

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

**104 W. COLLEGE
January 18, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, January 18, 2024 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
Barbara Fuller

The following member was absent for roll call:
Ryan Banister
Kelly Richardson

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 Thornton moved to approve the December 12, 2023 minutes as written. Commissioner McBee seconded the motion. Motion passed with four votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

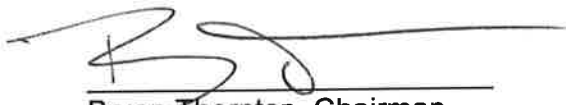
Consideration and action on the application of Winston Parks with Palm Development Partners on behalf of the David and Mary Glenn Irrevocable Trust for approval of a Henderson Integrity Addition final plat on 0.6504 acres known as a portion of Tract 29 in the J. Dixon Survey, Abstract 214, approximately addressed in the 800 block of W. Hwy 67. Mr. French presented a brief overview of the request. The applicant, Winston Parks, spoke briefly and was present to answer any questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion, and Commissioner McBee moved to recommend conditional approval to City Council as presented. Commissioner Fuller seconded the motion. Motion passed with four votes in favor and none opposed.

Chairman Thornton opened the public hearing at 6:44 p.m. for consideration and action on an ordinance amending the zoning ordinance regulations in Chapter 42 of the Alvarado Code of Ordinances, relating to multi-family residential, motel, sexually oriented business, and smoke shop uses. Mr. French presented a brief overview of the request. The Commissioner deliberated the ordinance and heard from some concerned property and business owners present. Being no one further to speak upon the request, Chairman Thornton closed the public hearing at 7:43 p.m., and Chairman Thornton moved to recommend approval to City Council with the stipulation that motels be allowed by-right in the C-1, C-2, and M-2 District rather than by Specific Use Permit and that proposed smoke shop definition and regulation be removed from the ordinance. Commissioner McBee seconded the motion. Motion passed with four votes in favor and none opposed.

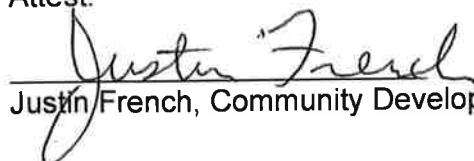
ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:45 p.m.

Passed and approved this 15 day of February, 2024.


Bryan Thornton, Chairman

Attest:


Justin French, Community Development Director