

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

**104 W. COLLEGE  
January 16, 2025 @ 6:30 PM**

**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, January 16, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton  
Mike McBee  
Kelly Richardson  
Joshua Rendon  
Ryan Banister

The following alternate was present for roll call:  
Coleman Reed

The following alternate was absent for roll call:  
Flint Webb

City personnel present:  
Justin French, Community Development Director  
Hillary Cromer, Economic/Downtown Revitalization Director

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION AND PUBLIC INPUT – None**

**APPROVAL OF MINUTES** – Commissioner McBee moved to approve the November 7, 2024 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

**CONSENT AGENDA – None**

## NEW BUSINESS


Workshop and discussion on a Downtown Overlay District.

Mr. French presented a brief overview to kick off the discussion. The Commission discuss then being no further discussion, Chairman Thornton summarized the Commission's thoughts, which included the following: 1) Full waiver of SUP application fees within the Downtown Overlay District, 2) Limit shipping containers to three days within any 30-day period, 3) Remove the SUP requirement for single-family residential, 4) Limit masonry requirements to front facades only, and 5) All public parking to count toward existing buildings or something protecting interests of existing building owners.

## ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:45 p.m.

Passed and approved this 13<sup>th</sup> day of February, 2025.

  
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Bryan Thornton, Chairman

Attest:

  
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Justin French, Community Development Director