



**CITY OF ALVARADO
County of Johnson
State of Texas
6/15/2026
Planning and Zoning Regular Meeting Minutes**

CALL TO ORDER

Roll Call

The meeting of the Planning and Zoning Commission was called to order at 6:00 p.m.

Roll Call:

Place 1 Kelly Richardson - Absent

Place 2 Barbara Fuller - Present

Place 3 Vacant

Place 4 Ryan Banister - Absent

Place 5 Lisa Deese - Present

Alternate 1 Coleman Reed - Present

Alternate 2 David Garay - Present

City personnel present:

Justin French, Community Development Director

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.

None.

CONSENT AGENDA

None.

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.

David Garay motioned to approve 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. Coleman Reed seconded the motion.

Vote: 4-0-0

Motion Carried.

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

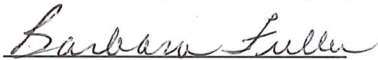
The Commission may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or 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 of 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.

ADJOURNMENT

Barbara Fuller adjourned the meeting at 6:00 p.m.

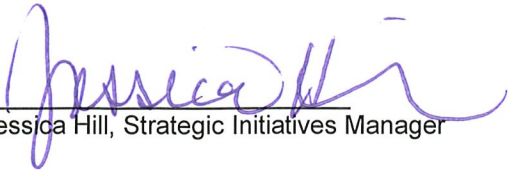
Passed and approved this 18th day of June, 2026.


Acting Chairman

Attest:


Jessica Hill, Strategic Initiatives Manager

Planning and Zoning Regular
May 14, 2026



Jessica Hill
Jessica Hill, Strategic Initiatives Manager