

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

**104 W. COLLEGE
February 13, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, February 13, 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

The following member was absent for roll call:
Joshua Rendon

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 January 16, 2025 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Public Hearing, consideration, and possible action on an ordinance amending Article I, "Applicability of Ordinance" and Article II, "Districts and Land Uses," of Chapter 42, "Zoning," of the Code of Ordinances, City of Alvarado, Texas by creating the DT Downtown Overlay District and providing for its regulations; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof; providing a savings clause; providing for publication; and providing an effective date.

Mr. French presented a brief overview to kick off the discussion then Abra Nusser with LJA Engineering presented the Downtown Overlay District to the Commission with LaLaina Alvarez of LJA available for technical questions. Chairman Thornton opened the public hearing at 6:35 and present to speak were James Neatherly at 118 S. Friou Street, Greg and Lana LaFountain at 118 E. Weaver Street, Christy Davis at 101 E. College Avenue, Rafael and Martha Cruz at 104 W. Atchley Street, Mike Contanza at 101 S. Friou Street and James and Detta Calhoun at 209 E. Atchley Street. Noted present but not speaking were Sam and Barbara Davis at 115 E. College Avenue and Deborah and Paul Hanks at 219 E. College Avenue. The Commission discussed then Chairman Thornton closed the public hearing at 7:44pm. Being no further discussion, Chairman Thornton motioned to approve with the following changes to the Downtown Overlay District: 1) Remove minimum parking requirements, 2) Remove SUP requirement for shipping containers and limit shipping containers to three days within any 30-day period, 3) Remove the SUP requirement for single-family residential, and 4) Limit masonry requirements to front facades only. Commissioner Banister seconded the motion and the motion passed by a vote of four (4) in favor and one (1), Commissioner McBee. opposed.

Public Hearing, consideration, and possible action on an ordinance rezoning approximately 17.14 acres of land located in the A.J. Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & Russell Street (Closed) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & Russell Street (Closed) of Block 22, Lots 1, 1R, 2 aka Lots 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2PT, 3PT, 4, 4PT 5PT, 6PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3WPT, & 4EPT of Block 33, Lots 1, 1A, 1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado Plat, a subdivision recorded in volume 26, page 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to "DT" (Downtown Overlay) Zoning District, 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.

Mr. French presented a brief overview to kick off the discussion then Abra Nusser with LJA Engineering presented the rezoning proposal to the Commission with LaLaina Alvarez of LJA available for technical questions. Chairman Thornton opened the public hearing at 7:59 and present to speak were James and Detta Calhoun at 209 E. Atchley


Street, Rafael and Martha Cruz at 104 W. Atchley Street, and Greg and Lana LaFountain at 118 E. Weaver Street. Noted present but not speaking were James Neatherly at 118 S. Friou Street, Christy Davis at 101 E. College Avenue, Mike Contanza at 101 S. Friou Street, Sam and Barbara Davis at 115 E. College Avenue, and Deborah and Paul Hanks at 219 E. College Avenue. The Commission discussed then Chairman Thornton closed the public hearing at 8:14pm. Being no further discussion, Vice Chairman McBee motioned to disapprove the rezoning. Chairman Thornton seconded the motion and the motion passed by a vote of five (5) in favor of disapproval and none opposed to disapproval.

Workshop and discussion on Comprehensive Plan kick off of Resilient Communities Program grant project. Mr. French informed the Commission that the State General Land Office has not released this project to go forward as expected so the kick off will be rescheduled.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 8:20 p.m.

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



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director