

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

**104 W. COLLEGE
July 11, 2023 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Tuesday, July 11, 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
Joshua Rendon
Kelly Richardson
Ryan Banister

The following alternate was present for roll call:
Barbara Fuller

The following alternate was absent for roll call:
Flint Webb

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner McBee moved to approve the May 9, 2023 minutes as written. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Chairman Thornton opened the public hearing at 6:34 pm. for consideration and action on application of Michael Percifield with Keys2Ministry on behalf of Alvarado Old Pueblo Ltd. represented by Floyd Bartula for approval of a specific use permit in the General Commercial (C-2) District with the Floodplain (FP) Overlay District for place of worship uses on 0.204 acres known as Tract 110 of the I. Glaze Survey, A-313, addressed at 200 N. Parkway Drive. Mr. French presented a brief overview of the request. The applicant, Michael Percifield, and the property owner, Floyd Bartula, were present to answer any questions. Being no one further to speak upon the request, Chairman Thornton closed the public hearing at 6:37 pm, and Commissioner Banister moved to recommend approval to City Council. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

Chairman Thornton opened the public hearing at 6:38 pm. for consideration and action on an ordinance amending the zoning ordinance regulations in Chapter 42 of the Alvarado Code of Ordinances, relating to short-term/vacation rental, parking lot or parking garage (truck parking), and self-storage, mini-warehouse uses. Mr. French presented a brief overview of the request. Commissioner Rendon expressed concern for short term rentals in the middle of a residential subdivision. Chairman Thornton expressed support for private property rights and noted that the City of Alvarado is not like the cities of Dallas and Plano. Being no one further to speak upon the request, Chairman Thornton closed the public hearing, and Chairman Thornton moved to recommend approval to City Council with the stipulation that the specific use permit requirement for short term rentals be removed. Commissioner Rendon seconded the motion. Motion passed with three votes in favor and two opposed (Richardson, McBee).

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:05 p.m.

Passed and approved this 8th day of August, 2023.



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director