



**ALVARADO PLANNING AND ZONING AGENDA
REGULAR - JUNE 18, 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 5/14/2026 Regular Planning and Zoning Commission Meeting.
2. Consideration and action to approve Minutes from the 6/15/2026 Regular Planning and Zoning Commission Meeting.

NEW BUSINESS

3. Public hearing, consideration, and action on Ordinance 2026-____, an ordinance of the City of Alvarado, Texas, by the application of David Ferrette with Powell Family Group on behalf of E-Z Mart Stores, Inc. for approval of a zoning change from Agricultural (A) District to Neighborhood Mixed Use (NMU) District on approximately 20.8188 acres known as land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dixon Survey, A-214, all approximately addressed at 723 N. Cummings Drive.
4. Public hearing, consideration, and action on Ordinance 2026-____, an ordinance amending the Future Land Use Plan map in the Comprehensive Plan for the City of Alvarado.

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 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.

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 June 1, 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. 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.



Planning and Zoning Management Report

Meeting Date: 6/18/2026

Contact:

AGENDA ITEM:

Public hearing, consideration, and action on Ordinance 2026-____, an ordinance of the City of Alvarado, Texas, by the application of David Ferrette with Powell Family Group on behalf of E-Z Mart Stores, Inc. for approval of a zoning change from Agricultural (A) District to Neighborhood Mixed Use (NMU) District on approximately 20.8188 acres known as land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dixon Survey, A-214, all approximately addressed at 723 N. Cummings Drive.

BACKGROUND & FINDINGS:

The requested zoning change is consistent with the Future Land Use Plan (FLUP) map in the Comprehensive Plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Consider approval of the rezoning request.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Application & Other Attachments
2. Draft Ord 2026-XXXX Zoning Map Amend - Reata Ranch

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 4-29-2026 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Powell Family Group - David Ferrette PH: (951) 312-5022

MAILING ADDRESS: 7324 Brecourt Manor Way, Austin TX 78739

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

circle one

NAME OF OWNER: E-Z Mart Stores Inc. PH: 003) 336-6246

MAILING ADDRESS: 2015 Galleria Oaks, Texarkana TX 75503

STREET ADDRESS OF PROPERTY: 723 N Cummings Dr ACREAGE: 20.82 acres

LEGAL DESCRIPTION: See attached boundary survey

PRESENT ZONE OF PROPERTY: Agriculture and SF-2 PRESENT USE: None

REQUESTED ZONE: NMU PROPOSED USE: Mixed uses within NMU

REASON FOR CHANGE: Agriculture zone doesn't allow for the highest and best mixed use

USAGE OF ADJACENT PROPERTY NORTH: NC

SOUTH: Agriculture

EAST: SF-2 and MFX

WEST: Planned Development

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: [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: [Signature]

SWORN TO AND SUBSCRIBED before me this 5th day of May, 2026, by the person whose signature appears directly above.






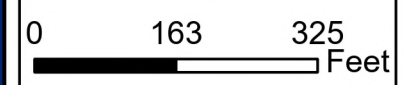
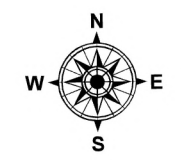
Kristen Sharp
Notary Public in and for The State of Texas.
My Commission expires 4/12/2027



Location Map

Legend

-  Roads
-  Subject Property
-  Johnson County Parcels



5/6/2026

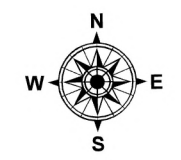
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Notification Map

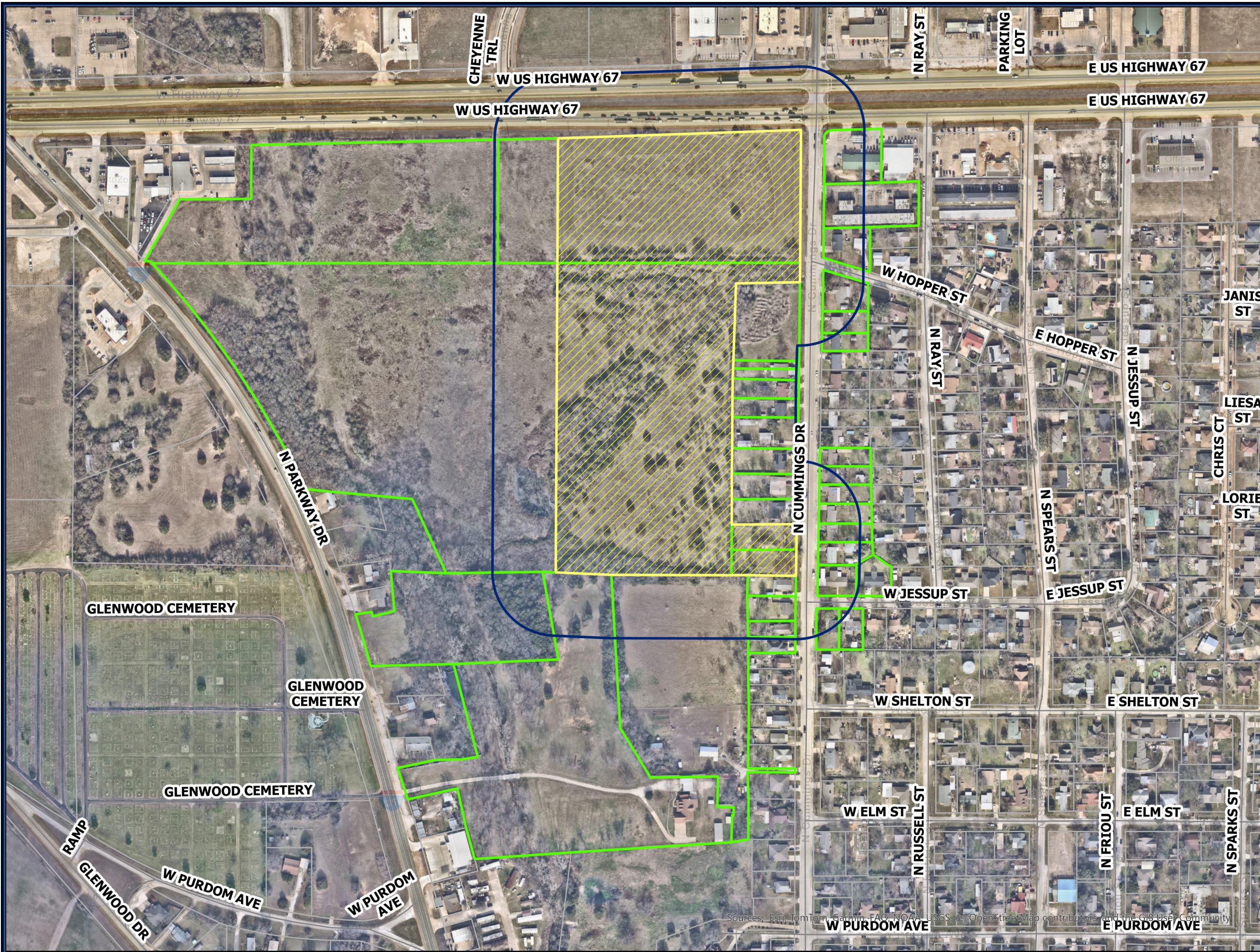
Legend

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



0 210 420 Feet

5/6/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

ACCOUNT	OWNER NAME	OWNER MAIL ADDRESS	OWNER MAIL CITY	MAIL MAI	MAIL ZIP	STREETUS	STREET NAM
R000008202	MC CARRELL SUSAN THRELKELD	712 N CUMMINGS DR	ALVARADO	TX	76009-0000	717 CUMMINGS DR	
R000097483	LAMBERT & GREEN LLC	100 HIGH VIEW CT	OVILLA	TX	75154-0000	416 PARKWAY DR	
R000008227	DHW HOLDINGS LLC	5420 CR 707	ALVARADO	TX	76009-0000	719 CUMMINGS DR	
R000008228	MORGAN CHARLES	6704 TRAIL CLIFF WAY	FORT WORTH	TX	76132-3055	721 CUMMINGS DR	
R000008203	WEICHEL STEPHANIE NICOLE	713 N CUMMINGS DR	ALVARADO	TX	76009-0000	713 CUMMINGS DR	
R000008236	SALINAS UBALDO C	711 N CUMMINGS DR	ALVARADO	TX	76009	711 CUMMINGS DR	
R000008264	RETANA ALBERT	707 N CUMMINGS DR	ALVARADO	TX	76009-0000	707 CUMMINGS DR	
R000008237	E-Z MART STORES INC	2015 GALLERIA OAKS	TEXARKANA	TX	75503	619 CUMMINGS DR	
R000008268	E-Z MART STORES INC	2015 GALLERIA OAKS	TEXARKANA	TX	75503	703 CUMMINGS DR	
R000008189	WILLAMAR DAVID & DESTENY CHAPARRO	617 N CUMMINGS DR	ALVARADO	TX	76009-0000	617 CUMMINGS DR	
R000008222	ORTIZ OCTAVIO IGNACIO GARCIA ETUX	613 N CUMMINGS DR	ALVARADO	TX	76009	613 CUMMINGS DR	
R000008250	BUSWOLD JEANETTE	1112 LENA ST	CLEBURNE	TX	76033-5251	611 CUMMINGS DR	
R000066544	SAMPLE REBECCA L & JUSTIN R RAINCROW	609 N CUMMINGS DR	ALVARADO	TX	76009	609 CUMMINGS DR	
R000026446	PATTERSON WILLIAM H JR ETUX PAMELA	210 JESSUP ST	ALVARADO	TX	76009-0000	210 JESSUP ST	
R000026447	WEEKS JUNE M LIFE ESTATE	700 CUMMINGS DR	ALVARADO	TX	76009-0000	700 CUMMINGS DR	
R000026448	MORENO SERGIO & ANGELICA ANDRADE	702 N CUMMINGS DR	ALVARADO	TX	76009-0000	702 CUMMINGS DR	
R000026449	REID CATHERINE E & CINDY & PATSY HAMILTON	3420 COURTNEY DR	FLOWER MOUND	TX	75022	704 CUMMINGS DR	
R000026450	TALLEY TERRY	706 N CUMMINGS DR	ALVARADO	TX	76009	706 CUMMINGS DR	
R000026451	URBINA JACINTO	708 N CUMMINGS DR	ALVARADO	TX	76009	708 CUMMINGS DR	
R000026452	ELLIOTT GREGORY ETUX	710 N CUMMINGS DR	ALVARADO	TX	76009	710 CUMMINGS DR	
R000026470	VALDEZ JOSE MACEDONIO	722 N CUMMINGS DR	ALVARADO	TX	76009-0000	722 CUMMINGS DR	
R000026445	PIEDRA EVELYN	206 W JESSUP ST	ALVARADO	TX	76009-0000	206 JESSUP ST	
R000026469	GARCIA ARMANDO ETUX MELISSA	724 N CUMMINGS DR	ALVARADO	TX	76009-0000	724 CUMMINGS DR	
R000026468	PEREZ JORGE BAUTISTA ETUX ROCIO DURAN MARTINEZ	726 N CUMMINGS DR	ALVARADO	TX	76009-0000	726 CUMMINGS DR	
R000026414	L2 LAND & LIVESTOCK LLC	PO BOX 1910	EULESS	TX	76039-0000	209 JESSUP ST	
R000026415	PARKER WALTER	207 JESSUP	ALVARADO	TX	76009-0000	207 JESSUP ST	
R000026539	DS BROWN INVESTMENTS LLC	4101 VISTAVIEW CT	ARLINGTON	TX	76016-6404	806 CUMMINGS DR	
R000026536	CASTILLO THOMAS	800 N CUMMINGS	ALVARADO	TX	76009	800 CUMMINGS DR	
R000008221	GIBBONS LLOYD J	P O BOX 1065	ALVARADO	TX	76009-1065	405 CUMMINGS DR	
R000006605	TOCHAL INVESTMENT PROPERTIES LLC	6255 WOODLAND DR	DALLAS	TX	75225-0000	600 PARKWAY DR	
R000026538	GPM ALTX001 LLC	30 N LA SALLE ST STE 4140	CHICAGO	IL	60602-2900	311 HWY 67	
R000008259	TOCHAL INVESTMENT PROPERTIES LLC	6255 WOODLAND DR	DALLAS	TX	75225-0000	600 PARKWAY DR	
R000093563	E-Z MART STORES INC	2015 GALLERIA OAKS	TEXARKANA	TX	75503	723 CUMMINGS DR	
R000093561	E-Z MART STORES INC	2015 GALLERIA OAKS	TEXARKANA	TX	75503-0000	723 CUMMINGS DR	
R000066983	TOCHAL INVESTMENT PROPERTIES LLC	6255 WOODLAND DR	DALLAS	TX	75225-0000	600 PARKWAY DR	
R000064973	CANADA RODOLFO	6937 YORKSTON ST	WATAUGA	TX	76148-0000	402 PARKWAY DR	
R000008229	MOORE AUDRA LEANNA &	5555 HOPPER RD	BURLESON	TX	76028-2845	725 CUMMINGS DR	
R000008226	MOORE AUDRA LEANNA &	5555 HOPPER RD	BURLESON	TX	76028-2845	725 CUMMINGS DR	
R000008225	MOORE AUDRA LEANNA &	5555 HOPPER RD	BURLESON	TX	76028-2845	723 CUMMINGS DR	



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

May 26, 2026

Dear Property Owner,

The City of Alvarado has received the request made by David Ferrette with Powell Family Group on behalf of E-Z Mart Stores, Inc. for approval of a zoning change from Agricultural (A) District to Neighborhood Mixed Use (NMU) District on approximately 20.8188 acres known as land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dixon Survey, A-214, all approximately addressed at 723 N. Cummings Drive.

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 18th day of June 2026, 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 20th day of July 2026, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

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". The signature is written in a cursive style.

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

May 26, 2026

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by David Ferrette with Powell Family Group on behalf of E-Z Mart Stores, Inc. for approval of a zoning change from Agricultural (A) District to Neighborhood Mixed Use (NMU) District on approximately 20.8188 acres known as land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dixon Survey, A-214, all approximately addressed at 723 N. Cummings Drive. Although the NMU District allows multi-family uses, the developer indicates his intent is to develop commercial and assisted living with memory care uses.

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This notice is provided in accordance with Section 211.007(c-1) of the Texas Local Government Code. 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 at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado



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

May 26, 2025

E-Z Mart Stores Inc.
Attn: Steve Launis, Yates Group
2015 Galleria Oaks
Texarkana, TX 75503

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Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado



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

May 26, 2025

Powell Family Group
Attn: David Ferrette
7324 Brecourt Manor Way
Austin, TX 78739

The City of Alvarado has received your request for approval of a zoning change from Agricultural (A) District to Neighborhood Mixed Use (NMU) District on approximately 20.8188 acres known as land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dixon Survey, A-214, all approximately addressed at 723 N. Cummings Drive.

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Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado

Location Map



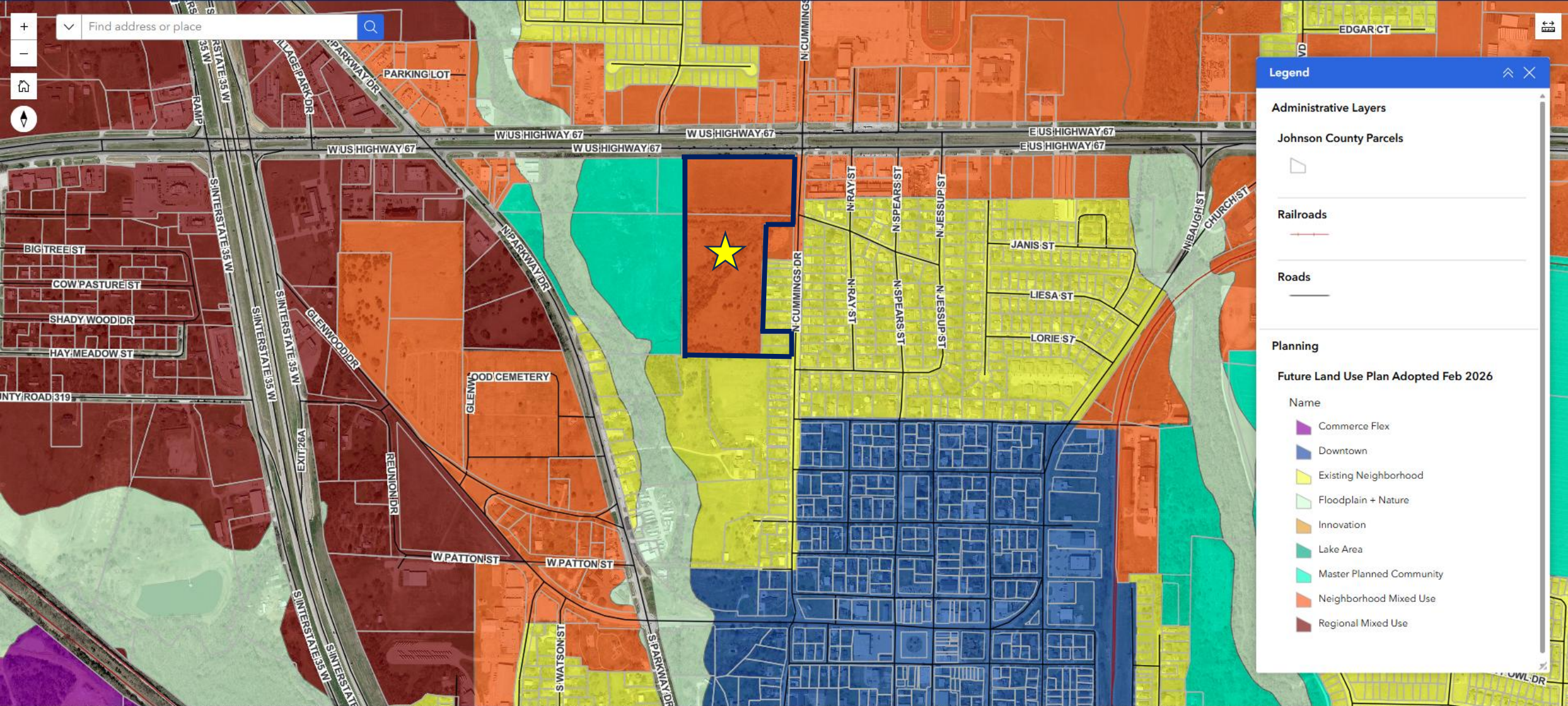
Future Land Use Plan Map



All In One Interactive Map

Map Layers Legend Print Basemap ... Bookmark Select

Find address or place



Legend

Administrative Layers

Johnson County Parcels

Railroads

Roads

Planning

Future Land Use Plan Adopted Feb 2026

Name

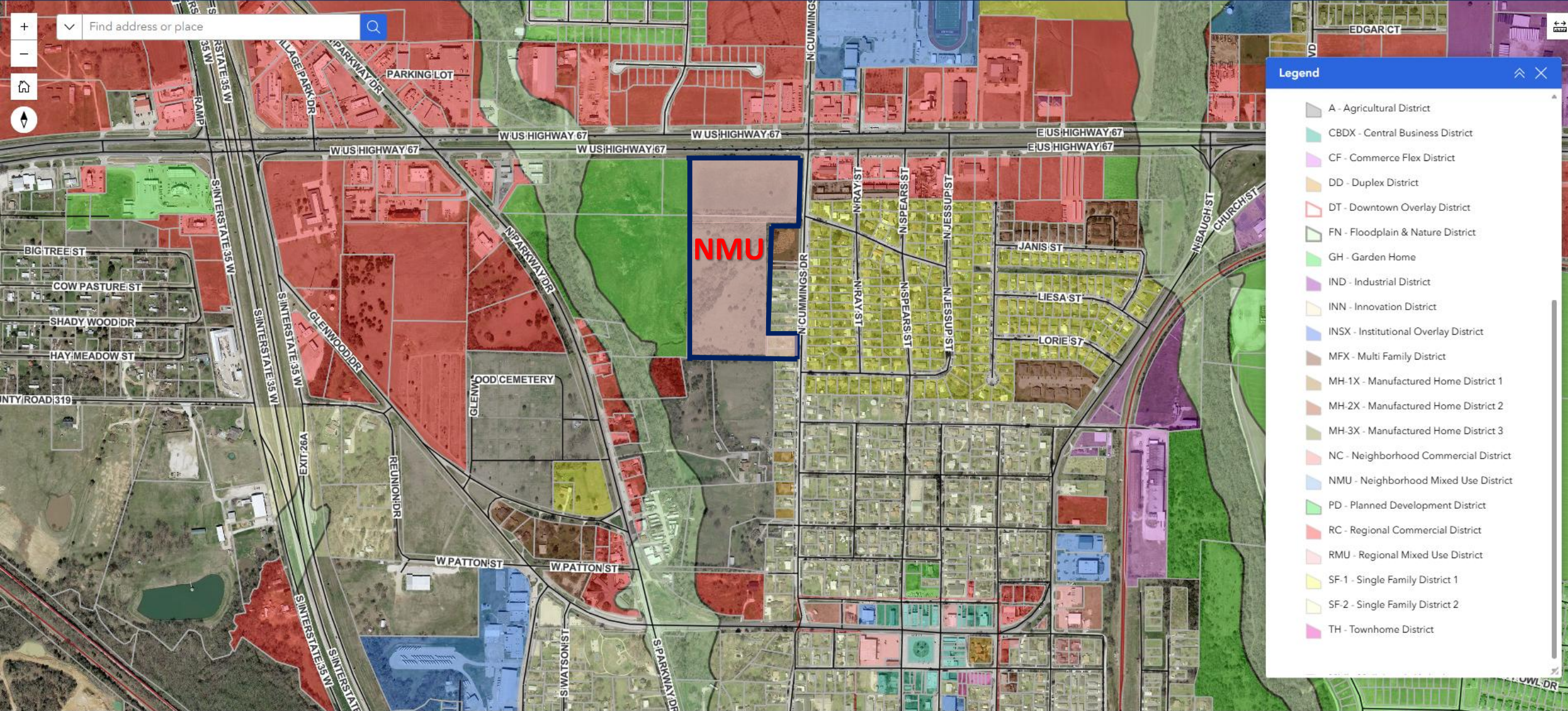
- Commerce Flex
- Downtown
- Existing Neighborhood
- Floodplain + Nature
- Innovation
- Lake Area
- Master Planned Community
- Neighborhood Mixed Use
- Regional Mixed Use

Proposed Zoning Map Amendment



All In One Interactive Map

- Map Layers
- Legend
- Print
- Basemap ...
- Bookmark
- Select



Legend

- A - Agricultural District
- CBDX - Central Business District
- CF - Commerce Flex District
- DD - Duplex District
- DT - Downtown Overlay District
- FN - Floodplain & Nature District
- GH - Garden Home
- IND - Industrial District
- INN - Innovation District
- INSX - Institutional Overlay District
- MFX - Multi Family District
- MH-1X - Manufactured Home District 1
- MH-2X - Manufactured Home District 2
- MH-3X - Manufactured Home District 3
- NC - Neighborhood Commercial District
- NMU - Neighborhood Mixed Use District
- PD - Planned Development District
- RC - Regional Commercial District
- RMU - Regional Mixed Use District
- SF-1 - Single Family District 1
- SF-2 - Single Family District 2
- TH - Townhome District

Esri, Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NAASA, PA, NPS, US Census Bureau, USDA, USEWS | User should include a credit reference to NCTCOG in any publications or products that make use of the data. Powered by Esri

VISION: CHARACTER FRAMEWORK

Future Land Use Plan (FLUP)

Neighborhood Mixed-use

CHARACTER VISION

Neighborhood Mixed-use areas provide everyday destinations close to home. These areas balance activity and convenience with compatibility, functioning as transition zones between traditional residential neighborhoods and small-scale commercial and mixed-use.

DESIGN + PLACE PRINCIPLES

- Maintain a maximum building height of two stories, with three stories possible at key intersections and where compatible with adjacent uses
- Support family-oriented amenities and entertainment, including residential, restaurant, and shopping destinations
- Function as transition spaces between major corridors or commercial uses and surrounding residential areas
- Incorporate needed service businesses and retail that serve nearby neighborhoods
- Emphasize walkability, human-scale design, and neighborhood access/connectivity
- Manage traffic, noise, light, access, etc. to protect adjacent residential areas

ROLE IN ALVARADO

Neighborhood Mixed-use areas provide needed businesses and housing that support daily life, while buffering traditional residential neighborhoods from more intense development or major corridors.



ORDINANCE NO. 2026-____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT TO GENERAL NEIGHBORHOOD MIXED USE (NMU) DISTRICT, ON LAND IN THE I. GLAZE SURVEY, A-313, THE J.M. ROSS SURVEY, A-737, AND THE J.D. DISON SURVEY, A-214, BEING APPROXIMATELY 20.8188 ACRES APPROXIMATELY ADDRESSED AT 723 N. CUMMINGS DRIVE, 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 Neighborhood Mixed Use 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 the tract 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 20th day of July, 2026 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Bobbie Jo Taylor, City Secretary

By: _____
Jacob Wheat, Mayor

Exhibit "A"

E HENDERSON STREET
(US Highway 67 - a 220' public right-of-way)

Point of Beginning
3/8" steel rod found

Symbol Legend	
<i>(Some may not exist on site)</i>	
⊠	Telecom Access
⊙	Telecom Manhole
⊕	Telecom Marker
⊚	Telecom Pedestal
⊞	Electric Cabinet
⊗	Electric Manhole
⊘	Electric Marker
⊙	Electric Service
⊚	Light Pole/Post
⊞	Electric Cabinet
⊕	Gas Marker
⊗	Gas Meter/Service
⊘	Gas Test Station
⊙	Gas Manhole
⊞	Water Vault
⊕	Fire Hydrant
⊚	Water Valve
⊘	Water Meter
⊞	Water Manhole
⊗	Fire Dept. Connect
⊘	Sanitary Manhole
⊙	Clearout
⊚	Sanitary Marker
⊞	Storm Manhole
⊕	Drop Inlet
⊗	Grate Inlet
⊘	Grate Inlet
⊙	Traffic/Parking Sign
⊚	Traffic Control
—○—○—	Overhead Utility Line & Pole
—x—x—	Center of Fence
●	Steel rod found/capped (SRF/CSRF)
○	1/2" MILLER 5665" steel rod set (CSRS)
×	Cross in concrete found/set (CF/CS)



LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the Ira Glaze Survey, Abstract No. 313, the John M. Ross Survey, Abstract No. 737, and the John Dixon Survey, Abstract No. 214, and situated in the City of Alvarado, Johnson County, Texas, said tract being all of the same tract of land described in the deed to E-Z Mart Stores, Inc. recorded as Instrument No. 2013-18573 and also including the same tract of land described in the deed to E-Z Mart Stores, Inc. recorded as Instrument No. 2013-28404 of the Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 3/8 inch capped steel rod found for the northeast corner of said E-Z Mart tract (2013-18573), said rod being the intersection of the southerly right-of-way line of E Henderson Street (US Hwy 67) and the westerly right-of-way line of N Cummings Drive;

Thence South 01 degrees 02 minutes 18 seconds West with the easterly boundary line boundary line of said E-Z Mart tract (2013-18573) and with said westerly right-of-way line a distance of 479.86 feet to a 1/2 inch capped steel rod found for the most easterly southeast corner of said E-Z Mart tract (2013-18573);

Thence South 88 degrees 57 minutes 33 seconds West with the southerly boundary line of said E-Z Mart tract (2013-18573) a distance of 211.41 feet to a 1/2 inch capped steel rod found for an angle point therein;

Thence South 00 degrees 45 minutes 56 seconds West with the easterly boundary line of said E-Z Mart tract (2013-18573) a distance of 762.11 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the northwest corner of said E-Z Mart tract (2013-28404);

Thence South 89 degrees 51 minutes 06 seconds East with the northerly boundary line of said E-Z Mart tract (2013-28404) a distance of 208.80 feet to a 1/2 inch steel rod found for the northwest corner thereof, said rod being in said westerly right-of-way line;

Thence South 00 degrees 48 minutes 28 seconds West with the easterly boundary line of said E-Z Mart tract (2013-28404) and with said westerly right-of-way line a distance of 80.09 feet to a 1/2 inch steel rod found for an angle point therein;

Thence South 00 degrees 14 minutes 29 seconds East continuing with said easterly boundary line and said westerly right-of-way line a distance of 80.72 feet to a 1/2 inch steel rod found for the southeast corner of said E-Z Mart tract (2013-28404);

Thence North 89 degrees 37 minutes 51 seconds West with the southerly boundary line of said E-Z Mart tract (2013-28404) a distance of 210.15 feet to a 1/2 inch steel rod found for the most southerly southeast corner of said E-Z Mart tract (2013-18573);

Thence North 88 degrees 58 minutes 26 seconds West with the southerly boundary line of said E-Z Mart tract (2013-18573) a distance of 549.64 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the southwest corner thereof;

Thence North 00 degrees 17 minutes 27 seconds East with the westerly boundary line of said E-Z Mart tract (2013-18573) a distance of 1377.64 feet to a 1/2 inch capped steel rod found for the northwest corner thereof, said rod being in said southerly right-of-way line;

Thence North 88 degrees 39 minutes 21 seconds East with the northerly boundary line of said E-Z Mart tract (2013-18573) and with said southerly right-of-way line a distance of 775.17 feet to the **point of beginning** and containing 20.8188 acres of land, more or less.

SURVEYOR'S STATEMENTS:

- There was no observed evidence of recent earth moving work, building construction, or building additions within the bounds of the Surveyed Tract.
- There are no marked parking spaces within the bounds of the Surveyed Tract.
- There was no observed evidence of recent street or sidewalk construction or repairs, nor changes in street right-of-way lines within or adjacent to the Surveyed Tract.
- There was no observed evidence of wetland markings within the bounds of the Surveyed Tract.
- There was no observed evidence of a solid waste dump, sump, or sanitary landfill within the bounds of the Surveyed Tract.
- Based on scaling the Surveyed Tract onto the current published FEMA Flood Rate Map No. 48113C0330J, Effective 8/23/2001, said tract lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of the Surveyed Tract.
- The Surveyed Tract adjoins and has vehicular access to and from W Northwest both public rights-of-way.

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, certify that: a) This document serves as my graphic representation of a land survey of the 20.8188 acre tract shown and described hereon ("Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on April 13, 2026; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; and d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated.

Date of Certification: April 22, 2026





Planning and Zoning Management Report

Meeting Date: 6/18/2026

Contact:

AGENDA ITEM:

Public hearing, consideration, and action on Ordinance 2026-____, an ordinance amending the Future Land Use Plan map in the Comprehensive Plan for the City of Alvarado.

BACKGROUND & FINDINGS:

On March 16, 2026, City Council adopted the City's new Comprehensive Plan with the Future Land Use Plan (FLUP) map designating properties at the intersection of US Hwy 67 and CR 810 North to the Neighborhood Mixed Use land use category. A developer that intends to purchase property in the northwest corner of this intersection, requests the City consider a FLUP map amendment changing the the land use category at this intersection to Regional Mixed Use.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Consider a FLUP map amendment for any number of corner properties at the intersection of US Hwy 67 and CR 810 North or none at all.

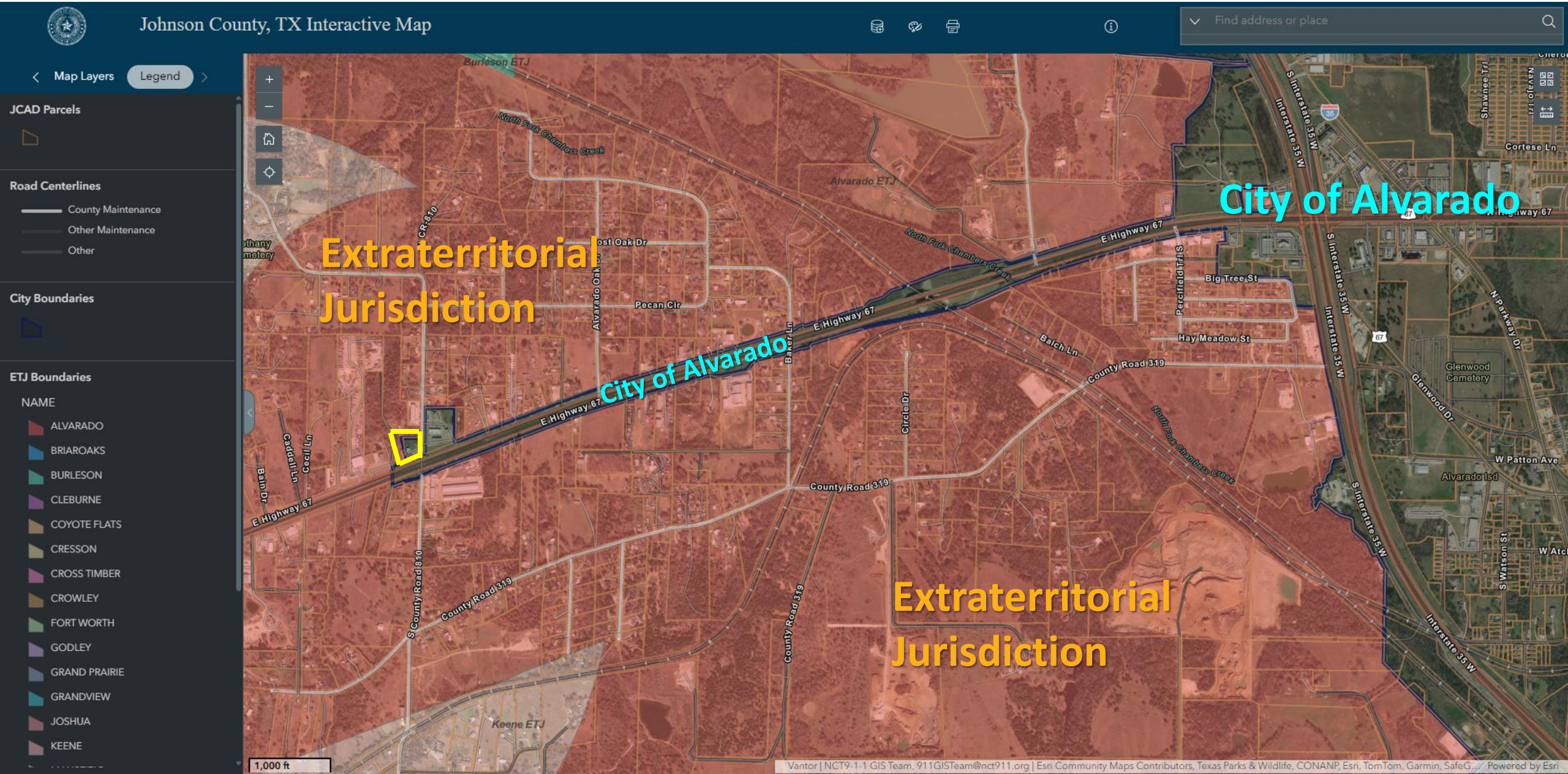
MANAGEMENT REVIEW:

Paul DeBuff, City Manager

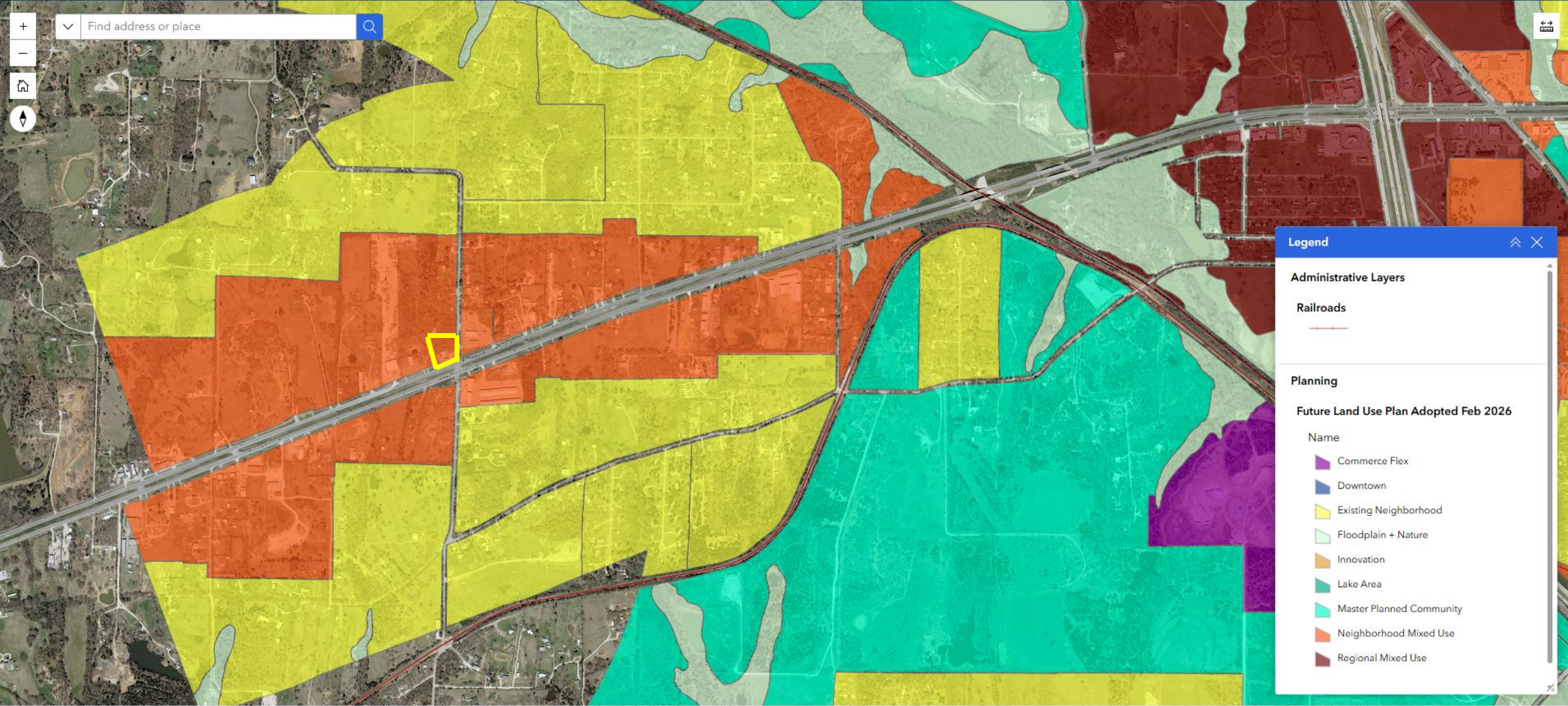
ATTACHMENTS:

1. FLUP Map Amendment Options

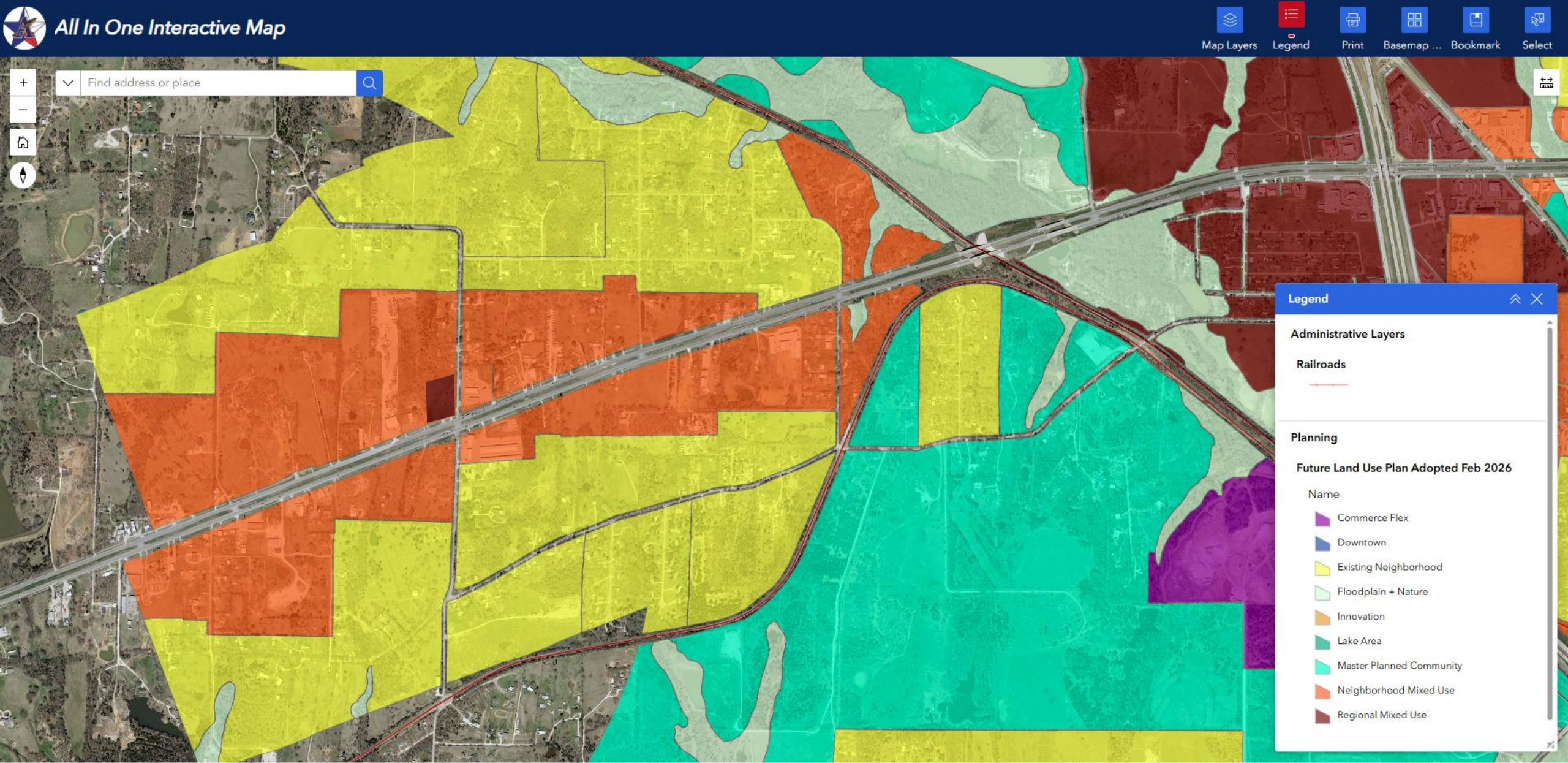
Location Map



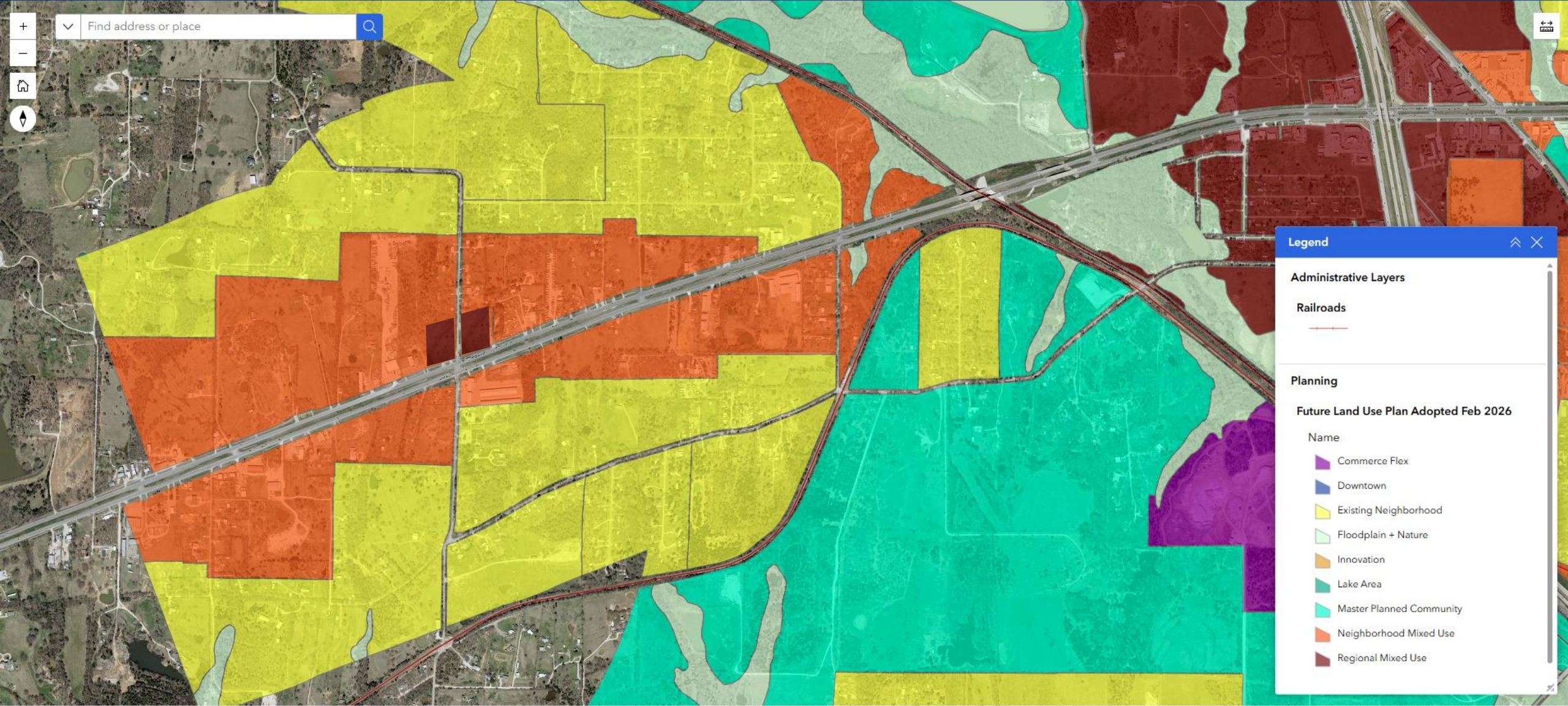
Today's Future Land Use Plan Map



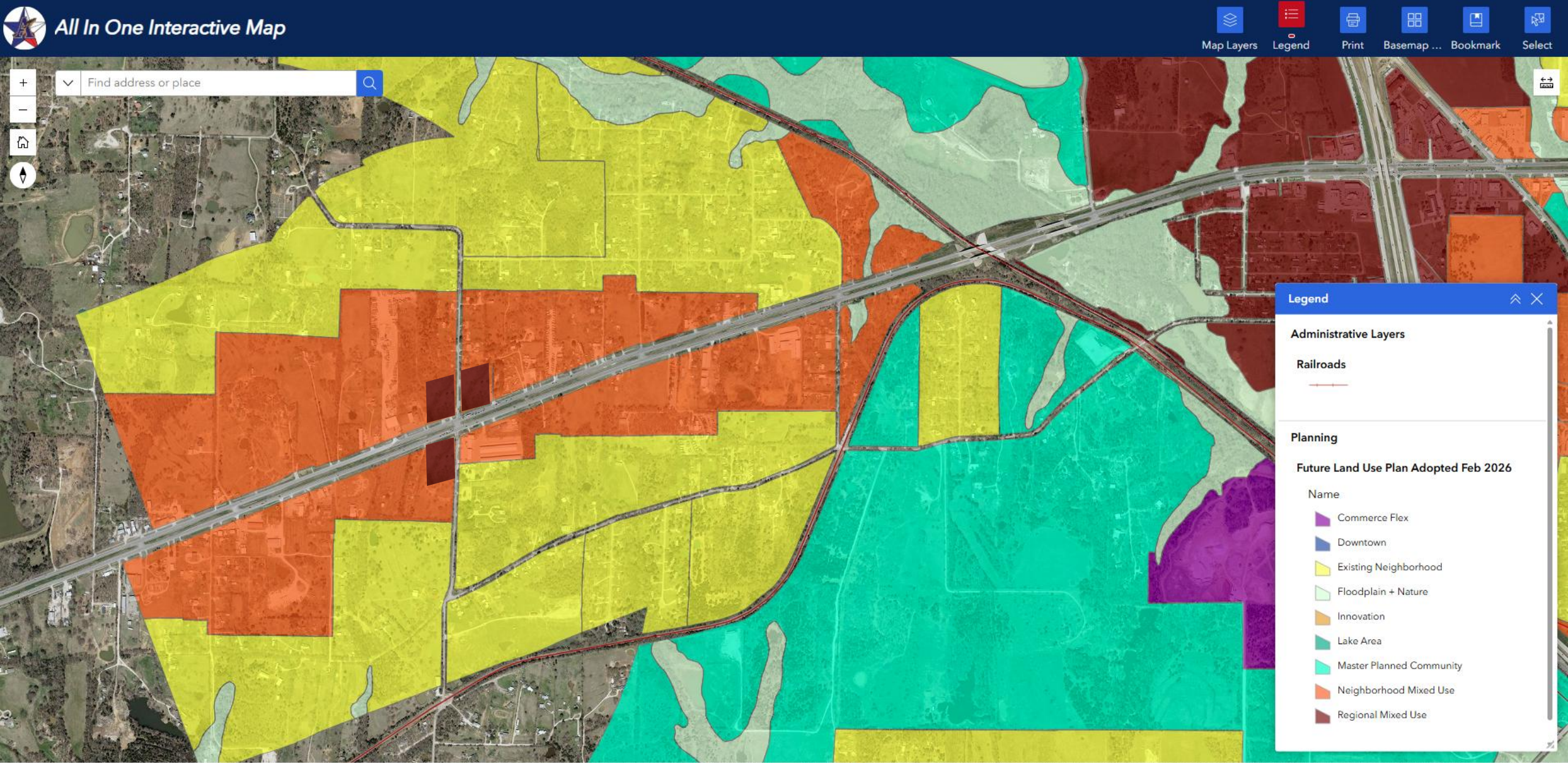
Option #1



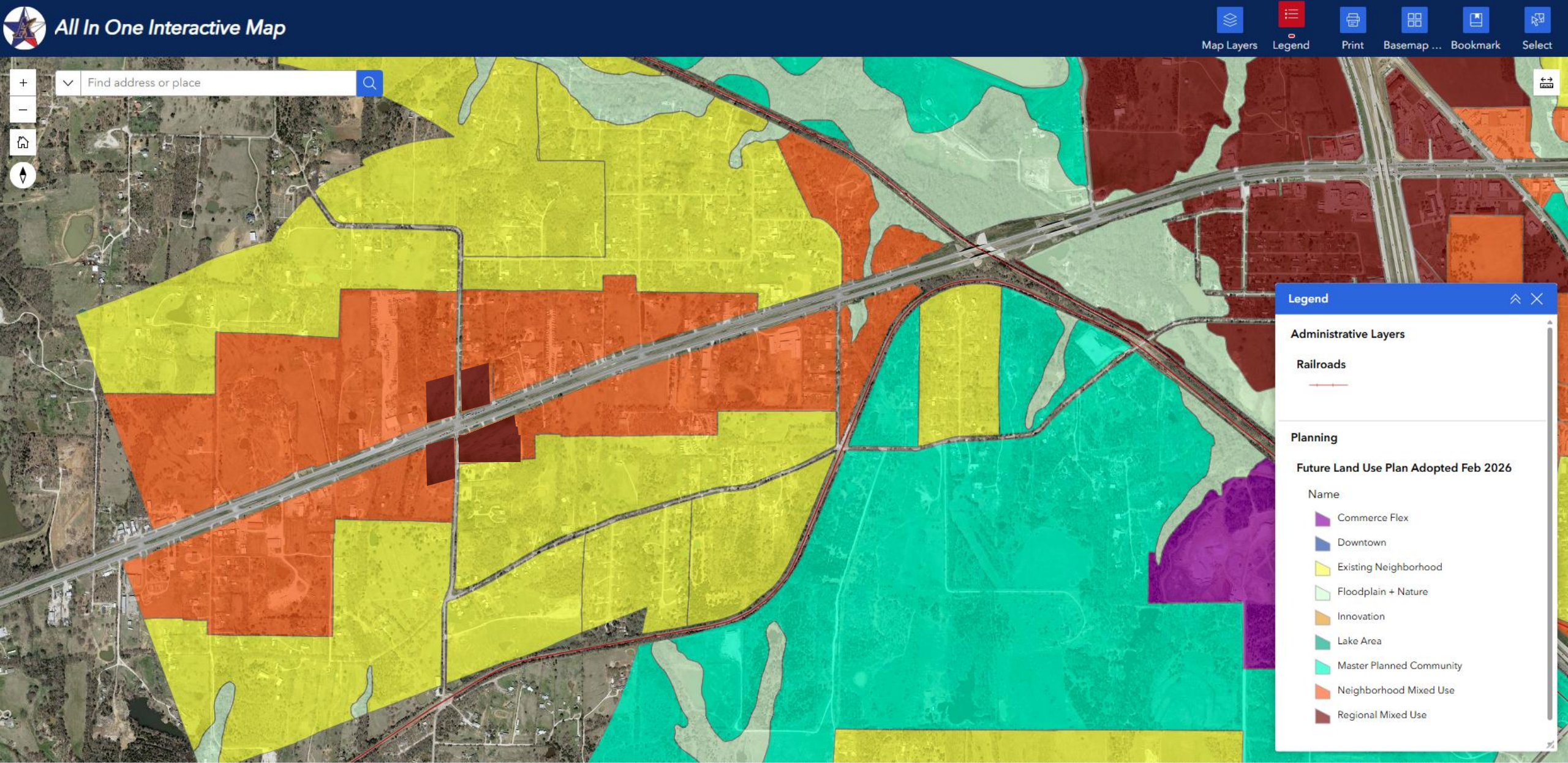
Option #2

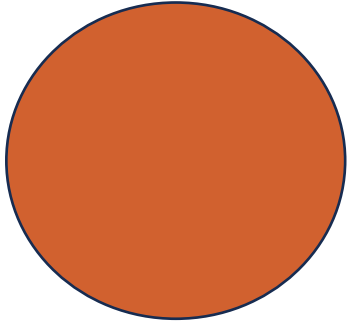


Option #3



Option #4





VISION: CHARACTER FRAMEWORK

Future Land Use Plan (FLUP)

Neighborhood Mixed-use

CHARACTER VISION

Neighborhood Mixed-use areas provide everyday destinations close to home. These areas balance activity and convenience with compatibility, functioning as transition zones between traditional residential neighborhoods and small-scale commercial and mixed-use.

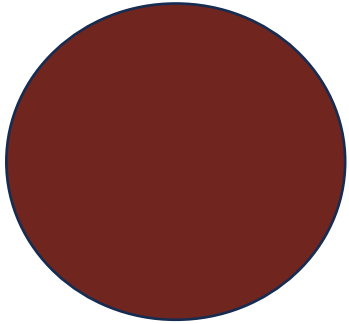
DESIGN + PLACE PRINCIPLES

- Maintain a maximum building height of two stories, with three stories possible at key intersections and where compatible with adjacent uses
- Support family-oriented amenities and entertainment, including residential, restaurant, and shopping destinations
- Function as transition spaces between major corridors or commercial uses and surrounding residential areas
- Incorporate needed service businesses and retail that serve nearby neighborhoods
- Emphasize walkability, human-scale design, and neighborhood access/connectivity
- Manage traffic, noise, light, access, etc. to protect adjacent residential areas

ROLE IN ALVARADO

Neighborhood Mixed-use areas provide needed businesses and housing that support daily life, while buffering traditional residential neighborhoods from more intense development or major corridors.





VISION: CHARACTER FRAMEWORK

Future Land Use Plan (FLUP)

Regional Mixed-Use

CHARACTER VISION

Regional Mixed-use areas serve as Alvarado's regional-facing gateways and hubs of activity. These areas accommodate higher-intensity development that benefits from visibility and access, while creating recognizable destinations.

DESIGN + PLACE PRINCIPLES

- Maintain a maximum building height of five stories due to Fire Department equipment constraints
- Support highway-oriented commercial, residential, and hospitality uses along US-67 and IH-35W
- Encourage developments, destinations, and employment centers with regional draw
- Balance highway access with internal connectivity and walkability
- Establish cohesive site design and strong arrival experiences
- Manage transitions to adjacent land uses and corridors

ROLE IN ALVARADO

Regional Mixed-use areas position Alvarado within the broader region, attracting investment while supporting long-term growth objectives.

