

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
APRIL 11, 2024
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, April 11, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board 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. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board 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.

APPROVAL OF MINUTES

1. Consideration and action to approve Minutes from the 2/15/2024 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive. (French)

3. Consideration and action on the application of Mike Homes with Atwell, LLC on behalf of BW Gas & Convenience Retail, LLC represented by Greg Gardner for approval of the Allsup's Addition preliminary plat on approximately 14.09 acres known as a portion of Tract 11 of the A. Spiva Survey, A-770. (French)

4. Consideration and action on the application of Bloomfield Homes represented by Clint Vincent for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44. (French)

5. Public hearing, consideration and action on the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses and General Commercial (C-2) District uses with portions in the Floodplain (FP) Overlay plus self-storage use on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. (French)

6. Public hearing, consideration and action on the application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (French)

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

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.

COMMISSIONER COMMENTS:

Pursuant to LGC Section 551.0415, Commission Members 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 may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary 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 salutary 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.

ADJOURN**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: wallsb@cityofalvarado.org. Please call at least two (2) working days prior to 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.

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 April 5, 2024 before 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director
City of Alvarado, Texas