



**ALVARADO PLANNING AND ZONING AGENDA  
REGULAR - SEPTEMBER 17, 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 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**

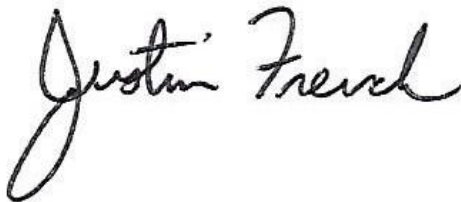
### **COMMISSIONER COMMENTS**

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 13, 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](mailto:taylorb@cityofalvarado.org). Please call at least two (2) working days before the meeting so that appropriate arrangements can be made.

#### **NON-DISCRIMINATION STATEMENT**

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

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.



**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**

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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

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None

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

### **COMMISSIONER COMMENTS**

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- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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:** 9/17/2026

**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:**

Make recommendation on the drafted ordinance to City Council.

### **MANAGEMENT REVIEW:**

Paul DeBuff, City Manager

### **ATTACHMENTS:**

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

## § 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)

**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