



**CITY OF ALVARADO**  
**County of Johnson**  
**State of Texas**  
**4/16/2026**  
**Planning and Zoning Regular Meeting Minutes**

**CALL TO ORDER**

Roll Call

The Planning and Zoning of the City of Alvarado met in a Regular Called Session on Thursday, April 16, 2026, at 6:30 PM. The following were present:

**PRESENT:**

Joshua Rendon  
Kelly Richardson  
Lisa Deese  
Coleman Reed  
Barbara Fuller

**ABSENT:**

Ryan Banister  
David Garay

**OTHERS PRESENT:**

Justin French, Community Development Director  
Ashley Dierkier, City Attorney  
Tiffany McLead, LJA

Chairman Joshua Rendon called the meeting to order at 6:33 PM.

**INVOCATION**

An opening invocation was offered, asking for guidance in the Commission's deliberations and safety for all in attendance and their families.

**PLEDGE OF ALLEGIANCE**

The Commission and those present recited the Pledge of Allegiance to the United States flag.

**CITIZEN PARTICIPATION AND PUBLIC INPUT**

This is an opportunity for citizens to address the convened Planning & Zoning Commission 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 Planning & Zoning Commission 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 Board Secretary prior to the start of the meeting.

The Chair opened the floor for citizen participation; no one came forward to speak.

**CONSENT AGENDA**

1. Consideration and action to approve Minutes from the 3/12/2026 Regular Planning and Zoning Commission Meeting.

Commissioner Kelly Richardson motioned to approve the March 12, 2026 Regular Meeting Minutes.

Commissioner Coleman Reed seconded the motion.

No opposition, No abstentions.

**Vote: 5/0 Motion passed unanimously.**

### **NEW BUSINESS**

2. Public Hearing, consideration, and action related to a text amendment to the Alvarado zoning ordinance.

A public hearing was opened at approximately 6:36 p.m.

Consultant Tiffany McLeod (LJA) presented proposed text amendments to the Zoning Ordinance to generally align it with the newly adopted Comprehensive Plan, including the Downtown Master Plan, Parks, Recreation Master Plan.

Commissioners had no questions or concerns.

The Chair invited public comment; no one from the audience spoke.

The public hearing was closed at 6:49 p.m.

Commissioner Coleman Reed motioned to approve the amendment to the Alvarado zoning ordinance.

Commissioner Kelly Richardson seconded the motion.

No opposition, No abstentions.

**Vote: 5/0 Motion passed unanimously.**

3. Public hearing, consideration and action on the application of Kavre Investment represented by Sailesh Kharel for a zoning change from General Commercial (C-2) District to Single-family Residential (SF-1) District on 0.2388 acres known as Lot 2 and a portion of Lot 3, Block 19 of the New Town Addition (aka Missouri Pacific Addition), addressed at 1111 Travis Avenue. (French)

A public hearing was opened at approximately 6:50 p.m.

Community Development Director Justin French presented the rezoning request for 1111 Travis Avenue. Mr. French explained that the subject property is located on Travis Avenue, east of South Parkway Drive and north of Maple Avenue, mid-block between Maple and South Parkway. The property is currently zoned General Commercial (C-2), but the block is developed primarily with single-family residences. The site is already improved with a single-family residence; the requested rezoning to SF-1 is intended to bring the property's zoning into conformance with its existing use and with the surrounding neighborhood. The request is consistent with the "Existing Neighborhoods" land use designation in the City's 2026 Comprehensive Plan adopted the previous month. Notices were mailed to all property owners within 200 feet and a rezoning sign was posted on the site per state law; no responses were received in favor or in opposition, and no inquiries were received regarding the request.

No members of the public came forward to speak.

The public hearing was closed at 6:56 p.m.

Commissioner Barbara Fuller motioned to approve the amendment to the Alvarado zoning ordinance.

Commissioner Lisa Deese seconded the motion.

No opposition, No abstentions.

**Vote: 5/0 Motion passed unanimously.**

### **EXECUTIVE SESSION**

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board 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.

Although Executive Session was listed on the agenda under Section 551.071, the Commission did not convene into Executive Session.

### **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

No Executive Session was held; no related action was necessary.

### **COMMISSIONER COMMENTS**

The Commission 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 or 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.

The Chair opened the floor for Commissioner Comments. No additional comments were offered.

### **ADJOURNMENT**

With no further business to consider, the meeting was adjourned at 6:57 p.m.

Attest:

  
\_\_\_\_\_  
Jessica Hill, Strategic Initiatives Manager

  
\_\_\_\_\_  
Joshua Rendon, Chairman