

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
February 15, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, February 15, 2011 at 6:30 p.m. in the Council Chambers at City Hall, located at 104 W. College, Alvarado, Texas 76009.

CALL TO ORDER

Chairperson Chuck Krueger called the meeting to order at 6:35 p.m.

ROLL CALL

Present:

Chuck Krueger	*	Chairperson
Mike McBee	*	Member
Beverly Short	*	Member
Chris Tarwater	*	Member

Absent:

Marshall Hall	*	Vice-Chairperson
Judy Durlington	*	Alternate-Member

Others Present:

Sharon Vass	*	Director of Community Development
-------------	---	-----------------------------------

INVOCATION

Chairperson Chuck Krueger gave invocation in prayer.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, the Minutes of the October 12, 2010, and November 9, 2010 meetings were approved. A vote was taken, (4-0: all ayes).

PUBLIC COMMENTS

No Action.

PUBLIC HEARING ITEMS

PUBLIC HEARING AND CONSIDERATION OF THE REVISION OF ORDINANCES IN CHAPTER 42 OF THE CODE OF ORDINANCES TO CREATE DIVISION 7A. MH-3 – MANUFACTURED HOME SUBDIVISION DISTRICT (WITH LESS RESTRICTIVE SETBACK REQUIREMENTS).

Opened: 6:37 p.m.

Sharon Vass, Director of Community Development, explained to the Commission that this property is known as the Alvarado Hills Manufactured Home Park or John Moore Park. When the subdivision was created the lots on the southeast side of Wildwood were platted as small lots for single-wide manufactured homes to be placed on the lot with the tongue end of the trailer facing the street. The current standard size three bedroom, single-wide home will not fit onto the lots and meet the required setbacks. This ordinance will create a zone that has a front setback of 15 feet and a rear setback of 10 feet to accommodate the homes.

Mike Reince and Jim South, owners of the manufactured home park, expressed their concerns, the need for this ordinance and the rezoning of their property on Wildwood. They requested that the front setback be even further reduced to 12 feet to ensure that the homes meet the setbacks.

Closed: 6:53 p.m.

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 3, LOTS 6B – 44, OF THE ALVARADO HILLS ADDITION FROM A SF-2 (SINGLE FAMILY) ZONE TO A MH-3 (MANUFACTURED HOME SUBDIVISION DISTRICT WITH LESS RESTRICTIVE SETBACK REQUIREMENTS).

Opened: 6:53 p.m.

The Commission did not have any questions regarding this request.

Closed: 6:54 p.m.

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF ALL OF BLOCKS 1, 2, 4 AND BLOCK 3, LOTS 1-6A AND 45 – 51 OF THE ALVARADO HILLS ADDITION, AND TRACT 6 OF THE GS MCINTOSH SURVEY, ABST 625, FROM A SF-2 (SINGLE FAMILY) ZONE TO A MH-2 (MANUFACTURED HOME SUBDIVISION).

Opened: 6:37 p.m.

Sharon Vass explained that Alvarado Hills has never been zoned as a manufactured home park although it has operated as one since the 1980s. This request is to correct the zoning map to reflect intended zone.

Closed: 6:53 p.m.

NEW BUSINESS ITEMS

DISCUSSION AND ACTION OF THE REVISION OF ORDINANCES IN CHAPTER 42 OF THE CODE OF ORDINANCES TO CREATE DIVISION 7A. MH-3 – MANUFACTURED HOME SUBDIVISION DISTRICT (WITH LESS RESTRICTIVE SETBACK REQUIREMENTS).

DISCUSSION AND ACTION OF THE REZONING OF BLOCK 3, LOTS 6B – 44, OF THE ALVARADO HILLS MANUFACTURED HOME PARK FROM A SF-2 (SINGLE FAMILY) ZONE TO A MH-3 (MANUFACTURED HOME SUBDIVISION DISTRICT WITH LESS RESTRICTIVE SETBACK REQUIREMENTS).

DISCUSSION AND ACTION OF THE REZONING OF ALL OF BLOCKS 1, 2, 4 AND BLOCK 3, LOTS 1-6A AND 45 – 51 OF THE ALVARADO HILLS ADDITION, AND TRACT 6 OF THE GS MCINTOSH SURVEY, ABST 625, FROM A SF-2 (SINGLE FAMILY) ZONE TO A MH-2 (MANUFACTURED HOME SUBDIVISION).

Upon a motion made by Member Mike McBee and duly seconded by Member Beverly Short, the revision of the zoning ordinance to create Division 7A, the rezoning of Block 3, Lots 6B-44 to MH-3, and the rezoning of Block 1, 2, 3, and Block 3, Lots 1-6A and 45-51 to MH-2 with a 12 feet wide front setback was approved. A vote was taken, (4-0: all ayes).

ADJOURNMENT

Chairperson Chuck Krueger adjourned the meeting.

APPROVAL CERTIFICATION

Passed and approved this _____ day of _____, 2011.

Chairperson Chuck Krueger
Planning and Zoning Commission

ATTEST:

Sharon Vass
Director of Community Development