



**ALVARADO PLANNING AND ZONING AGENDA  
REGULAR - JUNE 15, 2026 - 6:00 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 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.

**CONSENT AGENDA**

**NEW BUSINESS**

1. Consideration and action on the application of C.J. Hitch with Kimley-Horn on behalf of DRB Group represented by Brenden Alves for approval of the Agave Trail Addition Phase 1a final plat on approximately 32.222 acres known as a portion of Tract 6 in the J.M. Ross Survey, A-737, approximately addressed at 1400 N. Cummings Drive.

**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.

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

**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 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 or 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.

## **ADJOURNMENT**

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at 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 or before June 1, 2026, and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

A handwritten signature in black ink that reads "Justin French". The signature is written in a cursive style with a large, looping initial "J".

Justin French, AICP  
Community Development Director  
City of Alvarado, Texas

### **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 before 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.



## **Planning and Zoning Management Report**

**Meeting Date:** 6/15/2026

**Contact:**

### **AGENDA ITEM:**

Consideration and action on the application of C.J. Hitch with Kimley-Horn on behalf of DRB Group represented by Brenden Alves for approval of the Agave Trail Addition Phase 1a final plat on approximately 32.222 acres known as a portion of Tract 6 in the J.M. Ross Survey, A-737, approximately addressed at 1400 N. Cummings Drive.

### **BACKGROUND & FINDINGS:**

The final plat application was submitted and deemed administratively complete on May 22, 2026. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

1. Act within 30 days after the filing of the final plat,
2. Submit one of the following recommendations to the City Council.
  - a. Approve.
  - b. Approve with conditions.
  - c. Disapprove with reasons cited in the ordinance.

Per Sec. 212.0091 of the Texas Local Government Code, disapproval must clearly articulate the specific legally allowed reason for the disapproval, which must include a direction citation of the law, statute or city ordinance that is the basis for the disapproval.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site to the Master Planned Community land use category. The final plat is consistent with the 2026 Comprehensive Plan and complies with the minimum standards of the Alvarado subdivision ordinance and all other ordinances and the Agave Trail Planned Development District.

**FINANCIAL IMPACT:**

None

**RECOMMENDATION:**

Staff finds this final plat application is administratively complete and ready for the Commission's recommendation to Council.

**MANAGEMENT REVIEW:**

Paul DeBuff, City Manager

**ATTACHMENTS:**

1. Plat-Application-Agave Trails Phase 1A
2. 2026-04-30 069306767 FP Phase 1A
3. Location Map

**PLAT APPLICATION**

Office Use Only	
Clerk: _____	Project#: _____
Fee: \$ _____	
Date Pd: _____	Check# or Cash: _____
Receipt#: _____	Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

**Type of Plat**

- Preliminary Plat     
  Final Plat     
  Plat Revision     
  Administrative Plat

Title of Plat Agave Trails - Phase 1A

Total Lots 151 Total Acres 32.222 Current Zoning 32.222

Subdivision Name Agave Trails Lots 151 Block(s) Blocks A-G

Survey Name(s) J.M. Ross Abstract No.(s) 737 Tract(s) \_\_\_\_\_

Address/Location 1302 N Cummings Drive

**Applicant**

Company or Name Kimley-Horn

Contact Name CJ Hitch

Address 6160 Warren Pwky, Suite 210 City Frisco State TX Zip 75034

Telephone 972 770 3026 Email cj.hitch@kimley-horn.com

**Owner (If Different)**

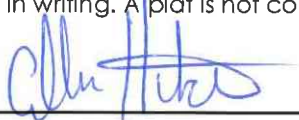
Company or Name DRB Group

Contact Name Brenden Alves

Address 15725 North Dallas Pkwy, Suite 500 City Dallas State TX Zip 75001

Telephone 469 677 9583 Email balves@drbgroup.com

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.



4/3/2026

Signature of Applicant, Owner, or Authorized Agent

Date

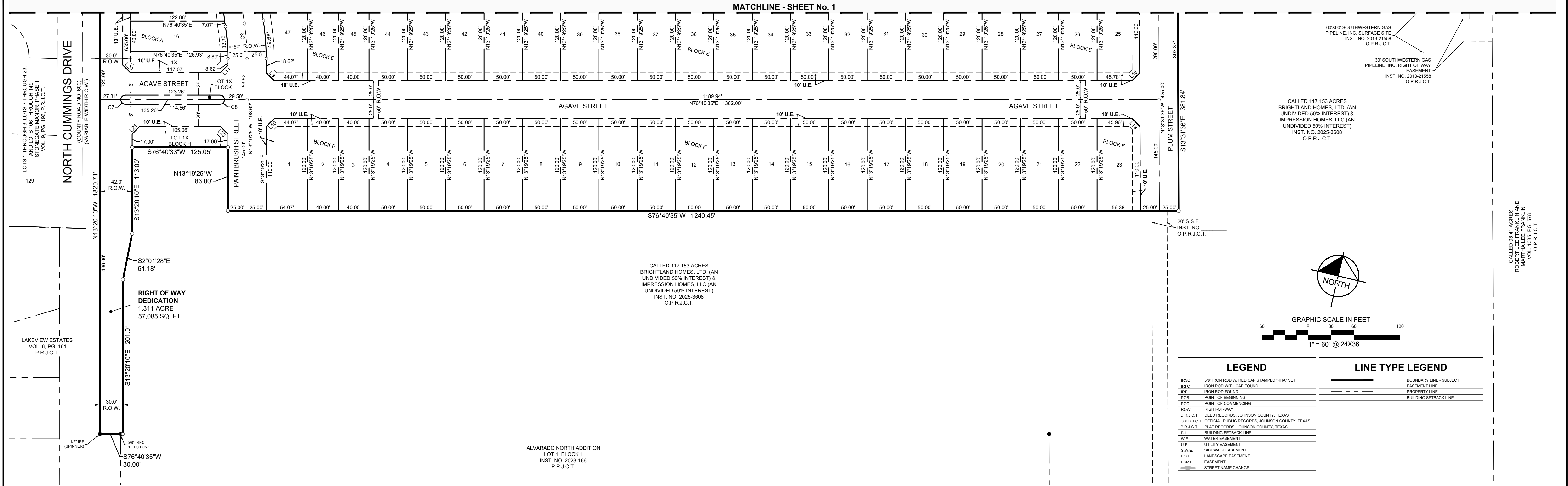
**Planning Official**

Fee: \$	<input type="text"/>
<input type="text"/>	<input type="text"/>
Date of P&Z Meeting	Date of Council Meeting
<input type="text"/>	
Signature of Planning Official	

**\*\*FOR OFFICE USE ONLY\*\***

<input type="text"/>	<input type="text"/>	<input type="text"/>
Received By	Date Received	Date Approved





**PROPERTY DESCRIPTION**

BEING a tract of land situated in the John M. Ross Survey, Abstract No. 737, City of Alvarado, Johnson County, Texas and being a portion of a called 117.153-acre tract of land described in a deed to Brightland Homes, LTD (an undivided 50% interest) and Impression Homes, LLC (an undivided 50% interest), recorded in Instrument No. 2025-3608, Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a mag-nail with shiner stamped "LJA" found within the intersection of North Cummings Drive (also known as County Road 600)(variable width right-of-way) and Cummings Road (also known as County Road 508)(variable width right-of-way) and being the northwest corner of said 117.153-acre tract;

**THENCE** North 60°56'11" East, along the common line of said County Road No. 508 and said 117.153-acre tract, a distance of 31.17 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** departing said common line and crossing said 117.153-acre tract the following courses and distances:

South 13°20'10" East, a distance of 613.17 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 76°40'32" East, a distance of 180.23 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°19'25" East, a distance of 55.00 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 76°40'35" East, a distance of 752.40 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 70°58'39" East, a distance of 240.09 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 05°43'57" East, a distance of 123.66 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 930.00 feet, a central angle of 19°34'06", and a chord bearing and distance of North 86°15'23" East, 316.08 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 317.62 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 76°28'21" East, a distance of 297.15 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of said 117.153-acre tract, same being on the westerly line of a called 98.41-acre tract of land described in a deed to Robert Lee Franklin and Martha Lee Franklin, recorded in Volume 1085, Page 578, Official Public Records of Johnson County, Texas;

**THENCE** South 13°31'39" East, along the common line of said 117.153-acre tract and said 98.41-acre tract, a distance of 438.75 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**THENCE** departing said common line and crossing said 117.153-acre tract the following courses and distances:

South 76°28'21" West, a distance of 60.79 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 70°58'39" West, a distance of 28.17 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 76°28'24" West, a distance of 325.31 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°31'36" East, a distance of 381.84 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 76°40'35" West, a distance of 1,240.45 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 13°19'25" West, a distance of 83.00 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 76°40'33" West, a distance of 125.05 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°20'10" East, a distance of 113.00 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for

corner;

South 02°01'28" East, a distance of 61.18 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 13°20'10" East, a distance of 201.01 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on a southerly line of said 117.153-acre tract, same being on the northerly line of Lot 1, Block 1, Alvarado North Addition, an addition to the City of Alvarado, Texas, according to the plat thereof recorded in Instrument No. 2023-166, Plat Records of Johnson County, Texas;

**THENCE** South 76°40'35" West, along the common line of said 117.153-acre tract and said Alvarado North Addition, a distance of 30.00 feet to 1/2-inch iron rod found for the westernmost southwest corner of said 117.153-acre tract, common to the northeast corner of said Alvarado North Addition, same being on the easterly right-of-way line of the aforementioned County Road No. 600;

**THENCE** North 13°20'10" West, along the common line of said 117.153-acre tract and said County Road No. 600, a distance of 1,820.71 feet to the **POINT OF BEGINNING** and containing 1,403,612 square feet or 32,222 acres of land, more or less.

**OWNERS DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

**THAT** the **BRIGHTLAND HOMES, LTD** and **IMPRESSION HOMES, LLC**, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as **AGAVE TRAILS - PHASE 1A**, an addition to the City of Alvarado and does hereby dedicate to the public use forever, the streets, alleys and easements shown thereon, except the private easements shown thereon.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**BRIGHTLAND HOMES, LTD, a Texas limited partnership,**

By: \_\_\_\_\_  
KENDALL HAMRICK  
DIRECTOR OF LAND DEVELOPMENT

**STATE OF TEXAS §**

**COUNTY OF JOHNSON §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Kendall Hamrick, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: \_\_\_\_\_

Printed Name \_\_\_\_\_

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**IMPRESSION HOMES, LLC, a Texas limited liability company,**

By: \_\_\_\_\_  
PETER LAI  
VP OF REAL ESTATE

**STATE OF TEXAS §**

**COUNTY OF JOHNSON §**

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Peter Lai, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: \_\_\_\_\_

Printed Name \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Alvarado, Texas.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
6160 Warren Parkway, Suite 210  
Frisco, Texas 75009  
Phone 972-335-3580

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S31°40'35"W	28.28'	L21	S58°19'48"E	14.14'
L2	S31°34'30"W	28.23'	L22	N31°40'35"E	14.14'
L3	S31°40'12"W	14.14'	L23	S58°19'25"E	14.14'
L4	N58°19'25"W	14.14'	L24	N31°40'12"E	14.14'
L5	S58°19'25"E	14.14'	L25	N05°43'57"E	41.20'
L6	S31°40'35"W	14.14'	L26	N76°40'35"E	45.65'
L7	S58°19'25"E	14.14'	L27	S76°40'35"W	30.63'
L8	S31°40'35"W	14.14'	L28	N19°02'07"E	32.50'
L9	S58°19'25"E	14.14'	L29	S19°02'07"W	47.50'
L10	S31°40'35"W	14.14'	L30	N19°01'21"E	10.15'
L11	N31°40'35"E	14.14'	L31	S19°01'21"W	10.15'
L12	N31°40'35"E	14.14'	L32	S76°43'10"W	47.15'
L13	S58°19'25"E	14.14'	L33	N76°40'35"E	127.87'
L14	N58°19'25"W	14.14'			
L15	N31°40'35"E	14.14'			
L16	S58°19'25"E	14.14'			
L17	N58°25'30"W	14.17'			
L18	N31°34'30"E	14.12'			
L19	N58°25'30"W	14.17'			
L20	S58°19'48"E	14.14'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°45'38"	300.00'	45.87'	S17°42'14"E	45.83'
C2	8°45'38"	300.00'	45.87'	N17°42'14"W	45.83'
C3	141°41'02"	50.00'	123.64'	N58°19'25"W	94.46'
C4	141°28'51"	50.00'	123.47'	N58°25'30"W	94.40'
C7	146°33'29"	6.00'	15.35'	S30°02'40"E	11.49'
C8	180°00'00"	6.00'	18.85'	N13°19'25"W	12.00'
C9	141°04'30"	6.00'	14.77'	S13°20'10"E	11.31'
C10	180°00'00"	6.00'	18.85'	N13°19'25"W	12.00'

**CITY OF ALVARADO CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by  
the city council of the City of Alvarado, Texas.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

**CERTIFICATE OF RECORDING**

Plat recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, Slide \_\_\_\_\_  
Date: \_\_\_\_\_

County Clerk, Johnson County, Texas \_\_\_\_\_  
Deputy, Johnson County, Texas \_\_\_\_\_

OWNER:  
BRIGHTLAND HOMES, LTD.  
3815 South Capital of Texas Hwy. 275  
Austin, Texas 78704  
Phone: 972-383-4341  
Contact: Kendall Hamrick

OWNER:  
IMPRESSION HOMES, LLC  
2325 Dean Way, Suite 150  
Southlake, Texas 76092  
Phone: Peter Lai, P.E.  
Contact: 214-280-9688

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Contact: Sylviana Gunawan, R.P.L.S.

APPLICANT:  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone: 972-335-3580  
Contact: CJ Hitch, P.E.

**FINAL PLAT**  
**AGAVE TRAILS - PHASE 1A**  
32.222 ACRES  
145 - RESIDENTIAL LOTS  
6 - HOA LOTS  
J.M. ROSS SURVEY, ABSTRACT NO. 737  
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034    FIRM # 10193822    Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	4/30/2026	069306767	2 OF 2

