

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
November 13, 2025
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, November 13, 2025 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board 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. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board 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.

APPROVAL OF MINUTES

1. Consideration and action to approve Minutes from the 9/11/2025 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Public hearing, consideration and action on the application of Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee represented by Kimley Horn for approval of a zoning change from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to General Commercial (C-2) District on approximately 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail. (French)

3. Presentation and discussion on future meetings. (French)

4. Presentation and discussion on Role of the Planning and Zoning Commission. (French)

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

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.

COMMISSIONER COMMENTS:

Pursuant to LGC Section 551.0415, Commission Members 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 may include, but not necessarily limited to any of the following:

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

ADJOURN

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: taylorb@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said agenda was posted on or before November 7, 2025, and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director
City of Alvarado, Texas

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

**104 W. COLLEGE
September 11, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, September 11, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Barbara Fuller
Ryan Banister
Lisa Deese

The following members were absent for roll call:
Kelly Richardson
Joshua Rendon

The following alternates were present for roll call:

Coleman Reed
David Garay

City personnel present:
Justin French, Community Development Director
Jessica Hill, Strategic Initiatives Manager

Acting Chairman Barbara Fuller called the meeting to order at 6:34 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

None.

APPROVAL OF MINUTES – Commissioner Ryan Banister moved to approve the August 14, 2025 minutes as written. Lisa Deese seconded the motion. Motion passed with 5 votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Public hearing, consideration and action on the application of Judy Frazier on behalf of Alvarado Old Pueblo Ltd for approval of a specific use permit in the General Commercial (C-2) District with the Floodplain (FP) Overlay District for second hand store uses on 0.204 acres known as a Tract 110 of the I. Glaze Survey, A313, addressed at 200 N. Parkway Drive.

Public Hearing opened at 6:38 p.m. and closed at 6:57 p.m.

Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner _____ motioned to recommend approval/ approval with conditions/denied of a specific use permit in the General Commercial (C-2) District with the Floodplain (FP) Overlay District for *second hand store* uses on 0.204 acres known as Tract 110 of the I. Glaze Survey, A-313, addressed at 200 N. Parkway Drive. _____ seconded the motion and the motion passed by a vote of _____ in favor of and _____ opposed of. Motion passed with five (____) votes in favor and (____) opposed.

Presentation and discussion on future meetings.

ADJOURNMENT

_____ adjourned the regular meeting at _____ p.m.

Passed and approved this _____ day of _____, 2025.

Joshua Rendon, Acting Chairman

Attest:

Jessica Hill, Strategic Initiatives Manager



Planning and Zoning Commission Meeting Management Report

Meeting Date: November 13, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action on the application of Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee represented by Kimley Horn for approval of a zoning change from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to General Commercial (C-2) District on approximately 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail.

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business with exception of a small portion along the west property line which is designated Floodplain. The Interstate Business land use category is intended for big box retail and lifestyle shopping centers. These uses are best suited along the IH-35W corridor. This type of development will increase the non-residential tax revenue for the City and will attract residents and visitors.

A portion of the subject site is currently located outside Alvarado city limits and in Alvarado’s extraterritorial jurisdiction (ETJ). The property owner has petitioned the Alvarado City Council to consider annexation of this portion, which is scheduled for the December 15th Council meeting along with this rezoning request.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

The requested rezoning is consistent with the Interstate Business designation on the Future Land Use map in the Comprehensive Plan. It is also consistent with the Regional Mixed-Use designation in the drafted Future Land Use map in the new comprehensive plan currently being developed and tentatively scheduled for consideration of adoption in January 2026.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

- | | | |
|---------------------|------------------------------|--------------------------------|
| Application | Zoning Map | Notices |
| Location Map | C-2 District Quick Reference | Drafted Ordinance 202__ - ____ |
| Future Land Use Map | Owner Notice Map & List | |

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 9/30/25 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: _____ PH: () _____

MAILING ADDRESS: _____

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: TEXAS A&M TRUST ETAL MARY H PERCIFIELD TRUSTEE PH: () _____

MAILING ADDRESS: 602 PERCIFIELD TRL ALVARADO, TX 76009-0673

STREET ADDRESS OF PROPERTY: NWC of I-35W and US 67 ACREAGE: 22.3

LEGAL DESCRIPTION: Refer to Metes and Bounds Exhibit

PRESENT ZONE OF PROPERTY: AG PRESENT USE: Vacant

REQUESTED ZONE: C-2 PROPOSED USE: Big Box Retail

REASON FOR CHANGE: Re-zoning to match adjacent zoning to allow for use of big box retail

USAGE OF ADJACENT PROPERTY NORTH: ETJ/AG

SOUTH: Retail

EAST: Retail

WEST: ETJ/AG

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Mary H Percifield

SWORN TO AND SUBSCRIBED before me this 1st day of October, 2025, by the person whose signature appears directly above.



Genia Gonzales
Notary Public in and for The State of Texas.
My Commission expires 12.17.25

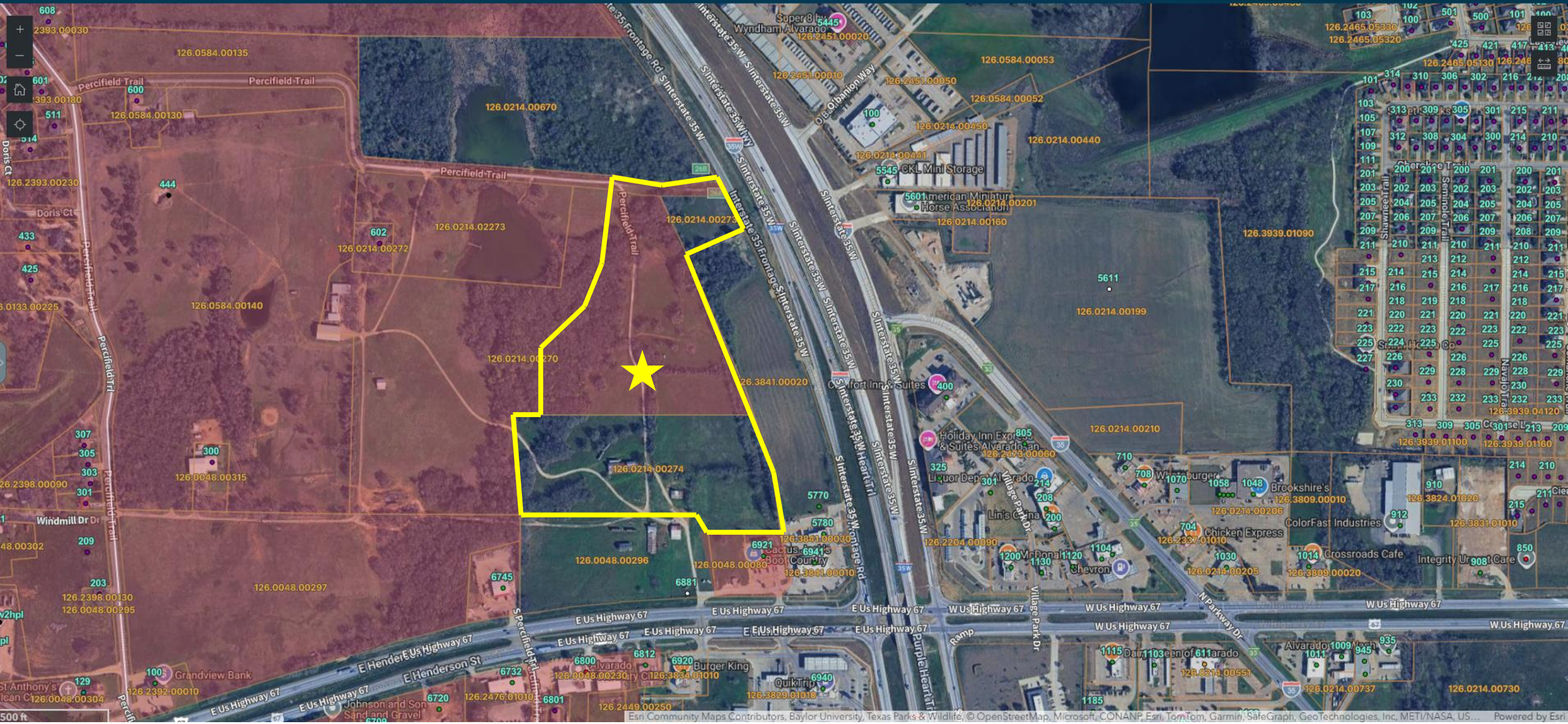
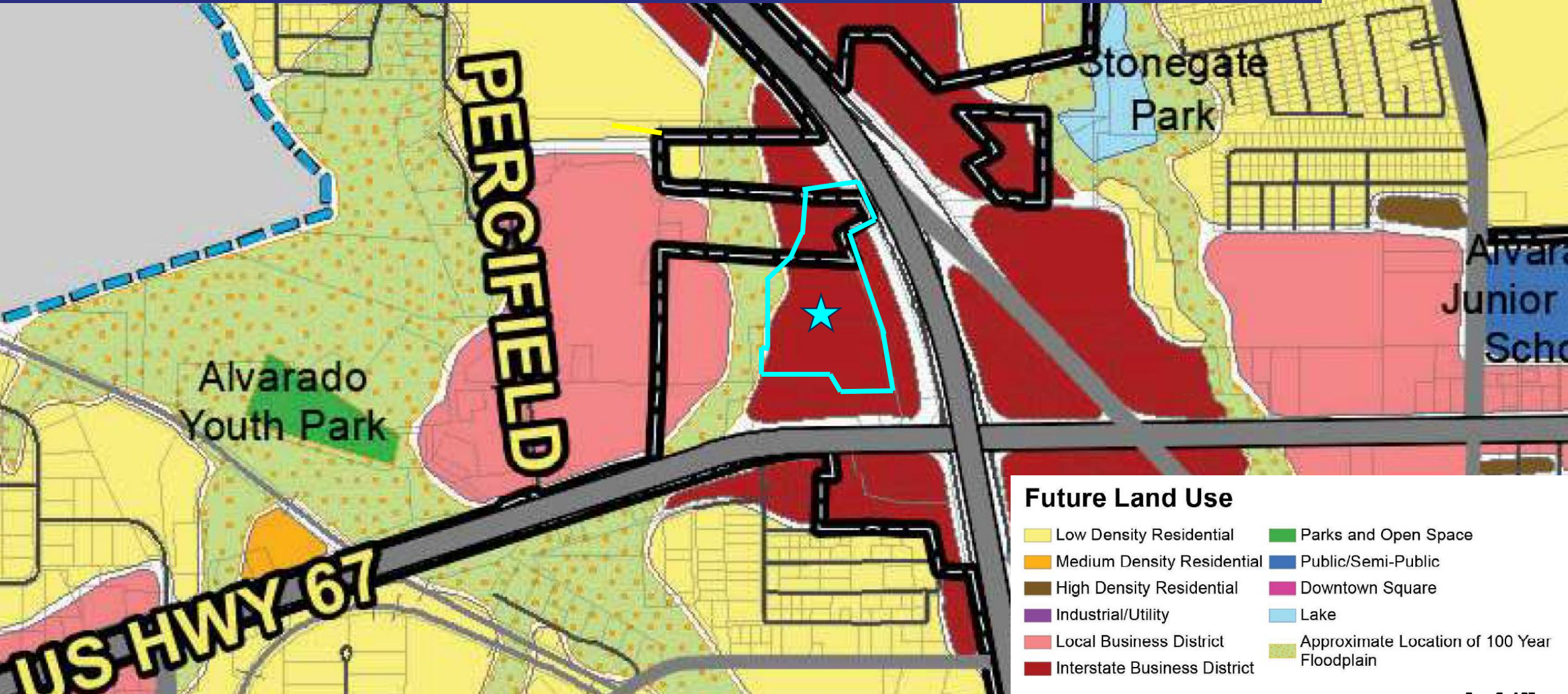
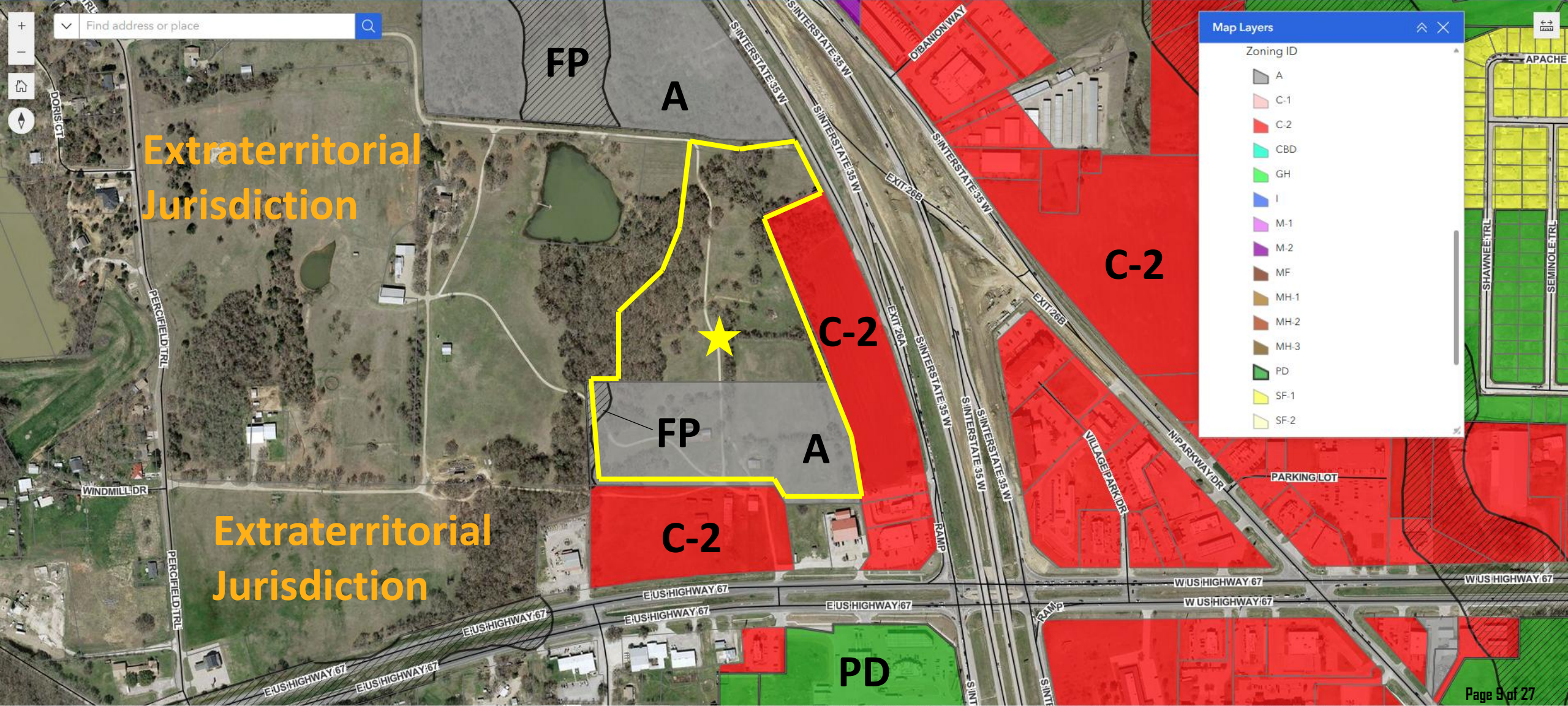


Figure 18. Future Land Use



Current Zoning Map



Extraterritorial
Jurisdiction

Extraterritorial
Jurisdiction



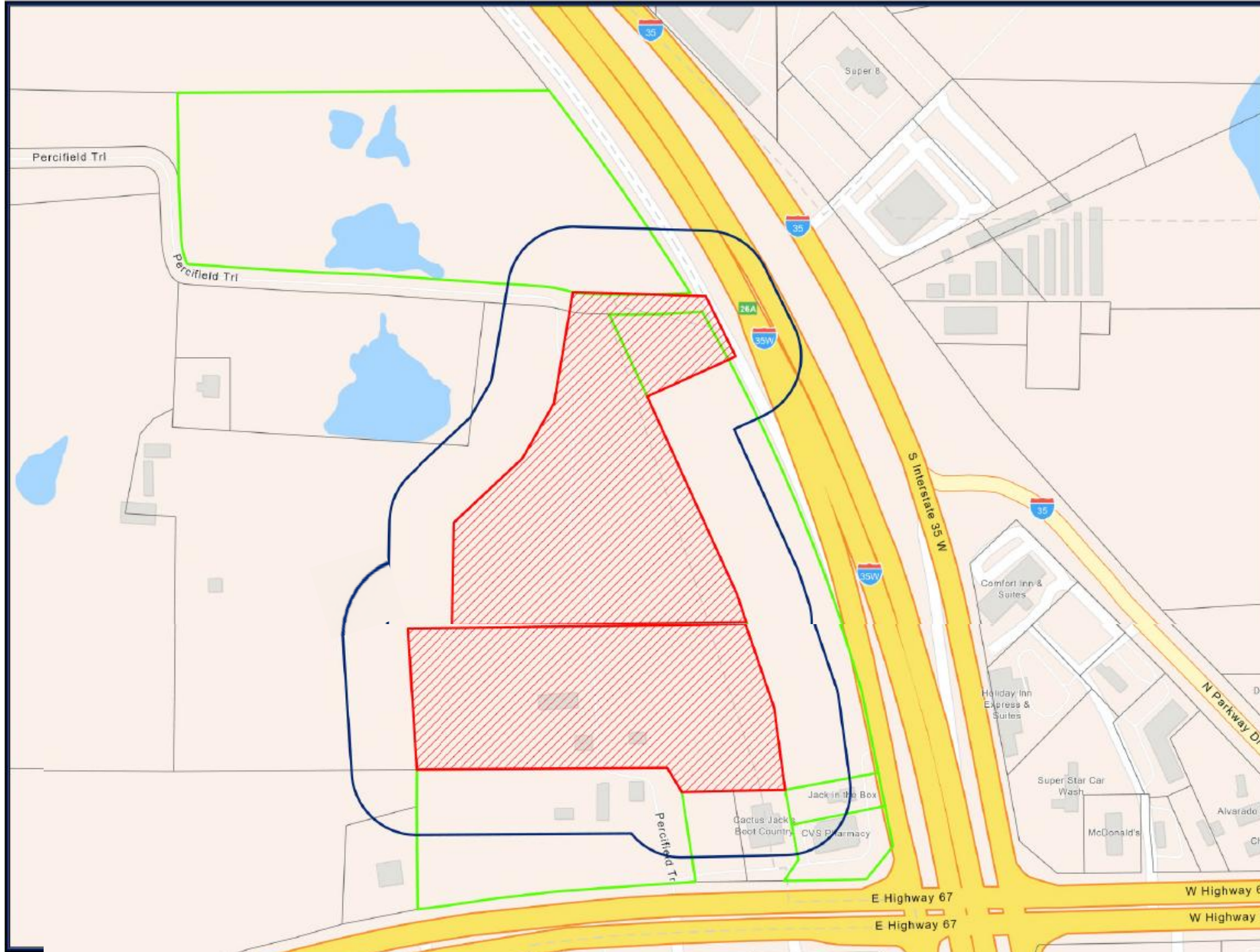
Notification Map

Legend

- Johnson County Parcels
- Subject Property
- 200 FT Buffer
- Notifications



10/15/2025



ACCOUNT_NU	NAME	OWNER ADDRESS
R000094317	TEXAS A&M TRUST ETAL	602 PERCIFIELD TRL, ALVARADO, TX 76009-0673
R000006601	RUSSELL E R EST	30571 LOS ALTOS DR, REDLANDS, CA 92374-7423
R000095282	VALDEZ STREET PROPERTIES LLC	1 CVS DR #MC2320, WOONSOCKET, RI 02895-6146
R000095283	ALVARADO 35/67 LLC	1845 PRECINCT LINE RD, STE 108, HURST, TX 76054
R000111204	5780 SOUTH I35 W LLC	1915 WESTRIDGE DR, IRVING, TX 75038-0000

PUBLIC NOTICE

Notice is hereby given that the Alvarado Planning and Zoning Commission will conduct a public hearing at their regularly scheduled meeting in the Council Chambers at Alvarado City Hall on Thursday, November 13, 2025 at 6:30 P.M. to consider and act on the items below.

Application of Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee represented by Kimley Horn for a zoning change from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to General Commercial (C-2) District on approximately 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail.

The Alvarado City Council will also conduct a public hearing and consider the recommendations of the Planning and Zoning Commission regarding the above matter on Monday, December 15, 2025 at 6:30 p.m. in the Council Chambers at Alvarado City Hall, 104 W. College Avenue.



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

October 20, 2025

Texas A&M Trust Etal Mary H. Percifield Trustee
Attn: Mary H. Percifield
602 Percifield Trail
Alvarado, TX 76009-0673

The City of Alvarado has received your request for a zoning change from Agricultural (A) District with portion in the Floodplain (FP) Overlay to General Commercial (C-2) District on 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 13th day of November 2025, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 15th day of December 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org



City of Alvarado

104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

October 20, 2025

Dear Property Owner,

The City of Alvarado has received the request made by Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee represented by Kimley Horn for a zoning change from Agricultural (A) District with a portion in the Floodplain (FP) Overlay to General Commercial District (C-2) District on 24.69 acres known as a tract in the John Dixon Survey, A-214, approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail.

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According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the requested zoning change. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or via email below.

Sincerely,

A handwritten signature in black ink that reads "Justin French".

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

Sec. 42-30. C-2 general commercial district.

- (a) *Purpose.* The C-2 district is intended to allow the development of areas that provide a greater number and mix of retail and commercial uses. The uses permitted in the C-2 district are not generally carried on completely within a building or structure and an expanded range of service and repair uses is permitted. This district is reserved for areas of adequate size and location so that its broad range of high intensity land uses will not cause or create nuisances to adjoining zoning districts.
- (b) *Permitted uses and parking regulations.* In the C-2 district, no building or land shall be used and no building shall be hereinafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	1 space per employee to be occupying the building
Amusement, commercial (indoor or outdoor)	1 space for every 1,000 square feet of gross floor area
Antique shop	1 space for every 200 square feet of floor area
Arts, crafts store (indoor or outdoor sales)	1 space for every 200 square feet of floor area
Assisted living facility	1 space per employee, plus 1 space for each 6 beds
Auto laundry	1 space per 200 square feet of floor space
Auto parts sales (inside)	1 space for every 200 square feet of floor area
Auto repair, minor	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Automobile and trailer sales area, new or used	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Automobile service station	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Bakery and confectionary, retail sales	1 space per 300 square feet of gross floor area
Bank, savings and loan, credit union	1 space per 200 square feet of gross floor area
Bar, tavern, nightclub	1 space per 300 square feet of gross floor area
Barber school or college	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Barbershop	1 space per 200 square feet of gross floor area
Beauty culture school; cosmetology spec. shop	6 or 1 space per 300 square feet of gross floor area
Beauty shop	1 space per 200 square feet of gross floor area
Bed and breakfast inn	2 enclosed spaces per unit, must be attached to main structure
Boat sales and storage	1 space per 300 square feet of gross floor area
Bowling alley	Six spaces for each lane
Building materials, hardware (inside storage)	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Bus terminal	1 space per intended user
Business service	1 space per 300 square feet of gross floor area
Candle manufacturing	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1

	space per 1,000 square feet of gross floor area, whichever is greater
Carwash	1 space per employee
Child care center	1 space per ten pupils/clients (design capacity)
Civic center	10 spaces plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet. In an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Clinic, medical or dental	1 space per 200 square feet of gross floor area
Community center, private	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community center, public	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Concrete, asphalt batching plant (temporary)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Construction yard (temporary)	1 space per employee to be occupying the area
Convenience store	1 space per 300 square feet of gross floor area or 32
Custom personal service shop	1 space per 200 square feet of gross floor area
Dance hall	1 space per 100 square feet of gross floor area
Discount, variety, or department store	1 space per 200 square feet of gross floor area
Drapery, needlework, or weaving shop	1 space per 300 square feet of gross floor area
Electrical substation	1 space per employee
Electrical transmission line	0 spaces
Engine and motor repair	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Exhibition area	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Farm equipment, sales and service	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Feed and farm supply (inside sales/storage)	1 space per 300 square feet of gross floor area
Feed and farm supply (outside sales/storage)	1 space per 300 square feet of gross floor area
Field or sales office, temporary	1 space per employee
Florist	1 space per 300 square feet of gross floor area
Food store; grocery store	1 space per 300 square feet of gross floor area

Fraternal organization, lodge or civic club	1.25 spaces per 200 square feet
Furniture and appliance repair and storage	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Furniture, appliance store	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Garage, private	1 space per employee to be occupying the garage
Garden center (retail sales)	1 space per 200 square feet of gross floor area
Gas metering station	1 space per employee
General merchandise indoor auction	1 space per 300 square feet of gross floor area
General merchandise store	1 space per 200 square feet of gross floor area
Greenhouse or plant nursery, commercial	1 space per 200 square feet of floor area
Greenhouse or plant nursery, noncommercial	1 space per employee
Gymnastic or dance studio	1 space for each three seats at maximum seating capacity, plus 1 space for each 200 square feet
Handcraft shop	1 space per 300 square feet of gross floor area
Health club; gymnasium	1 space per employee plus 1 space per 100 square feet of floor area
Heliport or heliport	1 space if located on the ground
Hospital (acute care)	1 space for every 2 beds
Hospital (chronic care); long term health care facility	1 space for each 2 beds
Laboratory, medical or dental	1 space per 300 square feet of gross floor area or 1 of the clinics
Laundry and cleaning, commercial	1 space per 300 square feet of gross floor area
Library	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Liquefied petroleum gas, storage and sale (no bulk plants)	1 space per employee plus 1 space for every 2,000 square feet of floor area
Local utility distribution lines	0 spaces
Medical supplies, sales and service	1 space per 300 square feet of gross floor area
Metal dealer, crafted precious	1 space per 300 square feet of gross floor area
Mobile food vendor	0 spaces
Mortuary or funeral home	1 space per 500 square feet of gross floor space in slumber rooms, parlors, or individual funeral service rooms
Motorcycle sales and service	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Museum or art gallery	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and

	additional parking provided on the basis of 1 space for each 4 seats that it contains
Nonprofit animal shelter	1 space per 200 square feet of floor area
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Office center	1 space per 300 square feet of gross floor area
Office, professional or general administrative	1 space per 300 square feet of gross floor area
Office-showroom/warehouse	1 space per 1,000 square feet of gross floor area for storage and warehousing, plus 1 space for each 100 square feet of office, sales or display area
Oil, gas, other mineral extraction	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Park, playground or recreation center (public)	1 space per acre plus additional parking per facility constructed as herein provided
Parking lot or parking garage, automobile	1 space per employee, plus 1 space per vehicle to be parked
Pawn shop	1 space per 300 square feet of gross floor area
Personal service shop	1 space per 200 square feet of gross floor area
Pet shop	1 space per 300 square feet of gross floor area
Pharmacy	1 space per 300 square feet of gross floor area
Plumbing service	1 space per 300 square feet of gross floor area
Plumbing, heating, refrigeration or air conditioning business	1 space per 300 square feet of gross floor area
Post office, government and private	1 space per 300 square feet of gross floor area
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Quick oil change facility	1 space per employee
Quick tune-up facility	1 space per employee
Racquetball facilities	4 spaces for each court
Radio, TV or microwave operation, amateur or commercial. (See further regulations in section 42-55(i))	1 space per employee
Railroad station	1 space per employee, and if station is for public travel, 1 space for every 1,000 square feet of areas meant for public travel
Railroad Team track and right-of-way	1 space per employee
Railroad track and right-of-way	1 space per employee
Residence hotel	1 space for each sleeping room per unit, plus 1 space for each 300 square feet of commercial floor area
Restaurant or cafeteria, with drive-in or drive-through service	1 parking space per 100 square feet of gross floor area
Restaurant or cafeteria, without drive-in or drive-through service	1 parking space per 100 square feet of gross floor area
School, commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area

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(Supp. No. 8)

School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, trade	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Second hand store, furniture/clothing	1 space per 200 square feet of gross floor area
Service, retail	1 space per 200 square feet of gross floor area
Sewage pumping station	0 spaces
Shopping center	1 space per 200 square feet of gross floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds 10 percent of the shopping center floor area, shall require an additional 1 parking space per 100 square feet of gross floor area
Shops, office and/or storage area of public or private utility	1 space per employee
Stadium or playfield	1 parking space for each 4 seats or bench seating spaces
Studio (photographer, musician, artist)	1 space per 200 square feet of gross floor area
Studio for radio and television	1 space per 200 square feet of gross floor area
Swimming pool, commercial	1 space for each 100 square feet of gross water surface and deck area
Tanning salon	1 space per 200 square feet of gross floor area
Tattoo parlor/body piercing studio	1 space per 200 square feet of gross floor area
Taxidermist	1 space per 200 square feet of gross floor area
Teen club	1 space for every 1,000 square feet of floor area
Telephone exchange	1 space per employee
Telephone line	0 spaces
Theater (indoor)	1 space for each 4 seats or bench seating spaces
Tire dealer (with outside storage)	1 space for every 200 square feet of floor area
Tool rental shop	1 space per 200 square feet of gross floor area
Transit station or turnaround	1 space per intended user
Truck sales	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Washateria	1 space per 200 square feet of gross floor area
Water pumping station or well	0 spaces
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

(c) *District restrictions.* The following restrictions shall apply to uses in the C-2 district.

(1) The business shall be conducted wholly within an enclosed building;

- (2) Required yards shall not be used for display, sale, or storage of merchandise or for the storage of vehicles, equipment, containers, or refuse facilities;
 - (3) All merchandise shall be sold at retail on the premises; and
 - (4) Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.
- (d) *Development criteria.* Unless otherwise specifically provided in this section, the following development criteria shall apply to this district:
- (1) Every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet and a maximum of ten feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yards. All outside storage shall be placed upon an all-weather hard surface. The screening requirements set forth above shall not apply to:
 - a. Off-street parking of motor vehicles in operable condition;
 - b. Off-street loading;
 - c. Permitted display of merchandise for sale to the public; and
 - d. Establishments of the drive-in type.
 - (2) The first ten feet of the required front yard setback, measured from the property line shall be landscaped with trees, grass and shrubs, provided with pedestrian walks to the front of the building and maintained in a neat and attractive condition. The balance of said required setback may be utilized for off-street parking.
 - (3) No loading or storage of material or products shall be permitted in the required front yard.
- (e) *Specific uses.* The following specific uses are allowed in the C-2 district when authorized under the provisions of section 42-45:

USE	PARKING REGULATIONS
Air conditioning and refrigeration contractor	1 space for every 200 square feet of floor area
Airport, landing field	1 space per employee, plus 1 space per stored vehicle
Arcade	1 space for every 200 square feet of floor area
Assisted living facility	1 space per employee to be occupying the building
Auto leasing	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Brew pub	1 space per 100 square feet of gross floor area
Building materials, hardware (outside storage)	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Cabinet and upholstery shop	1 space per 300 square feet of gross floor area
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
Cleaning and dyeing, small shop	1 space per 300 square feet of gross floor area
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area

Community home	1 space per employee to be occupying the building
Electric power generating plant	1 space per employee
Fairgrounds	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Farm seed and/or fertilizer sales/storage (inside)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Flea market	1.5 spaces for each 200 square feet of gross floor area or market area
Food products processing	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Golf driving range	1 space per employee plus 1 space per 5,000 square feet of floor area
Heavy machinery sales	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Hotel, motel, motor hotel, or motor lodge	1 space for each sleeping room, unit or guest accommodation, plus 1 space for each 300 square feet of commercial floor area
Kennel (with or without outside pens)	1 space per 200 square feet of floor area
Microbrewery	1 space per 200 square feet of floor area
Microdistillery	1 space per 200 square feet of floor area
Newspaper printing	1 space per 300 square feet of gross floor area
Parking lot or parking garage, truck parking	1 space per employee, plus 1 space per vehicle to be parked
Pipe sales and supply	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Print shop	1 space per 300 square feet of gross floor area
Prison, jail or place of incarceration	1 space per employee plus 1 space for every 200 square feet of visitor floor area
Pump sales, repair and maintenance	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Registered family home	1 space per employee
Retirement housing	1 space for each 6 beds per unit
Sand, gravel, stone or earth sales	1 space per 300 square feet of gross floor area
School, trade or commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Self storage; mini-warehouse	4 spaces per complex, plus 1 space per 5,000 square feet of storage area

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Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Sewage treatment plant	1 space per employee
Shooting range, target range	1 space per employee plus 1 space for every 5,000 square feet of floor area
Solid waste transfer station	1 space per employee
Storage/wholesale warehouse, light	1 space for each 2 employees, or 1 space per 1,000 square feet of total gross floor area, whichever is greater
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Theater (outdoor)	1 space for each 4 seats or bench seating spaces
Tire dealer (no outside storage)	1 space for every 200 square feet of floor area
Tire retreading and recapping	1 space per employee
Tobacco sales	1 space per 200 square feet of gross floor area
Trailer rental	1 space per 200 square feet of gross floor area
Travel trailer, manufactured housing or manufactured home display and sales	1 space per 200 square feet of gross floor area
Truck and bus leasing	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Truck or motor freight terminal	1 space per employee plus one space for each intended vehicle to be accommodated
Vendor, stationary	1 space per 200 square feet of gross floor area
Veterinarian clinic (with or without outside pens)	1 space per 200 square feet of gross floor area

(f) *Development requirements.*

Minimum lot area:	None
Minimum lot width:	None
Minimum lot depth:	80 linear feet
Minimum front yard:	25/35 linear feet ¹
Minimum side yard:	No side yard is required except that a side yard of not less than 15 feet shall be provided on the side of a lot abutting a residential district even when separated by an alley.
Minimum rear yard:	No rear yard is required except that a rear yard of not less than 25 feet or 20 percent of the depth of the lot, whichever is lesser, shall be provided upon that portion of a lot abutting or across a rear alley or street from a residential district.
Maximum ground coverage:	None
Maximum density per acre:	NA
Height:	45 linear feet ²

¹ The first number in the column is the required setback for a front yard abutting a residential street; the second number in the column is the required setback for a front yard abutting a collector or major street.

² No building shall exceed 45 feet in height, except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms, which may project not more than 12 feet beyond maximum building height. The height restrictions of this district shall not apply to church steeples.

(g) *Screening devices.* In the event that the C-2 district abuts or is adjacent to a lot zoned SF-1, SF-2, GH, MH-1, MH-2, MH-3, TF, or MF, no windows shall be permitted above ten feet on the building sides facing such residential district. In addition, a masonry or wood wall shall be constructed on the nonresidential property adjacent to the common property line. Except as provided by section 42-59, the wall shall have a minimum height of six feet above the average grade and shall taper to a height of three feet at the front building setback. Screening located exclusively along the front building set back must be an irrigated earthen berm, hedge, or decorative fencing only. This screening shall be maintained throughout the existence of the commercial use by the owner of the property.

(h) *Masonry requirements.*

(1) All single-story buildings hereafter constructed or placed in the C-2 district shall have at least 75 percent of their exterior wall surface constructed of masonry and/or glass pane.

(2) All buildings having more than a single story hereafter constructed or placed in the C-2 district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.

(3) All additions hereafter constructed to buildings in the C-2 district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.

(Ord. No. 2015-005, § 1, 4-20-2015)

ORDINANCE NO. 202 - ____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT WITH A PORTION IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT, ON A TRACT IN THE JOHN SPIVA SURVEY, A-214, BEING 24.69 ACRES APPROXIMATELY ADDRESSED AT 6881 E. HWY 67 AND 602 PERCIFIELD TRAIL, IN THE 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.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council finds the proposed zoning is consistent with the Interstate Business land use category of the Future Land Use Plan; and

WHEREAS, The City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the herein described property and area known as Tracts 1 and 2 in Exhibit "A" of this ordinance.

SECTION 2. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 8. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 15th day of December, 2025 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Bobbie Jo Taylor, City Secretary

By: _____
Jacob Wheat, Mayor

Exhibit "A"

TRACT 1

BEING a tract of land situated in the John Dixon Survey, Abstract No. 214, Johnson County, Texas, being a portion of that called 41.36 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2018-24127, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of Lot 2R, Block A of CVS Alvarado Addition, a plat recorded in Document No. 2021-190, Plat Records Johnson County, Texas (P.R.J.C.T.);

THENCE South 18°43'15" East, with an east line of said 41.36 acre tract and a west line of said Lot 2R, 95.55 feet to a point for corner, from which a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of said Lot 2R bears, South 18°43'15" East, 263.06 feet;

THENCE over said 41.36 acre tract the following courses:

South 89°13'40" West, 886.80 feet to a point for corner;

North 00°46'07" West, 313.23 feet to a point for corner;

North 45°52'10" East, 282.67 feet to a point for corner;

North 28°11'08" East, 185.33 feet to a point for corner;

North 07°47'08" East, 345.82 feet to a point for corner in the north line of said 41.36 acre tract, from which a north corner of said 41.36 acre tract and the northeast corner of a called 9 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2013-24123 bears North 87°58'47" West, 245.07 feet;


THENCE South 87°58'47" East, with the north line of said 41.36 acre tract, 400.13 feet to a 1/2-inch iron rod found for the northeast corner of said 41.36 acre tract, and in the west line of I-35W;

THENCE South 27°59'47" East, with the northeast line of said 41.36 acre tract, 206.42 feet to a 1-inch iron rod found for the northeast corner of said Lot 2R;

THENCE South 65°42'03" West, with the north line of said Lot 2R, 272.37 feet to a 1-inch iron rod found for the northwest corner of said Lot 2R;

THENCE South 24°23'46" East, with an east line of said 41.36 acre tract and a west line of said Lot 2R, 664.44 feet to the **POINT OF BEGINNING** and containing 13.41 acres of land.

[Handwritten signature in blue ink]
10-15-25



The seal is an octagonal shape with a decorative border. Inside the border, the text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and "MICHAEL J. SWAYNE" is in the center. Below the name is the number "7143". At the bottom, the text "PROFESSIONAL LAND SURVEYOR" is written in a curved path.

TRACT 2

BEING a tract of land situated in the John Dixon Survey, Abstract No. 214, and the William M. Bach Survey, Abstract No. 48, Johnson County, Texas, being a portion of that called 41.36 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2018-24127, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found capped (stamped "Fort Worth Surveying LLC") at a south corner of said 41.36 acre tract, at a north corner of a called 29.563 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2013-24130, O.P.R.J.C.T., and for the northwest corner of a called 1.00 acre tract of land conveyed to Kelly Anna Morton by deed recorded in Document No. 2022-29714, O.P.R.J.C.T.;

THENCE North 31°06'34" West, along a south line of said 41.36 acre tract and a north line of said 29.563 acre tract, 87.00 feet to a point for corner;

THENCE South 89°34'07" West, continuing along a south line of said 41.36 acre tract and a north line of said 29.563 acre tract, 769.16 feet to a point for corner;

THENCE North 03°41'05" West, over said 41.36 acre tract, 432.06 feet to a point for corner;

THENCE North 89°13'40" East, continuing over said 41.36 acre tract, 1,021.73 feet to a point for corner in the east line of said 41.36 acre tract and the west line of Lot 2R, Block A of CVS Alvarado Addition, a plat recorded in Document No. 2021-190, Plat Records Johnson County, Texas (P.R.J.C.T.), from which a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of said Lot 2R bears, North 18°43'15" West, 95.55 feet;

THENCE South 18°43'15" East, with an east line of said 41.36 acre tract and a west line of said Lot 2R, 263.06 feet to a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of said Lot 2R;

THENCE South 11°30'07" East, continuing with an east line of said 41.36 acre tract and a west line of said Lot 2R, passing at 214.90 feet a 1/2-inch iron rod found capped (stamped "Beasley RPLS 5066") for the northwest corner of Lot 3, Block A of CVS Alvarado Addition, a plat recorded in Document No. 2021-190, P.R.J.C.T., continuing for a total of 258.37 feet to a 1/2-inch iron rod found capped (stamped "Beasley RPLS 5066") at a southeast corner of said 41.36 acre tract and for the northeast corner of a called 1.0 acre tract of land conveyed to Kelly Ann Morton by deed recorded in Document No. 2022-29715, O.P.R.J.C.T.;

THENCE South 87°56'56" West, along a south line of said 41.36 acre tract and with the north line of said 1.0 and 1.00 acre tract, 315.94 feet to the **POINT OF BEGINNING** and containing 11.28 acres of land.

