

**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.

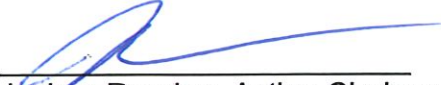
Mr. French presented a brief overview of the request. The Commission discussed then being no further discussion, Commissioner Reed motioned to recommend approval/ approval with conditions/denied of a specific use permit in the General Commercial (C-2) District with the Floodplain (FP) Overlay District 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. Garay seconded the motion and the motion passed by a vote of 5 in favor of and 0 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 11th day of Sept., 2025.



Joshua Rendon, Acting Chairman

Attest:


Jessica Hill, Strategic Initiatives Manager