



**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.
6. Public hearing, consideration, and action on the application of Derek Williams with Verdad Real Estate on behalf of Audit Link, LLC and J & J Superior for approval of a zoning change from Agricultural (A) District to Regional Commercial (RC) District on approximately 1.7135 acres known as portions of Tract 97 of the S. Morris Survey, A-536, being approximately addressed at 124 Cecil Lane and 5537 E. Hwy 67. (7Eleven Rezone - 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**

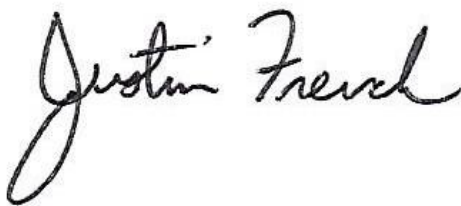
### **COMMISSIONER COMMENTS**

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 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 of 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.

### **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 September 4, 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.