



**ALVARADO PLANNING AND ZONING AGENDA  
REGULAR - MAY 14, 2026 - 6:30 PM  
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE.  
ALVARADO, TEXAS 76009**

**CALL TO ORDER**

Roll Call

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION AND PUBLIC INPUT**

This is an opportunity for citizens to address the convened Planning & Zoning Commission 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. Any response from a member of the convened Planning & Zoning Commission 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. Citizens may obtain a form to speak by requesting it from the Board Secretary prior to the start of the meeting.

**CONSENT AGENDA**

1. Consideration and action to approve Minutes from the 4/16/2026 Regular Planning and Zoning Commission Meeting.

**NEW BUSINESS**

2. Public hearing, consideration and action on the application of L. Wayne Powell represented by Ted Murphy with Avalon Development Group LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive. (Chambers Creek Rezone – French)

**EXECUTIVE SESSION**

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.

**RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**


## **COMMISSIONER COMMENTS**

The Commission 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 include:

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

## **ADJOURNMENT**

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 May 8, 2026, 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

### **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](mailto:taylorb@cityofalvarado.org). Please call at least two (2) working days before 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.