



**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

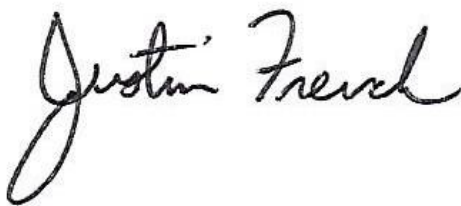
COMMISSIONER COMMENTS

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. 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: 9/17/2026

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:

FINANCIAL IMPACT:

RECOMMENDATION:

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. 71626 P&Z Meeting minutes
2. 6-18-26 P&Z Minutes_working JH



**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

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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

EXECUTIVE SESSION

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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;
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- 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

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION**

**104 W. COLLEGE
June 18, 2026 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, June 18 2026, at 6:00 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Place 1	Kelly Richardson
Place 2	Barbara Fuller
Place 3	Vacant
Place 4	Ryan Banister
Place 5	Lisa Deese

Alternate 1	Coleman Reed
Alternate 2	David Garay

City personnel present:
Justin French, Community Development Director

_____ called the meeting to order at _____ p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

CONSENT AGENDA

1. Consideration and action to approve Minutes from the 5/14/2026 Regular Planning and Zoning Commission Meeting.
2. Consideration and action to approve Minutes from the 6/15/2026 Regular Planning and Zoning Commission Meeting.

_____ moved to approve the consent agenda. _____ seconded the motion.
Motion passed with _____ votes in favor and _____ opposed.

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.

PH Start:

PH Close:

_____ moved to _____ Ordinance 2026-_____. _____ seconded the motion. Motion passed with _____ votes in favor and _____ opposed.

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.

PH Start:

PH Close:

_____ moved to _____ Ordinance 2026-_____. _____ seconded the motion. Motion passed with _____ votes in favor and _____ opposed.

EXECUTIVE SESSION

COMMISSIONER COMMENTS

ADJOURNMENT

_____ adjourned the regular meeting at _____ p.m.

Passed and approved this _____ day of _____, 2026.

Acting Chairman

Attest:

Jessica Hill, Strategic Initiatives Manager



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



Planning and Zoning Management Report

Meeting Date: 9/17/2026

Contact:

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

The requested zoning change is consistent with the Future Land Use Plan (FLUP) map in the Comprehensive Plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

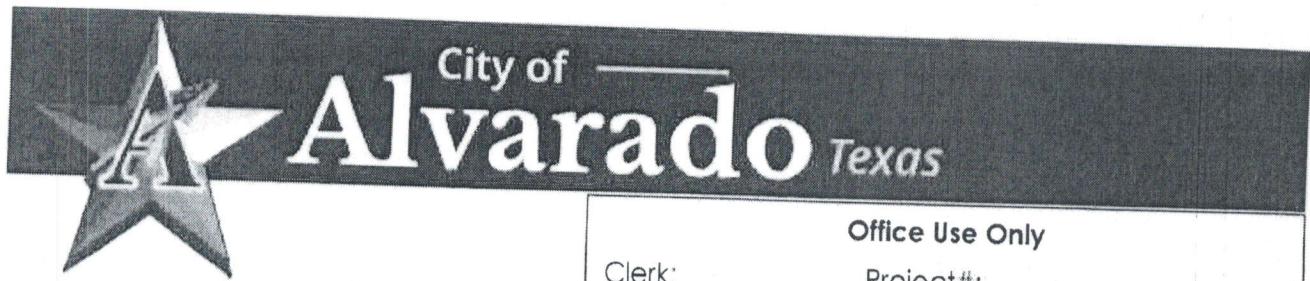
Consider approval of the rezoning request.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. 1. 260821 TX Alvarado - Zoning Change Application
2. Location Map 8.24.2026 Zoning Request
3. Notification Map 8.24.2026 Zoning Request
4. Notifications Table
5. PH Notice to Property Owner within 200 feet
6. PH Notice to Applicant
7. PH Notice to Owner
8. PH Notice to Owner 2
9. Draft Ord 2026-XXXX Zoning Map Amend - 7 Eleven



City of Alvarado Texas

ZONING CHANGE

Office Use Only

Clerk: _____ Project#: _____

Fee: \$ _____

Date Pd: _____ Check# or Cash: _____

Receipt#: _____ Received by: _____

SELECT APPLICATION TYPE

☒ Zoning Change

☐ Specific Use Permit

☐ Planned Development

DEVELOPMENT

Project Address 5601 E Henderson St. US-67, Alvarado, TX 76009

Project Name 7-Eleven - Alvarado TX

Legal Description 9996 AC portion of Seth Morris Survey, Abstrct 538 Acreage +/- 0.9996

Current Zoning Agricultural (A) Proposed Zoning Regional Commercial District (RC)

Current Use Convenience Store Proposed Use Convenience Store

Adjacent Property Use: N Vacant \$ Hwy 67 E C-Store W Vacant

OWNER INFORMATION

Company/Name J & J Superior, Inc.

Contact Name Khaled Jamil, President

Address 124 LIDA COURT City GRAND PRAIRIE State TX Zip 75050

Phone 972-814-4004 Email kjamil13@yahoo.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Company Verdad Real Estate Contact Name Derek Williams

Address 351 E Hudgins St. City Grapevine State TX Zip 76051

Phone 214-662-8086 Email dwilliams@verdad.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning and Development Services Department.

[Signature]
Owner Signature

08-18-2026
Date

KHALED JAMIL
Owner Name (Print)

[Signature]
Agent Signature

8/18/2026
Date

Derek Williams
Agent Name (Print)



City of Alvarado Texas

ZONING CHANGE

Office Use Only

Clerk: _____ Project#: _____

Fee: \$ _____

Date Pd: _____ Check# or Cash: _____

Receipt#: _____ Received by: _____

SELECT APPLICATION TYPE

☒ Zoning Change

☐ Specific Use Permit

☐ Planned Development

DEVELOPMENT

Project Address 5601 E Henderson St. US-67, Alvarado, TX 76009

Project Name 7-Eleven - Alvarado TX

Legal Description 7135 AC portion of Seth Morris Survey, Abstrct 538 Acreage +/- 0.7135

Current Zoning N/A - ETJ Proposed Zoning Regional Commercial District (RC)

Current Use Vacant Land Proposed Use Convenience Store

Adjacent Property Use: N Vacant S Hwy 67 E C-Store W Vacant

OWNER INFORMATION

Company/Name Audit Link, LLC

Contact Name Sarbjit Kahlon

Address 7201 Baker Blvd, Suite C City Richland Hills State TX Zip 76118

Phone 817-875-3904 Email Jay.Kahlon@apollogeneralconstruction.com

For additional owners, please include additional copies of this page. The property owner MUST sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

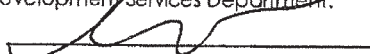
Company Verdad Real Estate Contact Name Derek Williams

Address 351 E Hudgins St. City Grapevine State TX Zip 76051

Phone 214-662-8086 Email dwilliams@verdad.com

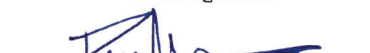
CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning and Development Services Department.


Owner Signature

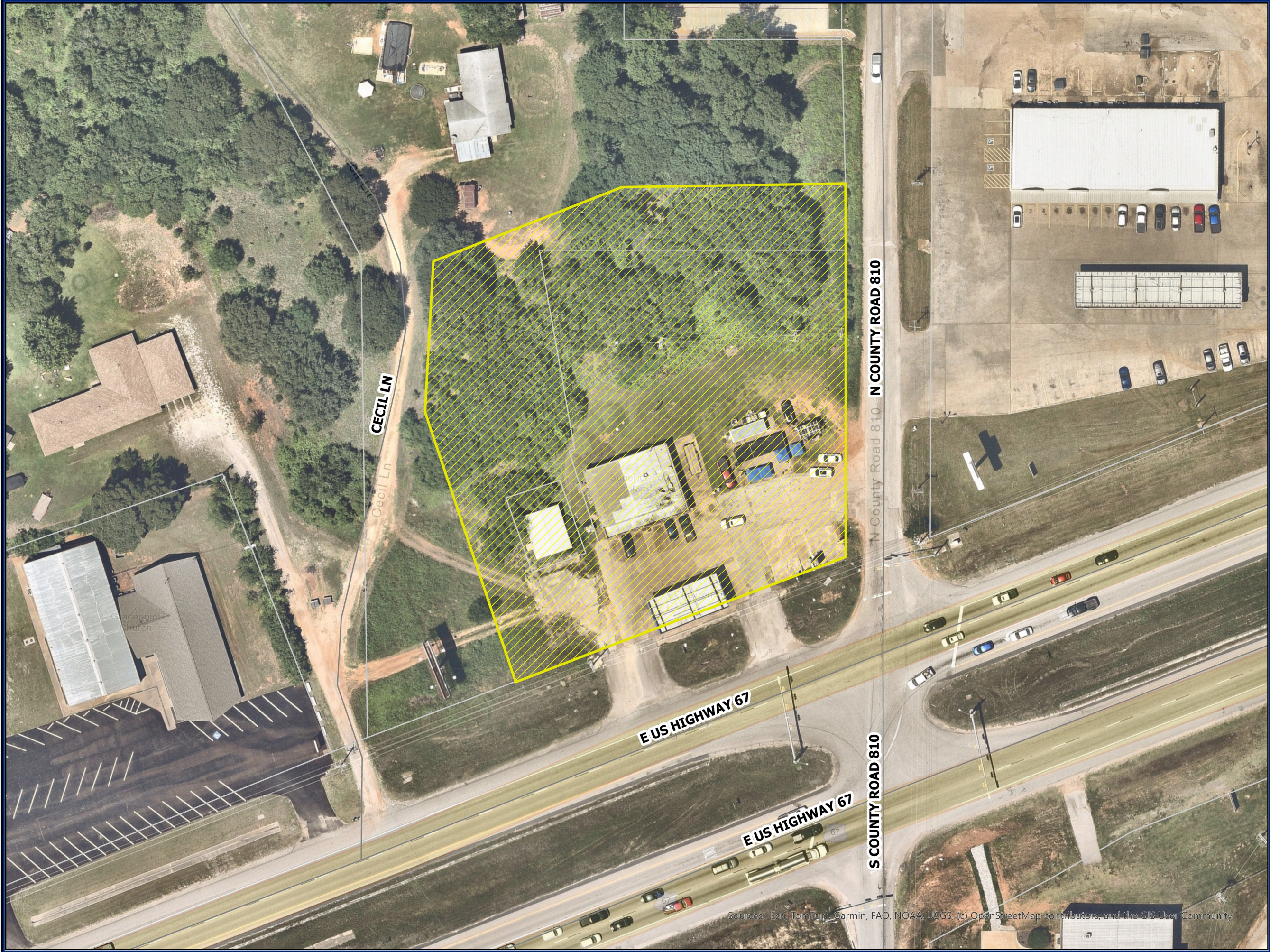
8-18-26
Date

SARBJIT KAHLON
Owner Name (Print)


Agent Signature

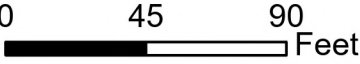
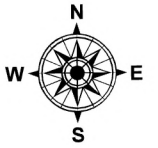
8/18/2026
Date

Derek Williams
Agent Name (Print)



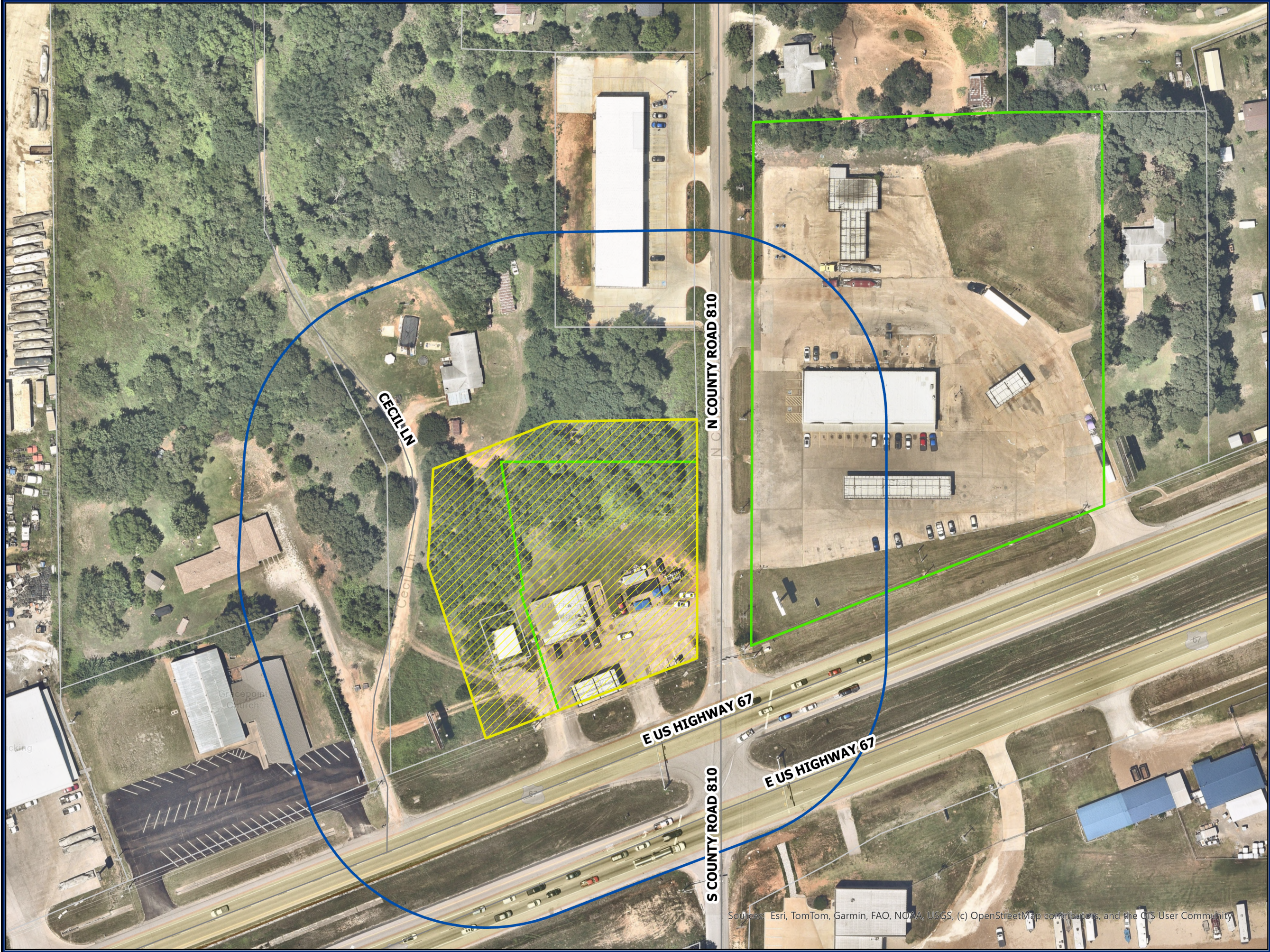
Location Map

- Roads
- Johnson County Parcels
- ▨ Subject Property



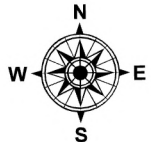
8/23/2026

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



Notification Map

- Roads
- Johnson County Parcels
- ▨ Subject Property
- Buffer 200 FT
- Notifications



0 70 140 Feet

8/23/2026

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

PROP ID	OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP
126249501010	SBGJ INVESTMENTS INC	7100 TWIN OAK CT	MANSFIELD	TX	760630000
126053604225	J & J SUPERIOR INC	5537 E HWY 67	ALVARADO	TX	760090000



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

August 28, 2026

Dear Property Owner,

The City of Alvarado has received the request made by 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.

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 17th day of September 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 19th day of October 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 via email below.

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

August 28, 2026

Verdad Real Estate
Attn: Derek Williams
351 E. Hudgins St.
Grapevine, TX 76051

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Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado



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

August 28, 2026

J & J Superior, Inc.
Attn: Khaled Jamil, President
124 Lida Court
Grand Prairie, TX 75050

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Justin French, AICP
Community Development Director
City of Alvarado



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

August 28, 2026

Audit Link, LLC
Attn: Sarbjit Kahlon
7201 Baker Blvd, Suite C
Richland Hills, TX 76118

The City of Alvarado has received your request made by 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.

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Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT TO REGIONAL COMMERCIAL (RC) DISTRICT, ON PORTIONS OF TRACT 97 OF THE S. MORRIS SURVEY, A-536, BEING APPROXIMATELY 1.7135 ACRES APPROXIMATELY ADDRESSED AT 124 CECIL LANE AND 5537 E. HWY 67, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY 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 11 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 16 days before such hearing; and

WHEREAS, public hearings to change the zoning 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 zoning change; and

WHEREAS, The City Council finds the proposed zoning is consistent with the Regional Mixed Use land use category of the Future Land Use Plan; and

WHEREAS, The City Council is of the opinion that the zoning change 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:

SECTION 1. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the herein described property and area known as the tract in Exhibit “A” of this ordinance.

SECTION 2. 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 5. 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 6. 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 7. 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 for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 8. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 19th day of October, 2026 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Bobbie Jo Taylor, City Secretary

By: _____
Jacob Wheat, Mayor

Exhibit A

Legal Description

Tract 1

BEING a 1.000 acre tract of land situated in the Seth Morris Survey, Abstract Number 536, City of Alvarado, Johnson County, Texas, and being all of a tract of land described to J & J Superior, Inc., by the Deed recorded in Document Number 2018-32717, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1.5 inch square iron pin found for the Southwest corner of a tract of land described to Five Points Church, by Deed recorded in Document Number 2016-17128, O.P.R.J.C.T., and being a point on the Northwest right-of-way line of East Highway 67 (U.S. Highway 67; variable width public right-of-way);

THENCE North 68 degrees 04 minutes 55 seconds East along the Southeast boundary line of said Five Points Church tract, and along the Northwest right-of-way line of said East Highway 67, for a distance of 272.23 feet to a railroad tie found for the Southeast corner of said Five Points Church tract and the Southwest corner of a tract of land described to Valerie Kirkland, by the Deed recorded in Document Number 2016-1596, O.P.R.J.C.T.;

THENCE North 68 degrees 39 minutes 45 seconds East along the Northwest right-of-way line of said East Highway 67, for a distance of 218.38 feet to the **POINT OF BEGINNING** being the most Southwest corner of said J & J Superior tract, and being the Southeast corner of a tract of land described to Audit Link, LLC, by Deed recorded in Document Number 2022-25842, O.P.R.J.C.T., from which a railroad tie found bears North 03 degrees 37 minutes 41 seconds East for a distance of 3.29 feet;

THENCE departing the Northwest right-of-way line of said East Highway 67, along the Easterly and Southerly boundary lines of said Audit Link tract, and along the Westerly and Northerly boundary lines of said J & J Superior tract, the following courses and distances:

North 18 degrees 32 minutes 14 seconds West for a distance of 134.34 feet to a 1/2 inch rebar found for corner;

North 68 degrees 46 minutes 52 seconds East for a distance of 3.94 feet to a 1/2 inch rebar found for corner;

North 13 degrees 12 minutes 15 seconds West for a distance of 134.54 feet to a 1/2 inch rebar found for corner;

North 89 degrees 17 minutes 23 seconds East for a distance of 212.81 feet to a 5/8 inch rebar found for the most Northeast corner of said J & J Superior tract, and being the most Easterly Southeast corner of said Audit Link tract, and being a point on the West line of County Road 810, from which a 1 inch iron pin found for the most Northeast corner of said Audit Link tract, bears North 00 degrees 39 minutes 17 seconds West for a distance of 147.13 feet;

THENCE South 00 degrees 32 minutes 17 seconds East along the East boundary line of said J & J Superior tract, and along the West line of said County Road 810, for a distance of 205.81 feet to an "X" cut set for the Southeast corner of said J & J Superior tract, and being a point on the Northwest right-of-way line of said East Highway 67;

THENCE South 68 degrees 39 minutes 45 seconds West along the Northwest right-of-way line of said East Highway 67, for a distance of 155.62 feet to the **POINT OF BEGINNING** containing 1.000 acres (43,545 square feet) of land, more or less.

Tract 2

BEING a 0.713 acre tract of land situated in the Seth Morris Survey, Abstract Number 536, City of Alvarado, Johnson County, Texas, and being a portion of a tract of land described to Audit Link, LLC, by Deed recorded in Document Number 2022-35842, O.P.R.J.C.T., and being more particularly described by metes and bounds as follows:

COMMENCING at a 1.5 inch square iron pin found for the Southwest corner of a tract of land described to Five Points Church, by Deed recorded in Document Number 2016-17128, O.P.R.J.C.T., and being a point on the Northwest right-of-way line of East Highway 67 (U.S. Highway 67; variable width public right-of-way);

THENCE North 68 degrees 04 minutes 55 seconds East along the Southeast boundary line of said Five Points Church tract, and along the Northwest right-of-way line of said East Highway 67, for a distance of 272.23 feet to a railroad tie found for the Southeast corner of said Five Points Church tract and the Southwest corner of a tract of land described to Valerie Kirkland, by the Deed recorded in Document Number 2016-1596, O.P.R.J.C.T.;

THENCE North 68 degrees 39 minutes 45 seconds East along the Northwest right-of-way line of said East Highway 67, and along the South boundary line of said Kirkland tract, passing the most Southwest corner of said Audit Link tract, continuing along the South boundary line of said Audit Link tract, and along the Northwest right-of-way line of said East Highway 67, for a total distance of 163.53 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the **POINT OF BEGINNING** being the most Southwest corner of the herein described tract;

THENCE departing the Northwest right-of-way line of said East Highway 67, over, across, and upon said Audit Link tract, the following courses and distances:

North 21 degrees 20 minutes 15 seconds West for a distance of 225.18 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner;

North 00 degrees 03 minutes 37 seconds West for a distance of 65.76 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner;

North 68 degrees 39 minutes 45 seconds East for a distance of 124.61 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner;

North 89 degrees 53 minutes 08 seconds East for a distance of 159.61 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for corner for the most Northeast corner of the herein described tract, and being on the East boundary line of said

Audit Link tract, and being on the West line of County Road 810, from which a 1 inch iron pin found for the Northeast corner of said Audit Link tract, bears North 00 degrees 39 minutes 17 seconds West for a distance of 108.35 feet;

THENCE South 00 degrees 39 minutes 17 seconds East along the East boundary line of said Audit Link tract, and along the West line of said County Road 810, for a distance of 38.79 feet to a 5/8 inch rebar found with a cap stamped "RPLS 5172" for the Southeast corner of said Audit Link tract and the Northeast corner of that tract of land described by deed to J&J Superior, Inc., recorded in Document Number 2018-32717, Official Public Records Johnson County, Texas (O.P.R.J.C.T.);

THENCE departing the West right-of-way line of said County Road 810, over, across, and upon said Audit Link tract, the following courses and distances:

South 89 degrees 17 minutes 23 seconds West, a distance of 212.81 feet to a 1/2 inch iron pin found for corner;

South 13 degrees 12 minutes 15 seconds East, a distance of 134.54 feet to a 1/2 inch iron pin found for corner;

South 68 degrees 46 minutes 52 seconds West, a distance of 3.94 feet to a 1/2 inch iron pin found for corner;

South 18 degrees 32 minutes 14 seconds East, a distance of 134.34 feet to a point for the southeast corner of said Audit Link tract, being the southwest corner of said J&J Superior tract, being a point in the North Right-of-Way line of said East Highway 67, from which a Railroad tie found bears, North 03 degrees 37 minutes 41 seconds East, 3.29 feet;

THENCE South 68 degrees 39 minutes 45 seconds West, with said East Highway 67 and the South line of said Audit Link tract, a distance of 73.39 feet to the **POINT OF BEGINNING** and containing 0.713 acres (31,080 sq. ft.) of land, more or less.