDBG) Program – Downtown Revitalization (DR) Category. (Cromer)
7. First Reading of Resolution No. R2026-0013; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement with Halfie's Rambles, LLC regarding Project Yellow Submarine for the development of a café called Den Chan Cafe to 110 W College Ave; providing an effective date; and establishing that this project is a business attraction and downtown revitalization effort. (Cromer)
8. Consideration and action related to Resolution No. R2026-0014; A Resolution of the City Council of the City of Alvarado, Texas, approving a purchase of approximately 0.539 acres of surplus real property identified as Tract No. 2, located at Business Highway 67 (West College Street); and authorizing the City Manager to execute all necessary documents to complete the transaction. (Cromer)
9. Consideration and action related to Resolution No. R2026-0015; A Resolution of the City Council of the City of Alvarado, Texas, accepting a quitclaim deed from the Texas Department of Transportation (TxDOT) conveying any right, title, and interest of the State in approximately 0.718 acres identified as Tract No. 1, located at Business Highway 35 (N. Parkway Drive); and authorizing the City Manager to execute all necessary documents to complete the transaction. (Cromer)
10. Consideration and action related to the approval of the reconstruction of the Alvarado Boat Ramp. (Chavarria)
11. Consideration and action related to a Development Agreement between Alvarado 228 Development LLC, Avalon Development Group, LLC, and the City of Alvarado for the Chambers Creek Development. (DeBuff, French)
12. Consideration and action on approving Resolution R2026-0016 of the City Council of the City of Alvarado, Texas, accepting a petition for the creation of the Chambers Creek Public Improvement District within the extraterritorial jurisdiction of the City of Alvarado and calling a public hearing. (DeBuff, French)
13. Public hearing, consideration, and action related to Ordinance 2026-0003; an Ordinance adopting the Comprehensive Plan for the City of Alvarado, including the Downtown Master Plan and the Park Master Plan. (French, LJA)

EXECUTIVE SESSION

14. § 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.
15. § 551.072. Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting 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 governmental body in negotiations with a third person.
- 210 S. Parkway Dr. (Cromer)
16. §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).
- 203 S. Friou (Cromer)
 - Project 200 Maple (Cromer)

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 March 10, 2026, and remained so posted continuously for three (3) business days prior to the date of the 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: taylorb@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.