

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
June 7, 2021
6:00 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Monday, June 7, 2021 at 6:00 p.m. in the Council Chambers, Alvarado City Hall, 104 W. College, Alvarado, Texas. An electronic copy of the agenda packet has been made available on the City's website which will be made available at: <https://www.cityofalvarado.org/>.

Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.:

CALL TO ORDER/ROLL CALL

INVOCATION

CONSENT AGENDA:

A Minutes from the May 6, 2021 regular called meeting.

1. Public Hearing and consideration and action regarding request for a re-plat of property known as Lots 4R, 5R, and 6R, Block 16, Original Town Addition, also known as 1108 S. Sparks, Alvarado, Johnson County, Texas.
2. Public Hearing and consideration and action regarding the request for rezoning for property known as a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, Alvarado, Johnson County, Texas from a M-1 (Manufacturing) to a PD (Planned Development) zoning district.
3. Consideration and action regarding request for a preliminary plat for property known as a tract of land situated in the Andrew Spiva Survey, Abstract No. 770, Alvarado, Johnson County, Texas.

Planning and Zoning Commission
Agenda
Regular Called Meeting
June 7, 2021

ACCESSIBILITY STATEMENT

City Hall is wheelchair accessible. The exit and parking ramp 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, by FAX 817-783-7925, or by e-mail thomasd@cityofalvarado.org. Please contact the city 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 city's bulletin board located at Alvarado City Hall, 104 W. College, Alvarado, Texas on this the 2nd day of June, 2021 and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Debbie Thomas, TRMC,
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
Regular Called Meeting
County of Johnson
State of Texas
May 6, 2021
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Thursday, May 6, 2021 at 5:30 p.m. via videoconferencing. The following were present for roll call:

Gayla Robison	*	Member
Brian Thornton	*	Chairperson
Mike McBee	*	Member
Ryan Bannister	*	Member
Scott Arthur	*	Member
Barbara Fuller	*	Alternate

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 5:38 P.M. and gave the invocation.

CONSENT AGENDA

Motion was made by Member Mike McBee, duly seconded by Member Gayla Robison to approve the consent agenda as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING REQUEST FOR RE-ZONING FOR PROPERTY KNOWN AS 3.55 ACRES OUT OF 6.55 ACRES KNOWN AS GEORGE S. MCINTOSH SURVEY, ABSTRACT NUMBER 625, ALSO KNOWN AS 000 HIGHWAY 67 E, ALVARADO, JOHNSON COUNTY, TEXAS, FROM A C-2 (COMMERCIAL) ZONING DISTRICT TO A MF (MULTI-FAMILY ZONING DISTRICT)

This item was skipped.

Planning & Zoning Commission
Regular Meeting
May 6, 2021
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PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A FOR A FINAL PLAT FOR PROPERTY KNOWN AS 3.55 ACRES OUT OF 6.55 ACRES KNOWN AS GEORGE S. MCINTOSH SURVEY, ABSTRACT NUMBER 625, ALSO KNOWN AS 000 HIGHWAY 67 E, ALVARADO, JOHNSON COUNTY, TEXAS.

This item was skipped.

CONSIDERATION AND ACTION REGARDING THE REQUEST FOR A SPECIFIC USE PERMIT TO OPEN UP A CHILD DAY CARE CENTER ON PROPERTY DESCRIBED AS BUSINESS 126.2431.03790, ALSO KNOWN AS 110 W. COLLEGE, ALVARADO, JOHNSON COUNTY, TEXAS.

After discussion, motion was made by Member Gayla Robison, duly seconded by Member Mike McBee, to approve the Specific Use Permit as requested. This motion supported six votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 5:55 p.m..

Passed and approved this this ____ day of _____, 2021.

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

Y OF ALVARADO

Office Use Only
All necessary
information has been
submitted.
Date: _____
Clerk: _____

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo Replat

DATE: 9/29/20 CLERK: Pray FEE: 330⁰⁰ CASE NO: 2021-0022

NAME OF APPLICANT: Prescher Custom Homes PH: (877) 295 9010

MAILING ADDRESS: 10049 Eldorado Burleson TX 76028

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: Prescher Custom Homes PH: (877) 295 9010

MAILING ADDRESS: Same as above

STREET ADDRESS OF PROPERTY: 1108 S. Sparks - 1 Lot 1-18 Block 16

LEGAL DESCRIPTION: to Lots # 2R - 7R Block 16 poss 8R

ACREAGE: _____ PRESENT USE: Vacant + a duplex

PROPOSED USE OF PROPERTY: Residential # build

USAGE OF ADJACENT PROPERTY NORTH: housing

SOUTH: housing

EAST: housing

WEST: _____

A tax certificate from Johnson County is attached indicating all property taxes are current.

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____, by the person whose signature appears directly above.

<Seal>

Notary Public in and for The State of Texas.
My Commission expires _____

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 5/5/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jabez Development, L.P. PH: (817) 881-1458

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701, South Freeway, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: N/A ACREAGE: 150 +/-

LEGAL DESCRIPTION: A tract of land situated in the Andrew Spiva Survey, Abstract No. 770 City of Alvarado, Johnson County, TX

PRESENT ZONE OF PROPERTY: M-1 PRESENT USE: Undeveloped

REQUESTED ZONE: PD PROPOSED USE: Residential

REASON FOR CHANGE: Development of property

USAGE OF ADJACENT PROPERTY NORTH: C-2

SOUTH: PD - Residential

EAST: Outside City Limits

WEST: SF-2

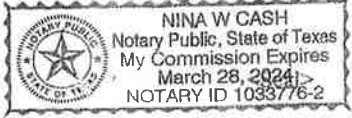
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APPLICANT'S SIGNATURE: [Signature]

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 6 day of May, 2021, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires March 28, 2024

EAGLE GLEN NORTH

PD DEVELOPMENT STANDARDS

- I. Purpose and Intent. The purpose of this Planned Development district is to allow for the development of the Eagle Glen North residential community.

- II. Permitted Uses.
 - a. Uses are permitted in accordance with Section 42-22 of the Zoning Ordinance.
 - b. Model homes associated with the sale of single family residences are permitted on the Property until all single family residences are occupied. Temporary sales offices (ie. Trailers) are allowed only until model homes are built and certificate of occupancy is issued.

- III. Single Family uses.
 - a. For purposes of applying provisions in the Zoning Ordinance, single family uses shall be considered to be in a Single Family SF-2 District.
 - b. This Section III shall apply to all single family uses, as well as temporary model homes except as noted in the PD ordinance.
 - c. Permitted uses shall be as defined in Section 42-22 of the Zoning Ordinance.
 - d. Area and height Regulations.
 - i. See Table 1 for area and height regulations.

- IV. Landscaping. See Section 42-839 of the Zoning Ordinance.

- V. Planned Development District Design Standards. All of the standards associated with Section 42-22 (SF-2 Single-Family Residential District) shall apply except as amended herein (Table 1).

**TABLE 1
AREA, SETBACK, HEIGHT AND COVERAGE REGULATIONS**

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(average linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
SF-2	4,200	40	105	20	5/10	10	35	50/55	1,500 SF	6.0

* The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

This chart is not complete for all districts and uses. See district regulations (article III of this chapter) for additional regulations.

- VI. **Development Plan.** Development of the Property shall comply with the attached as Exhibit "B" to this Ordinance. Inclusion of the Development Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Development Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.
- VII. **Amendments to the Planned Development Ordinance.** If the City receives an application to rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
- VIII. **Timing of Certain Improvements.**
- a. Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
 - b. Model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary Final / Combo / Replat

Clerk: _____

DATE: 5/5/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jabez Development, L.P. PH: (812)881-1458

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

APPLICANT IS THE: OWNER / LEASER PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701 South Freeway, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: N/A

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PROPOSED USE OF PROPERTY: Single Family Residential

USAGE OF ADJACENT PROPERTY NORTH: C-2

SOUTH: PD - Residential

EAST: Outside City Limits - Undeveloped

WEST: SF-2

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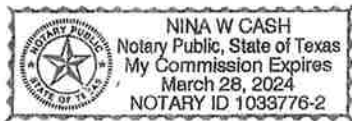
OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 6 day of May, 2021, by the person whose signature appears directly above.

[Signature]

Notary Public in and for The State of Texas.
My Commission expires March 28, 2024

<Seal>





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RESIDENTIAL LAYOUT

ALVARADO, TEXAS





RESIDENTIAL LAYOUT

ALVARADO, TEXAS

