

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

**104 W. COLLEGE
April 11, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, April 11, 2024 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Barbara Fuller
Ryan Banister
Kelly Richardson
Joshua Rendon

The following member was absent for roll call:
Mike McBee

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 Bannister moved to approve the February 15, 2024 minutes as written. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

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. Chairman Thornton noted that the applicant tabled action on the plat to the May 16th regular P&Z meeting.

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. Mr. French presented a brief overview of the request. The applicant, Mike Holmes was present to answer questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner Bannister moved to recommend conditional approval to City Council as presented. Commissioner Fuller seconded the motion. Motion passed with five votes in favor and none opposed.

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. Mr. French presented a brief overview of the request. The applicant's engineer, Cameron Sloan was present to answer questions. Being no one further to speak upon the request, Chairman Thornton asked for a motion. Commissioner Bannister moved to recommend conditional approval to City Council as presented. Commissioner Richardson seconded the motion. Motion passed with five votes in favor and none opposed.

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. Chairman Thornton opened the public hearing, and Mr. French presented a brief overview of the request. The applicant's representatives were present to answer questions. Being no one further to speak upon the request, Chairman Thornton closed the public hearing and asked for a motion. Commissioner Rendon moved to recommend approval to City Council as presented. Commissioner Bannister seconded the motion. Motion passed with five votes in favor and none opposed.

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. Chairman Thornton opened the public hearing, and Mr. French presented a brief overview of the request. The applicant, Bobby Samuel, was present to answer questions. Being no one further to speak upon the request, Chairman Thornton closed the public hearing and asked for a motion. Commissioner Fuller moved to recommend approval to City Council as presented. Commissioner Bannister seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 8:18 p.m.

Passed and approved this 16th day of May, 2024.



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director