



**ALVARADO CITY COUNCIL AGENDA  
REGULAR - JUNE 15, 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. Vac Truck Presentation (Harris)

**MAYOR'S UPDATE**

2. Alvarado Infrastructure Update

**CONSENT AGENDA**

3. Second Reading of Resolution No. 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)
4. Second Reading of Resolution No. R2026-0034; A Resolution of the City of Alvarado, Texas, approving the revised Alvarado Food Truck Incubator Program; and providing an effective date. (Cromer)
  5. Resolution No. R2026-0036; A Resolution of the City Council of the City of Alvarado, Texas, authorizing city participation in the Sourcewell Cooperative Purchasing Program, and authorizing the City Manager to Execute the Participation Agreement and all necessary documents; providing an effective date. (Tucker)
  6. Resolution No. R2026-0037; A Resolution of the City Council of the City of Alvarado, Texas, authorizing City Participation in the Interlocal Purchasing System (TIPS) Program offered by Region VIII Education Service Center, authorizing the City Manager to execute all necessary documents, and designating a primary contact for the City; providing an effective date. (Tucker)
  7. May 12, 2026, Special City Council Meeting Minutes. (Taylor)
  8. May 18, 2026, Regular City Council Minutes. (Taylor)

### **NEW BUSINESS**

9. Public hearing, consideration, and action on Ordinance No. 2026-0012; An Ordinance of the City Of Alvarado, Texas, approving an ordinance annexing by voluntary petition 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 Drive, as requested by L. Wayne Powell; providing for the annexation into the City of Alvarado said property for all municipal purposes; extending the boundary limits of the City to include the described property in the City limits; and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; providing for amendment to the official map; directing the City secretary to file copy with county clerk and appraisal district; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Chambers Creek Annexation) (French)
10. Public hearing, consideration and action on Ordinance No. 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. Kimball 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)
11. 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. (French)

12. Consideration and adoption of the City of Alvarado Hotel Occupancy Tax (HOT) Fund Program Policy to establish guidelines and eligibility requirements for Ad Hoc Community Events. (Suber)
13. Discussion regarding the City of Alvarado Parkway Park basketball court project and to receive direction from City Council regarding placement of the court. (Tucker)
14. First Reading Resolution 2026-0037; A Resolution of the City of Alvarado, Texas, approving an Amended Performance Agreement between the Alvarado Economic Development Corporation and Lambert & Green, LLC, for property improvements and redevelopment of 105 S. Friou Street in Historic Downtown Alvarado. (Cromer)
15. Consider and take possible action on appointments to the following City boards and Commissions, based on recommendations from the Alvarado Boards and Commissions Recommendation Committee: (Wheat, Thomas, Short)
  1. Alvarado Economic Development Corporation
    - o Places 2, 4, and 6
  2. Alvarado Planning and Zoning Commission
    - o Places 2, and 4
    - o Place 6, Alternate
    - o Place 3, unexpired 1-year term
  3. Alvarado Library Advisory Board
    - o Places 2, 4, and 6
    - o Place 3, unexpired 1-year term

### **EXECUTIVE SESSION**

16. Pursuant to Section 551.071 Texas Government Code - consultation with the City's attorneys to seek advice on the following matters:
  - Any item on the agenda
  - Negotiations and potential eminent domain action for the acquisition of real property for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
17. Pursuant to Section 551.072 Texas Government Code - 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.
  - Project Orange C-7 (Cromer)
  - Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
18. Pursuant to Section 551.087 Texas Government Code - 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 Inspire (Cromer)

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

19. Consider the use of eminent domain to condemn property and consider Resolution No. R2026-0040 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)

**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 June 9, 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.

A quorum of the Alvarado Planning and Zoning Commission, Alvarado Economic Development Corporation, Alvarado Board of Adjustment, Alvarado Parks and Recreation Advisory Board, Alvarado Library Advisory Board, or Alvarado Animal Control Advisory Board may be present at this Alvarado City Council meeting. While members of these boards may attend and participate in discussion, no action will be taken by any board listed above.

**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.