

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

**104 W. COLLEGE  
April 17, 2025 @ 6:30 PM**

**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, April 17, 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  
Ryan Banister  
Joshua Rendon

The following alternate was absent for roll call:

Flint Webb  
Coleman Reed

City personnel present:

Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:31 p.m.

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION AND PUBLIC INPUT** – Councilmember Keeton asked for Chairman Thornton’s resignation from the Planning and Zoning Commission.

**APPROVAL OF MINUTES** – Commissioner Banister moved to approve the February 13, 2025 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

**CONSENT AGENDA** – None

**NEW BUSINESS**

Presentation and discussion on Conflict of Interest with the City Attorney.

Presentation and discussion on kick off of the Comprehensive Plan through the Resilient Communities Program grant project.


Consideration and action on the application of Elizabeth Bentley with Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67.

Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Banister motioned to recommend approval with conditions. Vice Chairman McBee seconded the motion and the motion passed by a vote of five (5) in favor of disapproval and none opposed to disapproval.

**ADJOURNMENT**

Chairman Thornton adjourned the regular meeting at 7:17 p.m.

Passed and approved this 15<sup>th</sup> day of May, 2025.

  
Joshua Rendon, Acting Chairman

Attest:  
  
Justin French, Community Development Director

