



**ALVARADO PLANNING AND ZONING AGENDA
REGULAR - AUGUST 13, 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 and 7/16/2026 Regular Planning and Zoning Commission Meetings.

NEW BUSINESS

2. Nominations and election of P&Z Chairperson.
3. Nominations and election of P&Z Vice Chairperson.
4. Presentation and discussion of Open Meetings Act and Public Information Act.
5. Public hearing, consideration, and action on an ordinance for 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 1.15 acres known as Lot 1, Block 1 of the L & T Thompson Addition, addressed at 955 W. Hwy 67.
6. Public hearing, consideration, and action on an ordinance amending Section 42-9, "Rules of Construction and Definitions," of Article I, "Applicability of Ordinance;" Section 42-22, "SF-2 Single Family Residential District," Section 42-30, "RC Regional Commercial District," Section 42-32, "IND Industrial District," and Section 42-36, "FN Floodplain and Nature District," of Article II, "Districts and Land Uses;" and Section 42-45, "Additional Regulations for Special Uses;" of Article III, "Special Uses," of Chapter 42, "Zoning," of The Code of Ordinances, City of Alvarado, Texas, by adding definitions and providing for regulations related to crematory, data center, food truck park, and solar farm uses.

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 August 8, 2026, and remained so posted continuously for at least the 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.

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: 8/13/2026

Contact:

AGENDA ITEM:

Consideration and action to approve Minutes from the 6/18/2026 and 7/16/2026 Regular Planning and Zoning Commission Meetings.

BACKGROUND & FINDINGS:

NA

FINANCIAL IMPACT:

NA

RECOMMENDATION:

Approve minutes as presented.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. June 18 minutes
2. 71626 P&Z Meeting minutes



**CITY OF ALVARADO
County of Johnson
State of Texas
6/18/2026
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. The following were present:

PRESENT:

Place 2 Barbara Fuller
Place 3 David Garay
Place 5 Lisa Deese
Alternate 1 Coleman Reed
Alternate 2 Betty Ann Neilan

ABSENT:

Place 1 Kelly Richardson - Absent
Place 4 Ryan Banister - Absent

OTHERS PRESENT:

Justin French, Community Development Director

Acting Chairman Barbara Fuller called the meeting to order at 6:30 p.m.

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.

None

CONSENT AGENDA

1. Consideration and action to approve Minutes from the 5/14/2026 Regular Planning and Zoning Commission Meeting.

Lisa Deese motioned to approve the consent agenda David Garay seconded the motion.

Vote 5-0-0

Motion Carried

2. Consideration and action to approve Minutes from the 6/15/2026 Regular Planning and

Zoning Commission Meeting.

Lisa Deese motioned to approve the consent agenda David Garay seconded the motion.

Vote 5-0-0

Motion Carried

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.

The public hearing opened at approximately 6:38 p.m.

Community Development Director Justin French stepped forward and gave a presentation.

The public hearing closed at 6:41 p.m.

David Garay moved to approve ordinance 2026- 0016. Coleman Reed seconded the motion.

Vote: 5-0-0 Motion passed unanimously

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.

A public Hearing opened at approximately 6:46 p.m.

The public hearing was closed at 7:04 p.m.

David Garay moved to approve ordinance 2026- 0017 . Lisa Deese seconded the motion.

Vote: 5-0-0

Motion passed unanimously

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.

None

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.

None

ADJOURNMENT

David Garay adjourned the regular meeting at 7:05 p.m.

Passed and approved this _____ day of _____, Attest:
2026

Acting Chairman

Jessica Hill, Strategic Initiatives Manager



**CITY OF ALVARADO
County of Johnson
State of Texas
7/16/2026
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.

Place 1 Kelly Richardson — Absent
Place 2 Barbara Fuller - Present
Place 3 David Garay - Present
Place 4 Ryan Banister - Absent
Place 5 Lisa Deese - Present
Alternate 1 - Coleman Reed - Present
Alternate 2 - Betty Ann Neilan - 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.

None

CONSENT AGENDA

1. Consideration and action to approve Minutes from the 6/18/2026 Regular Planning and Zoning Commission Meeting.

Barbara Fuller moved to approve the consent agenda. Coleman Reed seconded the motion.

Vote 5-0-0

Motion passes

NEW BUSINESS

2. Nominations and election of P&Z Chair.

Postponed to next meeting

3. Nominations and election of P&Z Vice Chair.

Postponed to next meeting.

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)

No public hearing held, no action considered

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.

None

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.

None

ADJOURNMENT

David Garay adjourned the regular meeting at 6:38 p.m.

Passed and Approved this _____ day of
_____, 2026

Attest:

Jessica Hill, Strategic Initiatives Manager

Acting Chairman



Planning and Zoning Management Report

Meeting Date: 8/13/2026

Contact:

AGENDA ITEM:

Public hearing, consideration, and action on an ordinance for 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 1.15 acres known as Lot 1, Block 1 of the L & T Thompson Addition, addressed at 955 W. Hwy 67.

BACKGROUND & FINDINGS:

The subject site is developed with a multi-tenant commercial building having a vacant tenant space that was last occupied by a tax preparation professional office (H&R Block). 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 Neighborhood Mixed Use land use category.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. SUP App Tobacco Sales
2. Location Map

3. Maps for SUP Tobacco Sales
4. Notifications
5. PH Notice to Property Owner within 200 feet
6. PH Notice to Owner
7. PH Notice to Applicant
8. Ordinance Draft SUP for 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

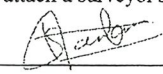
SOUTH: Empty Lot

EAST: Alvarado Car Wash

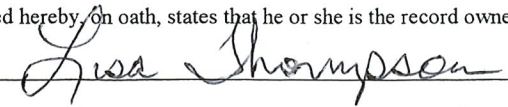
WEST: Alvarado Express Lube

PLEASE ATTACH REQUIRED SITE PLAN FOR APPLICATION CONSIDERATION.

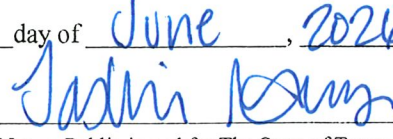
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

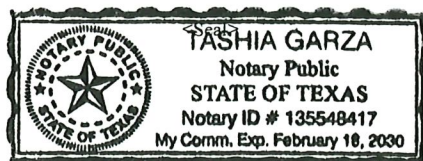
OWNER: 

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

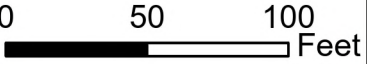
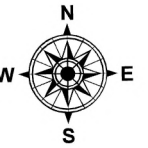




**Location
Map**

Legend

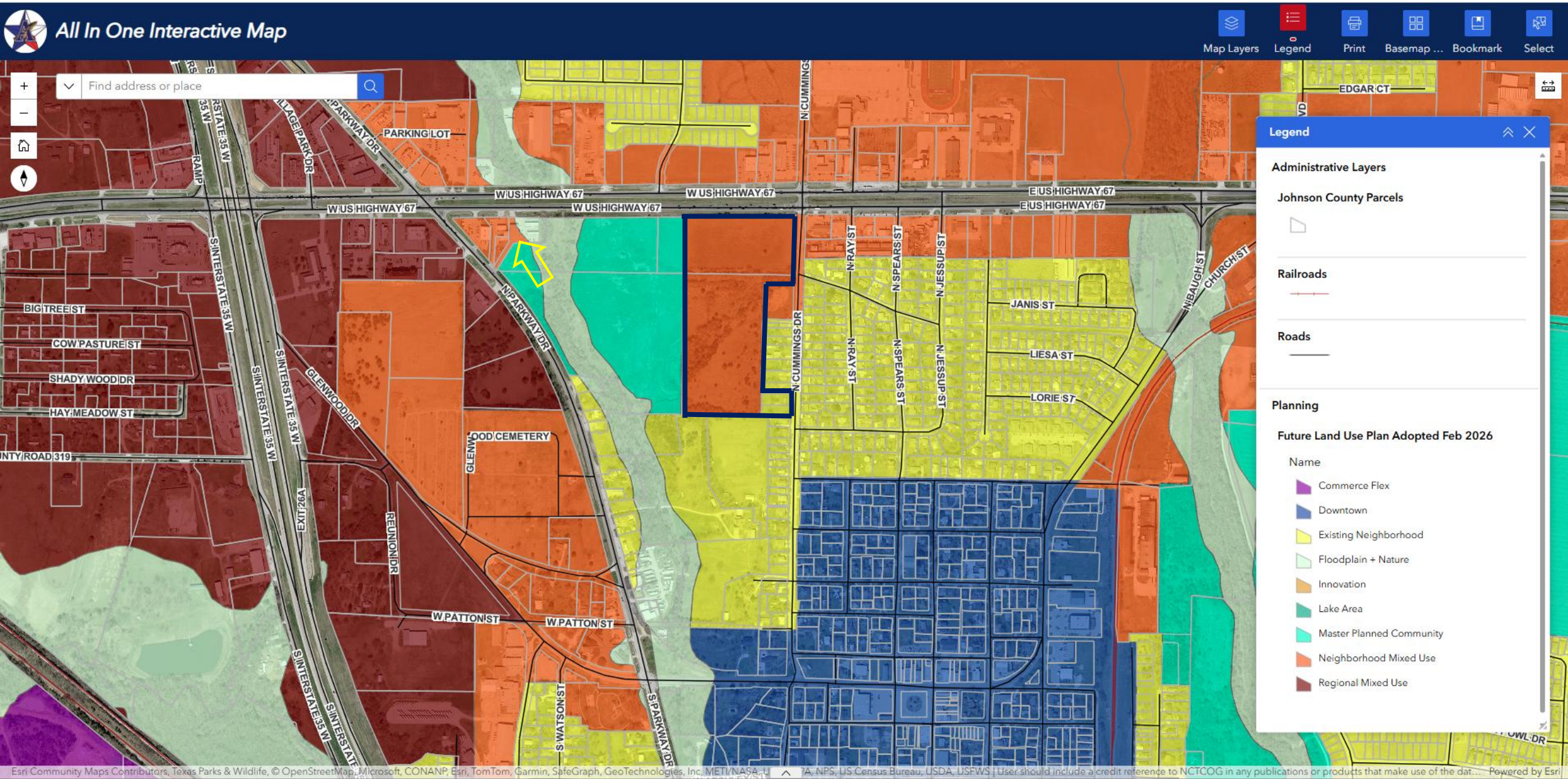
-  Subject Property
-  Roads
-  Johnson County Parcels



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

7/17/2026

Future Land Use Plan Map



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

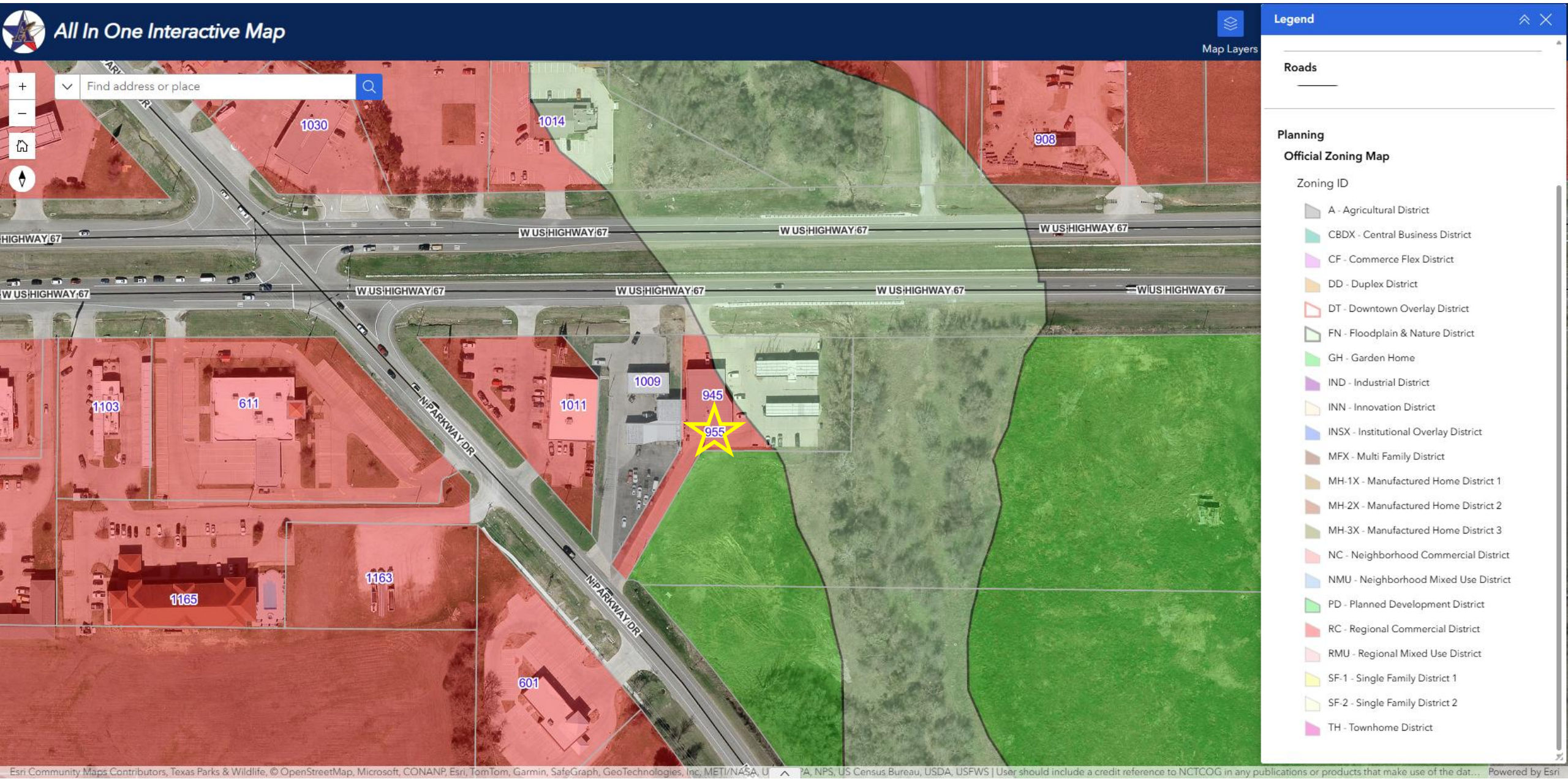
- Maintain a maximum building height of two stories, with three stories possible at key intersections and where compatible with adjacent uses
- Support family-oriented amenities and entertainment, including residential, restaurant, and shopping destinations
- Function as transition spaces between major 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.



Location Map



Prop ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Street Number	Situs Street Name	Situs City
126031301270	CITY OF ALVARADO	107 E COLLEGE AVE	ALVARADO	TX	760090000	609	PARKWAY DR	ALVARADO
126021400737	J L R J INC	P O BOX 1530	ALVARADO	TX	760090000	1009	HWY 67	ALVARADO
126021400730	TOCHAL INVESTMENT PROPERTIES LLC	6255 WOODLAND DR	DALLAS	TX	752250000	600	PARKWAY DR	ALVARADO
126238400010	THOMPSON TROY T & LISA	6004 CR 316	ALVARADO	TX	760090000	955	HWY 67	ALVARADO
126031301300	TOCHAL INVESTMENT PROPERTIES LLC	6255 WOODLAND DR	DALLAS	TX	752250000	600	PARKWAY DR	ALVARADO
126242301010	PARSONS TRUST AUTO ZONE	P O BOX 2198 DEPT 8088	MEMPHIS	TN	381012198	1011	HWY 67	ALVARADO
126021400735	ALVARADO EXPRESS LUBE	P O BOX 1530	ALVARADO	TX	760091050	1009	HWY 67	ALVARADO
126217701010	MC ANALLY BRUCE	2501 BRIDLE PATH	AUSTIN	TX	787030000	601	PARKWAY DR	ALVARADO



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

July 20, 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 1.15 acres known as Lot 1, Block 1 of the L & T Thompson Addition, addressed at 955 W. 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 13th day of August 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 21st day of September 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

July 20, 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 1.15 acres known as Lot 1, Block 1 of the L & T Thompson Addition, addressed at 955 W. 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 13th day of August 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 21st day of September 2026, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this 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

July 20, 2026

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

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 1.15 acres known as Lot 1, Block 1 of the L & T Thompson Addition, addressed at 955 W. 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 13th day of August 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 21st day of September 2026, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, APPROVING A SPECIFIC USE PERMIT ON LOT 1, BLOCK 1 OF THE L & T THOMPSON ADDITION, ALSO KNOWN AS 955 W. HWY 67, ALVARADO, JOHNSON COUNTY, TEXAS, BY AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO ALLOW TOBACCO SALES USE IN THE REGIONAL 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 Lot 1, Block 1 of the L & T Thompson Addition, also known as 955 W. 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 21st day of September, 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”

1. Tobacco sales use shall be limited to the occupant address of 955 W. Hwy 67.



Planning and Zoning Management Report

Meeting Date: 8/13/2026

Contact:

AGENDA ITEM:

Public hearing, consideration, and action on an ordinance amending Section 42-9, "Rules of Construction and Definitions," of Article I, "Applicability of Ordinance;" Section 42-22, "SF-2 Single Family Residential District," Section 42-30, "RC Regional Commercial District," Section 42-32, "IND Industrial District," and Section 42-36, "FN Floodplain and Nature District," of Article II, "Districts and Land Uses;" and Section 42-45, "Additional Regulations for Special Uses;" of Article III, "Special Uses," of Chapter 42, "Zoning," of The Code of Ordinances, City of Alvarado, Texas, by adding definitions and providing for regulations related to crematory, data center, food truck park, and solar farm uses.

BACKGROUND & FINDINGS:

In accordance with Section 42-10 of the Alvarado zoning ordinance (attached), the City's zoning ordinance requires updates to address new trends in the best interest of the public health, safety, and welfare to adopt new definitions and regulations for specific land uses to ensure that new development is compatible with existing development and to reflect and maintain the City's character.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Recommend approval of the drafted ordinance to City Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Ord ZO Text Amend - Data Centers etc - plus Food Truck Park-AD
2. Sec. 42-10 Classification of New and Unlisted Uses

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 42-9, “RULES OF CONSTRUCTION AND DEFINITIONS,” OF ARTICLE I, “APPLICABILITY OF ORDINANCE;” SECTION 42-22, “SF-2 SINGLE FAMILY RESIDENTIAL DISTRICT;” SECTION 42-30, “RC REGIONAL COMMERCIAL DISTRICT;” SECTION 42-32, “IND INDUSTRIAL DISTRICT,” AND SECTION 42-36, “FN FLOODPLAIN AND NATURE DISTRICT,” OF ARTICLE II, “DISTRICTS AND LAND USES;” AND SECTION 42-45, “ADDITIONAL REGULATIONS FOR SPECIAL USES,” OF ARTICLE III, “SPECIAL USES,” OF CHAPTER 42, “ZONING,” OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY ADDING DEFINITIONS AND PROVIDING FOR REGULATIONS RELATED TO CREMATORY, DATA CENTER, FOOD TRUCK PARK, AND SOLAR FARM USES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has previously adopted zoning regulations that regulate the location and use of buildings, other structures and land for business, industrial, residential, or other purposes, for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan and that otherwise regulates the development and use of properties within the city limits of the City; and

WHEREAS, the City Council deems it necessary and in the best interest of the public health, safety, and welfare to adopt new definitions and regulations for specific land uses to ensure that new development is compatible with existing development and to reflect and maintain the City’s historic character; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 13, 2026, and the City Council held a public hearing on August 18, 2026, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Code of Ordinances, City of Alvarado, Texas (the “Code”), and all other laws dealing with notice, publication, and procedural requirements for amending the zoning regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1.

Subsection (b), “Definitions,” of Section 42-9, “Rules of construction and definitions,” of Article I, “Applicability of Ordinance,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding the following definitions to be inserted alphabetically:

“Crematory,

means a facility that houses the specialized, high-temperature furnaces (called retorts or cremators) used to reduce deceased human or animal remains to bone fragments and ash. These facilities can operate as stand-alone businesses, or they may be attached to funeral homes, mortuary, and cemeteries to provide a comprehensive memorial service. See *Mortuary or funeral home*.

Data center,

means a physical facility or building use that centrally houses vast amounts of computing, networking, and data storage equipment that may power the internet, cloud computing, and daily digital activities like streaming, gaming, online banking, and cryptocurrency mining. May include telephone exchange uses. See *Telephone exchange*.

Food truck park,

means a designated piece of public or private property, excluding public right-of-way, where multiple food trucks gather to sell food and/or drink to the public. These permanent or semi-permanent venues provide shared customer amenities like outdoor seating, restrooms, utility hookups, refuse facilities, and live entertainment with amplified sound.

Mortuary or funeral home,

means a facility where deceased bodies are stored, prepared, and managed prior to burial or cremation. It functions primarily as a funeral home or a funeral parlor, which can also host visitations, memorial services, and grief counseling. Does not include crematory services. See *Crematory*.

Solar farm,

means a large-scale installation of photovoltaic (PV) panels that capture sunlight and convert it into electricity for the power grid or other users. Unlike rooftop, freestanding, or mobile panels that power a single building, solar farms are ground-mounted across expansive open areas to generate vast amounts of renewable energy for utility, community, or a targeted area, such as a master planned business district.”

SECTION 2.

The use chart in subsection (d), “Specific uses,” of Section 42-22, “SF-2 single-family residential district,” of Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding the following use to be inserted alphabetically:

“

Use	Parking Regulations
Food truck park	1 space for every 100 square feet of designated seating or gathering area, including at least 1 ADA van space for every 25 spaces”

SECTION 3.

The use chart in subsection (d), “Specific uses,” of Section 42-30, “RC Regional commercial district,” of Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding the following use to be inserted alphabetically:

“

Use	Parking Regulations
Food truck park	1 space for every 100 square feet of designated seating or gathering area, including at least 1 ADA van space for every 25 spaces”

SECTION 4.

The use chart in subsection (d), “Specific uses,” of Section 42-32, “Industrial district,” of Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding the following uses to be inserted alphabetically:

“

Use	Parking Regulations
Crematory	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater

Use	Parking Regulations
Data center	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Food truck park	1 space for every 100 square feet of designated seating or gathering area, including at least 1 ADA van space for every 25 spaces
Solar farm	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith”

SECTION 5.

Subsection (d), “Specific uses,” of Section 42-36, “FN floodplain and nature district,” of Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended to read as follows:

“§ 42-36 **FN Floodplain and nature district.**

(d) Specific uses. The following specific uses are allowed in the FN district when authorized under the provisions of section 42-45:

Use	Floodplain & Nature District	Minimum Parking Spaces Required
Food truck park	S	1 space for every 100 square feet of designated seating or gathering area, including at least 1 ADA van space for every 25 spaces

SECTION 6.

Subsection (b), “Permitted uses and parking regulations, of Section 42-38, “DT downtown overlay district,” of Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding the following use to be inserted alphabetically:

Use	Downtown Overlay District	Minimum Parking Spaces Required
Food truck park	S	1 space for every 100 square feet of designated seating or gathering area, including at least 1 ADA van space for every 25 spaces”

SECTION 7.

Section 42-45, “Additional regulations for special uses,” of Article III, “Special Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding a new subsection to read as follows:

“(j) Food truck parks.

(1) Vehicle requirements.

- a. All mobile food units shall be readily identifiable by business name, printed in bold letters not less than three inches in height, not less than one and one-half in width, permanently affixed, and prominently displayed upon at least two sides of the unit.
- b. All mobile food units shall maintain a current state motor vehicle inspection sticker and a current Texas motor vehicle license plate registration sticker.
- c. All mobile food units must be readily moveable (capable of moving immediately upon the request of the code enforcement officer).

(2) Restroom access and trash receptacles. Food truck park operators with mobile food vendors who prepare food on their mobile food unit shall:

- a. Provide adequate trash receptacles for disposal of waste from customers, and shall provide for the disposal of such waste; and

- b. Provide access to restroom facilities for customers within 300 feet of the food truck park.”

SECTION 8.

This Ordinance shall be cumulative of all provisions and ordinances of the Code, 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 9.

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 10.

Any person, firm or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1-12, of the Code. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 11.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as provided by the City’s Charter.

SECTION 12.

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 the ____ day of _____, 2026.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

§ 42-10. Classification of new and unlisted uses.

Classification of new and unlisted uses. It is recognized that new types of land uses will develop and forms of land use not anticipated may seek to locate in the city. The zoning administrator shall review any request for approval of a use that is not specifically listed as a permitted use in any zoning district. If in the determination of the zoning administrator the use is substantially similar in nature and impact to a listed use, the zoning administrator may make a determination, under his authority to render interpretations of the provisions of this chapter, of the district or districts where such use is appropriate to locate. The determination of the zoning administrator is subject to review by the board of adjustment in accordance with the provisions of section 42-95.

Determination of classification by planning and zoning commission. If the zoning administrator determines that such new or unlisted use is not substantially similar in nature and impact to a listed use, a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

- (1) The zoning administrator shall refer the question concerning any new or unlisted use to the planning and zoning commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount and nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, dust, toxic material and vibration likely to be generated, and the general requirements for public utilities such as water and sanitary sewer. Notice of the request for interpretation shall be given in the manner provided for zoning text amendments in order for the ultimate determination of classification to be considered as a text amendment.
- (2) The planning and zoning commission shall consider the nature and described performance of the proposed use and its compatibility with the uses permitted in the various districts, and determine the zoning district or districts within which such use should be permitted.
- (3) The planning and zoning commission shall transmit its findings and recommendations to the city council as to the classification proposed for any new or unlisted use. The city council may, by ordinance, approve the recommendation of the commission or make such determination concerning the classification of such use as is determined appropriate.

(Ordinance 2015-005, sec. 1, adopted 4/20/2015)