

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

**104 W. COLLEGE
May 15, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, May 15, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Kelly Richardson
Joshua Rendon

The following members were absent for roll call:

Bryan Thornton
Mike McBee
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

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

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None.

APPROVAL OF MINUTES – Commissioner Richardson moved to approve the April 17, 2025 minutes as written. Commissioner Reed seconded the motion. Motion passed with three votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS


Public hearing, consideration and action on the application of Darryl Tucker on behalf of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses and General Commercial (C-2) District uses with portions in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations..

Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Richardson motioned to recommend approval to City Council. Chairman Reed seconded the motion and the motion passed by a vote of three (3) in favor and none opposed.

ADJOURNMENT

Acting Chairman Rendon adjourned the regular meeting at 7:35 p.m.

Passed and approved this 17th day of July, 2025.



Joshua Rendon, Acting Chairman

Attest:


Justin French, Community Development Director

