



**ALVARADO CITY COUNCIL AGENDA
REGULAR - MAY 18, 2026 - 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE.
ALVARADO, TEXAS 76009**

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Recognition of Scott Arthur for Service to the City of Alvarado City Council.

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.

INTRODUCTION OF NEW EMPLOYEES

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.

MAYOR'S UPDATE

2. Growth and Development in the City of Alvarado. (Wheat)

CONSENT AGENDA

3. Second Reading of Resolution R2026-0021; 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)

4. Second Reading of Resolution R2026-0025; 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)
5. Second Reading of Resolution R2026-0026; 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)
6. Resolution R2026-0030; A Resolution of the City of Alvarado, Texas, Adopting the Bylaws of the Alvarado Park and Recreation Advisory Board; and providing an effective date. (Tucker)
7. Appointment of members to the Alvarado Parks and Recreation Advisory Board. (Tucker)
8. April 6, 2026, Special Meeting Minutes. (Taylor)
9. April 20, 2026, Regular Meeting Minutes. (Taylor)

NEW BUSINESS

10. Consideration and action related to awarding External Audit Services to Pattillo, Brown & Hill, LLP and subsequent authorization to the City Manager or Chief Financial Officer to sign the engagement letter for services related to the FY26 audit. (Cox)
11. Presentation and discussion regarding properties acquired by the City through tax foreclosure sales and options for sale. (Cox)
12. Public Hearing, Consideration and action on Ordinance 2026-0010 levying assessments for the costs of certain improvements to be provided in the Alvarado 215 Public Improvement District Improvement Area # 1 Project; fixing a charge and lien against all properties within Improvement Area # 1 of the District, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in Improvement Area # 1 of the District; approving a service and assessment plan; providing a severability clause; and providing an effective date (Lennar/Valor approving the SAP) (Suber)
13. Consideration and action related to the approval of an agreement for the construction and funding of authorized improvements and reimbursement of advances between the City of Alvarado, Texas, and Lennar Homes of Texas Land and Construction, Ltd. (Lennar/Valor Reimbursement Agreement) (Suber)
14. Consideration and Action related to Resolution R2026-0028; A Resolution of the City of Alvarado, Texas, Authorizing execution of certain documents in connection with Reinvestment Zone Number Four, City of Alvarado, Texas, including, without limitation, that certain TIRZ No. 4 Reimbursement Agreement; finding and determining that the meeting at which this resolution is passed was noticed and is open to the public as required by law. (Chambers Creek Reimbursement Agreement) (Taylor)
15. Consideration and action related to Ordinance 2026-0011; An Ordinance of the City of Alvarado, Texas, approving a Final Project and Finance Plan for Tax Increment Reinvestment Zone Number Four, City of Alvarado, Texas; making various findings related to such final plan; providing a severability clause; and providing an effective date.(Chambers Creek TIRZ Project and Finance Plan) (Taylor)
16. Public hearing, consideration, and action on Ordinance 2026-0012; An Ordinance of the City Of Alvarado, Texas, Rezoning from Agricultural (A) District to Planned Development (Pd) District for Garden Home (GH) District and Single Family Residential (Sf-2) District uses with deviations and Development Plan Approval on approximately 188.62 acres known as land in the R. Bell Survey, A-44, the J. Bell Survey, A-46, the T. Stephens Survey, A-778, and the A.

- Powers Survey, A-686; Rezoning from Agricultural (A)District to Floodplain & Nature (FN) District on approximately 26.1 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and rezoning from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive, in the City of Alvarado, Johnson County, Texas; Providing that this ordinance shall be cumulative of all ordinances; Providing a Severability Clause; Providing for Publication in the Official Newspaper; and Providing an effective date. (Chambers Creek Annexation) (French)
17. Public hearing, consideration and action on Ordinance 2026-0013, An Ordinance of the City of Alvarado, Texas, Rezoning from Agricultural (A) District to Planned Development (Pd) District for Garden Home (GN) District and Single Family Residential (Sf-2) District uses with Deviations and Development Plan approval on approximately 188.62 acres known as land in the R. Bell Survey, A-44, the J. Bell Survey, A-46, the T. Stephens Survey, A-778, and the A. Powers Survey, A-686; Rezoning from Agricultural (A) District to Floodplain & Nature (FN) District on approximately 26.1 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and Rezoning from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use(RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive, in The City of Alvarado, Johnson County, Texas; Providing that this ordinance shall be cumulative of all ordinances; Providing a severability clause; Providing for publication in the Official Newspaper; and Providing an effective date. (Chambers Creek Rezone – French)
 18. Public hearing, consideration, and action on Ordinance 2026-0014, An Ordinance of the City of Alvarado, Texas, Rezoning from General Commercial (C-2) District to Single-Family Residential (SF-1) District, on Lot 2 and a portion of Lot 3, Block 19 of the New Town Addition, being 0.2388 acres addressed at 1111 Travis Avenue, in the City of Alvarado, Johnson County, Texas; Providing that this ordinance shall be cumulative of all ordinances; Providing a severability clause; Providing for publication in the Official Newspaper; and Providing an effective date. (1111 Travis Rezone) (French)
 19. Consideration and action related to Resolution R2026-0029, a Resolution of the City of Alvarado, Texas, authorizing the Award of a Professional Design Services Contract for Park Improvements to Pecan Orchard. (Suber)
 20. Consideration and action related to approval of funding for the Parkway Park Ramp and Sidewalk Enhancement Project as allocated in the 2025/2026 Fiscal Year Budget. (Tucker)
 21. Consideration and action related to the use of eminent domain to condemn property, and consider Resolution R2026-0031 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for construction and maintenance of the North Cummings Roadway Improvement Project to serve existing and new development in the City and for other public purposes permitted by law. (Chavarria)
 22. Consideration and action related to the use of eminent domain to condemn property, and consider Resolution R2026-0032 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for construction, operation, repair, replacement, improvement, and maintenance of the North Cummings Water Line Project to serve existing and new development in the City and for other public purposes permitted by law. (Chavarria)
 23. First Reading of Resolution R2026-0033; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to negotiate and execute an Economic Development Agreement with Los Jarritos, Inc (DBA Alvarado Wings and Burgers)

- for a restaurant located at 200 US-67, Alvarado, Texas 76009; establishing that this project is a storefront improvement initiative; and providing an effective date. (Cromer)
24. First Reading of Resolution R2026-0034; A Resolution of the City of Alvarado, Texas, approving the revised Alvarado Food Truck Incubator Program; and providing an effective date. (Cromer)
 25. Consideration and action regarding the appointment of a committee to review applications and make recommendations for appointments to the City of Alvarado's various Boards and Commissions. (Wheat)

EXECUTIVE SESSION

26. § 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, and
 - Negotiations and potential eminent domain action for the acquisition of real property for construction and maintenance of the North Cummings Roadway Improvement Project to serve existing and new development in the City and for other public purposes permitted by law.
 - Negotiations and potential eminent domain action for the acquisition of real property for construction, operation, repair, replacement, improvement, and maintenance of the North Cummings Water Line Project to serve existing and new development in the City and for other public purposes permitted by law.
 - negotiations and potential eminent domain action for the acquisition of real property for construction and maintenance of North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
27. §551.072. Deliberation Regarding Real Property; 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.
 - Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for construction and maintenance of the North Cummings Roadway Improvement Project to serve existing and new development in the City and for other public purposes permitted by law.
 - Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for construction, operation, repair, replacement, improvement, and maintenance of the North Cummings Water Line Project to serve existing and new development in the City and for other public purposes permitted by law.
 - deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for construction and maintenance of North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
 - Project Orange-S-4
 - Project Red-C-9

- Project Redwood
- Project Red-C-1
- Project Align

28. §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 Millis
- Project Redwood
- Purple Orchid
- Project Inspire
- Project Cobalt

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 May 12, 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.