

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
FEBRUARY 13, 2025
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, February 13, 2025 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 1/16/2025 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Public Hearing, consideration, and possible action on an ordinance amending Article I, "Applicability of Ordinance" and Article II, "Districts and Land Uses," of Chapter 42, "Zoning," of the Code of Ordinances, City of Alvarado, Texas by creating the DT Downtown Overlay District and providing for its regulations; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof; providing a savings clause; providing for publication; and providing an effective date.

3. Public Hearing, consideration, and possible action on an ordinance rezoning approximately 17.14 acres of land located in the A.J. Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & Russell Street (Closed) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & Russell Street (Closed) of Block 22, Lots 1, 1R, 2 aka Lots 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2PT, 3PT, 4, 4PT 5PT, 6PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado Plat, a subdivision recorded in volume 26, page 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to "DT" (Downtown Overlay) Zoning District, City of Alvarado, Johnson County, Texas: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

4. Workshop and discussion on kick off of Resilient Communities Program grant project.

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 salutory 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 salutory 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 February 10, 2025 before 5:30 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