

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

**104 W. COLLEGE
September 12, 2024 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Thursday, September 12, 2024 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Mike McBee
Ryan Banister
Kelly Richardson

The following members were absent for roll call:

Bryan Thornton
Joshua Rendon

The following alternate was absent for roll call:

Flint Webb

City personnel present: Justin French, Community Development Director

Vice Chairman McBee called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner Banister moved to approve the September 3, 2024 minutes as written. Commissioner Richardson seconded the motion. Motion passed with three votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

No action was taken. (Withdrawn by Applicant) Public hearing, consideration and action on the application by Natasha Harris on behalf of 379 Property Group for approval of a specific use permit in the General Commercial (C-2) District with Floodplain (FP) Overlay for child care center use on 0.195 acres known as Tract 110 of the I. Glaze Survey, Abstract 313, addressed at 202 N. Parkway Drive.

Public hearing, consideration and action on an ordinance amending the zoning ordinance regulations in Chapter 42 of the Alvarado Code of Ordinances, relating to building materials, hardware (inside and outside storage) uses. Mr. French presented a brief overview of the request. Business and property owners, Greg and Lana LaFountain, spoke briefly and were in support of the ordinance except for the requirement for outside storage and display must be on a paved concrete surface. Being no one further to speak upon the request, Vice Chairman McBee asked for a motion, and Commissioner Banister moved to recommend approval to City Council with no less than fifty percent (50%) of the outside display and outside storage be a paved concrete surface. Commissioner Banister seconded the motion. Motion passed with three votes in favor and none opposed.

ADJOURNMENT

Vice Chairman McBee adjourned the regular meeting at 7:15 p.m.

Passed and approved this 15th day of October, 2024.



Bryan Thornton, Chairman

Attest:



Justin French, Community Development Director