

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

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

MINUTES

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

The following member was absent for roll call:
Ryan Banister

The following alternates were absent for roll call:
Flint Webb
Barbara Fuller

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:31 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner McBee moved to approve the October 10, 2023 minutes as written. Commissioner Rendon seconded the motion. Motion passed with four votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Consideration and action on the application of Palm Development Partners represented by Winston Parks for approval of the Henderson Integrity Addition preliminary plat on 2.298 acres known as Tract 29 of the J. Dixon Survey, Abstract 214, approximately addressed between the 500 and 900 Blocks of W. Hwy 67. Mr. French presented a brief overview of the request. The property owner representation, David Glenn, was present to answer any questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion at 6:37 p.m., and Commissioner McBee moved to recommend approval to City Council. Commissioner Rendon seconded the motion. Motion passed with four votes in favor and none opposed.

Chairman Thornton opened the public hearing at 6:36 p.m. for consideration and action on application of Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development (PD) District with the based zoning of Single Family Residential (SF-2) District on approximately 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval. Mr. French presented a brief overview of the Agave Trail development's history and the present request. The applicant, John Heilman, spoke briefly and was present to answer any questions. Being no one further to speak upon the request, Chairman Thornton closed the public hearing at 6:53 p.m., and Commissioner McBee moved to recommend approval to City Council with the stipulation that the provision regarding a TIA requirement be omitted from the Ordinance's Exhibit A. Commissioner Rendon seconded the motion. Motion passed with four votes in favor and none opposed.

ADJOURNMENT

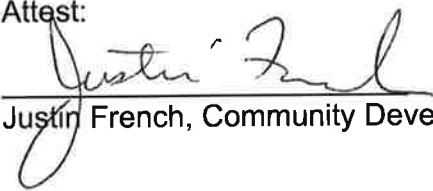
Chairman Thornton adjourned the regular meeting at 6:55 p.m.

Passed and approved this 12th day of December, 2023.



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director