

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

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

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, November 13, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Barbara Fuller
Joshua Rendon
Ryan Banister

The following members were absent for roll call:

Kelly Richardson
Lisa Deese

The following alternate was present for roll call:

David Garay

The following alternate was absent for roll call:

Coleman Reed

City personnel present:

Justin French, Community Development Director

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 Banister moved to approve the September 11, 2025 minutes as written. Commissioner Fuller seconded the motion. Motion passed with 4 votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

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.

Public Hearing opened at 6:34 p.m. and closed at 6:47 p.m.

Mr. French presented a brief overview of the request. Carolyn Koch with Kimley Horn, Michael Percifield, and others were available to address questions of the Commission. The Commission discussed, then being no further discussion, Commissioner Banister motioned to recommend approval. Commissioner Garay seconded the motion and the motion passed by a vote of four in favor and none opposed.

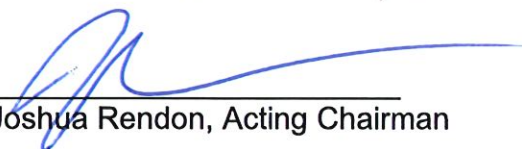
Presentation and discussion on future meetings. Mr. French presented the proposed P&Z Schedule for Calendar Year 2026 and explained that the Commission can tweak the schedule throughout the year and that there may be instances when the Commission will need to call special meetings in between regularly scheduled meetings, for example, when a plat is submitted that needs action within 30 days and a regularly scheduled meeting will not suffice.

Presentation and discussion on Role of the Planning and Zoning Commission. Mr. French presented and the Commission discussed Section 42-100 regarding the role of the Commission and Article V. Specific Use Permits.

ADJOURNMENT

Chairman Rendon adjourned the regular meeting at 8:33 p.m.

Passed and approved this 13th day of November, 2025.



Joshua Rendon, Acting Chairman

Attest:



Justin French, Community Development Director