



**ALVARADO CITY COUNCIL AGENDA  
REGULAR - APRIL 20, 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 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**

**PRESENTATIONS**

1. Monarch Waystation Certificate - Martha Dean
2. Texas Health Presentation - Ahrein Bennett

**CONSENT AGENDA**

3. Resolution No. 2026-0020; A Resolution of the City of Alvarado, Texas, nominating Sabre Communications Corporation to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as an Enterprise Project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code; authorizing the City Manager to prepare the required application for designation for Sabre Communications Corporation as an Enterprise Project;

- and providing an effective date. (Sabre State Sales Tax Program) (Cromer)
4. First Reading of Resolution No. 2026-0021; A Resolution of the City of Alvarado, Texas, approving an Economic Development Grant for the Pecan Orchard Improvements Project; authorizing the AEDC President to execute all documents related thereto; and providing an effective date. (Cromer)
  5. Resolution No. R2026-0027, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority. (Authorize TMVCPA grant application) (Gross)
  6. March 16, 2026, City Council Meeting Minutes. (Taylor)
  7. March 23, 2026, City Council Meeting Special Called Meeting Minutes. (Taylor)

### **NEW BUSINESS**

8. Consideration and action related to Resolution No. R2026-0022; A Resolution of the City of Alvarado, determining costs and calling a Public Hearing to consider an ordinance levying assessments on property located within the Alvarado 215 Public Improvement District (Lennar/Valor Cost Determining Resolution), and directing the publication and mailing of notice of such Public Hearing. (Suber)
9. Consideration and action on Resolution No. R2026-0023; A Resolution of the City of Alvarado, Texas, accepting the petition for annexation, setting a Public Hearing date for May 18, 2026, and authorizing the issuance of a publicized notice by the City Secretary of Alvarado, Texas regarding the annexation hearing to be held on May 18, 2026, pertaining to a tract of approximately 215 acres, more or less, of land located in the Extraterritorial Jurisdiction of the City of Alvarado, Johnson County, Texas; Situated in the R. Bell Survey, Abstract No. 44, J. Bell Survey, Abstract No. 46, T. Stephens Survey, Abstract No. 778, A. Powers Survey, Abstract No. 686, and A. Kimbell Survey, Abstract 46, commonly known as 1303 S. Parkway Dr. (Chambers Creek Annexation Petition acceptance) (French)
10. Public Hearing, consideration, and action related to Resolution No. R2026-0024; A Resolution of the City of Alvarado, Texas, establishing the Chambers Creek Public Improvement District and ordering Public Improvements to be made for the benefit of such district, providing for a severability clause, providing an effective date, and containing other matters relating to the subject. (Establishing Chambers Creek PID) (Suber)
11. Consideration and action related to an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances for the Chambers Creek Public Improvement District between the City of Alvarado and Avalon Development Group, LLC. (Chambers Creek Reimbursement Agreement) (Suber)
12. Public Hearing, consideration, and action related to Ordinance No. 2026-0005; An Ordinance of the City Council of the City of Alvarado, Texas, designating a Contiguous Geographic Area within the City's Corporate Limits and Extraterritorial Jurisdiction as a Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Alvarado, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Setting Chamber Creek TIRZ Boundaries) (Taylor)
13. Public hearing, consideration and action on the application of MV&A Builders LLC for a zoning change from Single-family Residential (SF-2) District to Garden Home (GH) District on 0.3213 acres known as a portion of Lot 4 and all of Lot 5, Block 6 of the New Town

- Addition (aka Missouri Pacific Addition), addressed at 905 and 907 Travis Avenue. (French)
14. Public hearing, consideration, and action related to Ordinance No. 2026-0006, an Ordinance replacing Chapter 42, "Zoning" of the Code of Ordinances, City of Alvarado, Texas, in its entirety; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof, providing a savings clause; providing for publications; and providing an effective date. (French)
  15. Presentation and discussion of the City of Alvarado's FY 2026 First Quarter Financial Report (Cox)
  16. Consideration and action related to adding a position to the Engineering Department for a Construction Inspector. (Chavarria)
  17. Consideration and action related to adding a position for an Administrative Assistant. (Suber)
  18. First Reading of Resolution No. 2026-0025; A Resolution of the City of Alvarado, Texas, authorizing the Economic Development Corporation's expenditure of funds for a professional services agreement between the City of Alvarado and Innovative Transportation Solutions, Inc. for transportation consulting services; and providing an effective date. (Cromer)
  19. First Reading of Resolution No. 2026-0026; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to undertake the Downtown Refresh Initiative as an economic development project; finding that the project promotes economic development and quality of life; and providing an effective date. (Cromer)

### **EXECUTIVE SESSION**

20. § 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 REGULAR 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.
21. §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).
  - Project Ascend (Cromer)
  - Project Millis (Cromer)
  - Project Meatball (Cromer)
22. §551.074, Texas Government Code - Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
  - City Manager Annual Check-in

**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 April 14, 2026, and remained so posted continuously for three (3) business days prior to the date of the meeting.



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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](mailto: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.

