

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

**104 W. COLLEGE
MARCH 14, 2023 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Tuesday, March 14, 2023 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Flint Webb

The following members were absent for roll call:

Barbara Fuller
Ryan Banister
Gayla Robinson
Kelly Richardson

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 7:15 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

INTRODUCTION OF NEW EMPLOYEES – Justin French introduced himself.

APPROVAL OF MINUTES – Commissioner McBee moved to approve the November 22, 2022 minutes as written. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of Lot 1, Block 1 of the Original Town of Alvarado Addition preliminary plat on 0.36 of an acre known as a portion of a tract in the A. J. Patton Survey, A-685, addressed 705 E. Davis Avenue. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend conditional approval to City Council. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of Alvarado North Addition preliminary plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend conditional approval to City Council without requirements for a traffic impact analysis, side easement dedication, or sidewalk construction. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Public hearing, consideration and action on the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of a zoning change from Planned Development (PD) District to Institutional Overlay – Agricultural (I-A) District on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive, and an amendment to the Future Land Use map in the Alvarado Comprehensive Plan. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend approval to City Council. Commissioner Webb seconded the motion. Motion passed with three votes in favor and none opposed.

Mr. French presented the annual report of available parking in the Central Business District to the Commission. No action was taken.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 8:45 p.m.

Passed and approved this 11th day of April, 2023.



Brian Thornton, Chairman

Attest:



Justin French, Community Development Director