



**CITY OF ALVARADO
County of Johnson
State of Texas
5/14/2026
Planning and Zoning Regular Meeting Minutes**

CALL TO ORDER

Roll Call

The meeting of the Planning and Zoning Commission was called to order at 6:30 p.m.

Roll Call:

Place 1 Kelly Richardson - Present

Place 2 Barbara Fuller - Absent

Place 3 Vacant

Place 4 Ryan Banister - Present

Place 5 Lisa Deese - Absent

Alternate 1 Coleman Reed - Absent

Alternate 2 David Garay - Present

City personnel present:

Justin French, Community Development Director

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.

Ryan Banister motioned to approve the consent agenda. David Garay seconded the motion. Vote: 3-0-0 Motion Carried.

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)

Ryan Banister motioned to approve 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. David Garay seconded the motion. Vote: 3-0-0 Motion Carried.

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

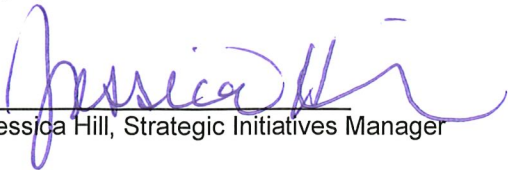
Kelly Richardson adjourned the regular meeting at 7:32 p.m.

Passed and approved this 18th day of June, 2026.

Barbara Fuller
Acting Chairman

Attest:

Planning and Zoning Regular
May 14, 2026



Jessica Hill, Strategic Initiatives Manager