

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

**104 W. COLLEGE
May 16, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, May 16, 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
Ryan Banister
Kelly Richardson
Joshua Rendon

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 Bannister moved to approve the April 11, 2024 minutes as written. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

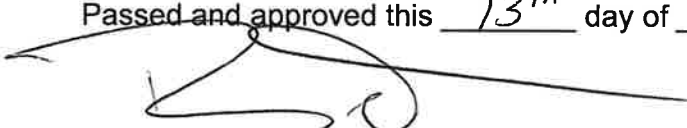
Consideration and action on the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 1 final plat on 70.219 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. 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 disapproval for reasons provided to City Council as presented. Commissioner Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

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. 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 Rendon seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

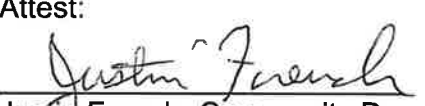
Chairman Thornton adjourned the regular meeting at 7:22 p.m.

Passed and approved this 13th day of June, 2024.



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director