

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

**104 W. COLLEGE
January 15, 2026 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, January 15, 2026 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Kelly Richardson
Barbara Fuller
Lisa Deese

The following members were absent for roll call:
Joshua Rendon
Ryan Banister

The following alternate was present for roll call:
David Garay

The following alternate was not present for roll call:
Coleman Reed

City personnel present:
Justin French, Community Development Director

Vice Chairman Richardson called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

None.

APPROVAL OF MINUTES – Commissioner Fuller moved to approve the December 11, 2025 minutes as written. Commissioner Deese seconded the motion. Motion passed with 4 votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action on the application of David Upton, P.E. with Kimley-Horn on behalf of Texas A&M Trust Etal and Alvarado 35/67 LLC represented by Mary Percifield and Jim Makens for approval of the Inspire Addition preliminary plat on approximately 38.036 acres known as Tracts 3 & 4 in the John Dixon Survey, A-214, and Tract 7 in the William BalchSurvey, A-48, approximately addressed at 6881 E. Hwy 67, 602 Percifield Trail, and 5770 S. IH 35W.

Mr. French presented a brief overview of the request. The Commission discussed, then being no further discussion, Commissioner Garay motioned to recommend conditional approval. Commissioner Fuller seconded the motion and the motion passed by a vote of four in favor and none opposed.

Public Hearing, consideration, and action related to an ordinance adopting the Comprehensive Plan for the City of Alvarado, including Downtown Master Plan and Park Master Plan.

Mr. French explained that LJA will not be presenting because the General Land Office needs more time to review and accept the City's milestone submittals in accordance with the Resilient Community Program grant procedures. Vice Chairman Richardson opened the public hearing at 6:52pm then seeing no one in the audience wishing to speak requested a motion. Commissioner Fuller motioned to continue the public hearing to the February 12, 2026, Commission meeting and Commissioner Deese seconded the motion. The motion passed by a vote of four in favor and none opposed.

Public Hearing, presentation, and discussion of a preliminary zoning report.

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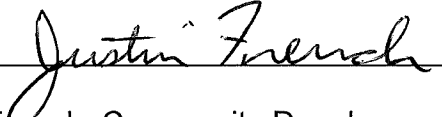
ADJOURNMENT

Vice Chairman Richardson adjourned the regular meeting at 7:00 p.m.

Passed and approved this 12th day of March, 2026.



Joshua Rendon, Chairman

Attest: 

Justin French, Community Development Director