



**ALVARADO PLANNING AND ZONING AGENDA
REGULAR - JULY 16, 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 6/18/2026 Regular Planning and Zoning Commission Meeting.

NEW BUSINESS

2. Nominations and election of P&Z Chair.
3. Nominations and election of P&Z Vice Chair.
4. Public hearing, consideration and action on Ordinance 2026-_____ the application of Shantam Pande on behalf of Troy and Lisa Thompson for approval of a specific use permit in the Regional Commercial (RC) District for tobacco sales use on 1.1 acres known as Tract 24 of the J. M. Ross Survey, A-24, addressed at 400 E. Hwy 67. (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

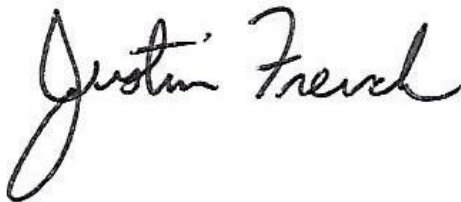
COMMISSIONER COMMENTS

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 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 July 8, 2026, and remained so posted continuously for at least the three business days immediately 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.

A quorum of the Alvarado City Council, Alvarado Economic Development Corporation, Alvarado Board of Adjustment, Alvarado Parks and Recreation Advisory Board, Alvarado Library Advisory Board, or Alvarado Animal Control Advisory Board may be present at this Alvarado City Council meeting. While members of these boards may attend and participate in discussion, no action will be taken by any board listed above.



Planning and Zoning Management Report

Meeting Date: 7/16/2026

Contact:

AGENDA ITEM:

Public hearing, consideration and action on Ordinance 2026-_____ the application of Shantam Pande on behalf of Troy and Lisa Thompson for approval of a specific use permit in the Regional Commercial (RC) District for tobacco sales use on 1.1 acres known as Tract 24 of the J. M. Ross Survey, A-24, addressed at 400 E. Hwy 67. (French)

BACKGROUND & FINDINGS:

The subject site is developed with a vacant commercial building that was last occupied by a vape shop without tobacco sales. A new business owner requests to open a new vape shop with tobacco sales, which requires City Council approval of a specific use permit in the Regional Commercial District.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

The requested SUP is not inconsistent with the City's Comprehensive Plan, where the Future Land Use Plan map designates the subject site to the Regional Mixed Use land use category.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. SUP App Tobacco Sales
2. Location Map 6.22.2026
3. Notification Map 6.22.2026
4. Notification List
5. PH Notice to Property Owner within 200 feet
6. PH Notice to Owner

7. PH Notice to Applicant
8. SUP Ordinance - Tobacco Sales

CITY OF ALVARADO

APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 06/15/2026 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Shantam Pande PH: (757) 637-8940

MAILING ADDRESS: 7066 Buffalo Cross Trl, Fort Worth, TX 76120

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

circle one

NAME OF OWNER: Troy & Lisa Thompson PH: (817) 296-8344

MAILING ADDRESS: 6004 County Rd 316, Alvarado, TX 76009

STREET ADDRESS OF PROPERTY: 955 US-67, Alvarado, TX, 76009 ACREAGE: 1400 SqFt

LEGAL DESCRIPTION: _____

PRESENT ZONE OF PROPERTY: N/A PRESENT USE: N/A

REASON FOR NEEDING A SPECIFIC USE PERMIT: Tobacco and Vape Shop

USAGE OF ADJACENT PROPERTY NORTH: Eagle Auto Parts

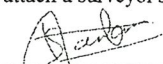
SOUTH: Empty Lot

EAST: Alvarado Car Wash

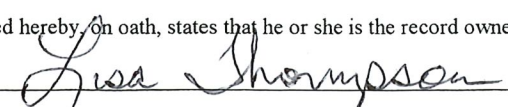
WEST: Alvarado Express Lube

PLEASE ATTACH REQUIRED SITE PLAN FOR APPLICATION CONSIDERATION.

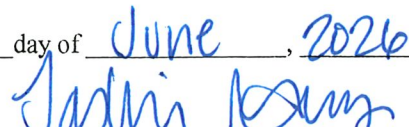
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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.

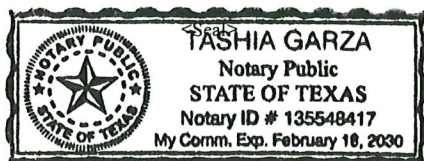
OWNER: 

SWORN TO AND SUBSCRIBED before me this 19 day of June, 2026, by the person whose signature appears directly above.



Notary Public in and for The State of Texas.

My Commission expires 2/18/2030

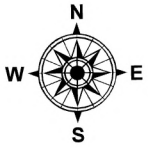




Location Map

Legend

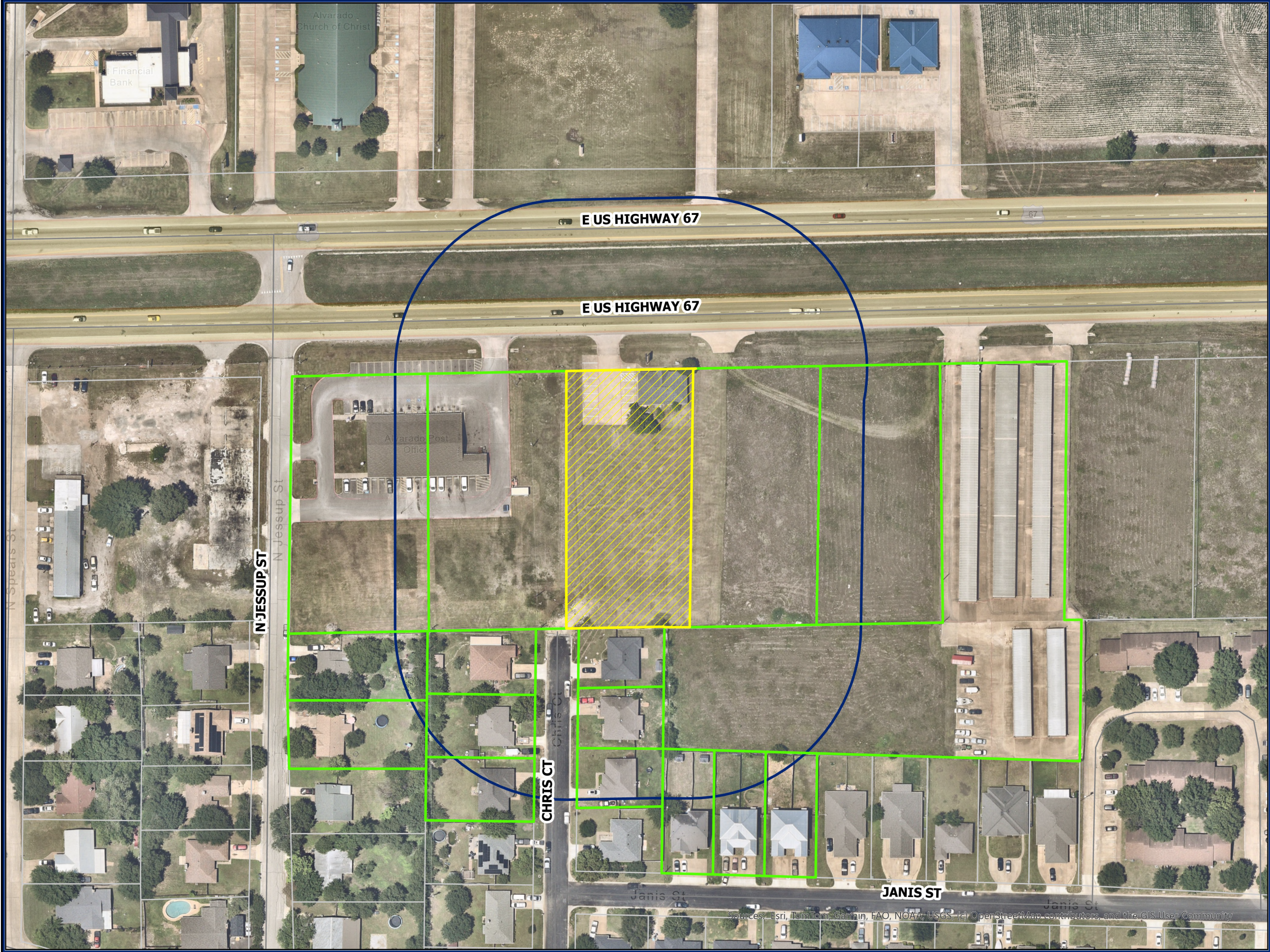
- Roads
-  Subject Property



0 75 150 Feet

6/22/2026

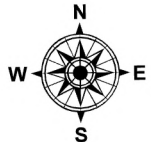
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



**Notification
Map**

Legend

- Roads
-  Subject Property
-  200 FT Buffer
-  Notifications



0 75 150
Feet

6/22/2026

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

PROP ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address Num	Situs Street Name
R000027119	MANN JONATHAN D	131 CHRIS CT	ALVARADO	TX	760090000	131	CHRIS CT
R000026440	PREFERRED RENTALS LLC	6701 FM 2415	ALVARADO	TX	760090000	134	JESSUP ST
R000026441	SANCHEZ OLGA	136 N JESSUP	ALVARADO	TX	760090000	136	JESSUP ST
R000027112	ROCK SOLID INVESTMENTS LLC	752 N MAIN ST NO 1956	MANSFIELD	TX	76063	136	CHRIS CT
R000027111	BORCHARDT EMILY J ET VIR ANTHONY L	134 CHRIS CT	ALVARADO	TX	760090000	134	CHRIS CT
R000027110	COX KEVIN & MARY ANNETTE	1134 MISTY OAK LN	KELLER	TX	76248	132	CHRIS CT
R000071583	CLOSE KEVIN E	7308 TALL RD	ALVARADO	TX	760090000	107	JANIS ST
R000071582	CLOSE KEVIN E	7308 TALL RD	ALVARADO	TX	760090000	105	JANIS ST
R000027113	RESENDIZ ENRIQUE & ROSA	3724 HIGHLAND WOODS WAY	MIDLOTHIAN	TX	76065	103	JANIS ST
R000027121	GUEL ROBERT	135 CHRIS	ALVARADO	TX	760090000	135	CHRIS CT
R000027120	SANDLIN ROBERT & JOANN SANDLIN TRUST	7233 ALLIANCE CT	SAN DIEGO	CA	92119	133	CHRIS CT
R000017556	FRAETER ANTJE & FLORIAN FRAETER	3200 N OCEAN BLVD UNIT 2204	FORT LAUDERDALE	FL	333080000	300	HWY 67
R000017557	CFRE HOLDINGS LLC	10525 FM 916	GRANDVIEW	TX	760500000	400	HWY 67
R000017561	TORREZ & SONS REAL ESTATE LLC	PO BOX 961	WAXAHACHIE	TX	751680000	450	HWY 67
R000017559	ALVARADO MINI STORAGE LP	P O BOX 1610	ALVARADO	TX	760090000	600	HWY 67
R000071578	ALVARADO MINI STORAGE LP	PO BOX 1610	ALVARADO	TX	760090000	600	HWY 67
R000026442	FRAETER ANTJE & FLORIAN	3200 N OCEAN BLVD UNIT 2204	FORT LAUDERDALE	FL	333080000	300	HWY 67



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

June 22, 2026

Dear Property Owner,

The City of Alvarado has received the request made by Shantam Pande on behalf of Troy and Lisa Thompson for approval of a specific use permit in the Regional Commercial (RC) District for tobacco sales use on 1.1 acres known as Tract 24 of the J. M. Ross Survey, A-24, addressed at 400 E. Hwy 67.

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 16th day of July 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 17th day of August 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 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

June 22, 2026

Troy and Lisa Thompson
6004 CR 316
Alvarado, TX 76009
817.296.8344

The City of Alvarado has received your request for approval of a specific use permit in the Regional Commercial (RC) District for tobacco sales use on 1.1 acres known as Tract 24 of the J. M. Ross Survey, A-24, addressed at 400 E. Hwy 67.

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

June 22, 2026

Shantam Pande
7066 Buffalo Cross Trail
Fort Worth, TX 76120
757.637.8940

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Sincerely,

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, APPROVING A SPECIFIC USE PERMIT ON TRACT 24 OF THE J. M. ROSS SURVEY, A-24, ALSO KNOWN AS 400 E. HWY 67, ALVARADO, JOHNSON COUNTY, TEXAS, BY AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO ALLOW TOBACCO SALES USE IN A REGION COMMERCIAL (RC) DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY 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 10 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 15 days before such hearing; and

WHEREAS, public hearings to approve a Specific Use Permit 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 Specific Use Permit; and

WHEREAS, The City Council is of the opinion that the Specific Use Permit 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, THAT:

SECTION 1.

That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended by approving a Special Use Permit on Tract 24 of the J. M. Ross Survey, A-24, also known as 400 E. Hwy 67, Alvarado, Johnson County, Texas, by authorizing the issuance of a Specific Use Permit to allow tobacco sales use in a Regional Commercial (RC) District.

SECTION 2.

The use of the property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "A", if any, and to all applicable regulations contained in the Comprehensive Zoning Ordinance, as amended, and all other applicable and pertinent ordinances of the City of Alvarado, Texas.

SECTION 3.

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 4.

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 5.

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 6.

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 in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Alvarado on this 17th day of August, 2026 by a vote of ____ in favor and ____ opposed.

CITY OF ALVARADO, TEXAS

ATTEST:

By: _____
Jacob Wheat, Mayor

By: _____
Bobbie Jo Taylor, City Secretary

“Exhibit A”

None