

City of Alvarado  
County of Johnson  
State of Texas  
Planning and Zoning Commission  
June 7, 2011

**MINUTES**

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, June 7, 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.

**ROLL CALL**

Present:

Chuck Krueger	*	Chairperson
Marshall Hall	*	Vice-Chairperson
Mike McBee	*	Member
Chris Tarwater	*	Member

Absent:

Beverly Short	*	Member
Judy Durlington	*	Alternate-Member

Others Present:

Sharon Vass	*	Director of Community Development
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**INVOCATION**

Vice-Chairperson Marshall Hall gave invocation in prayer.

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES**

Upon a motion made by Member Mike McBee and duly seconded by Member Chris Tarwater, the Minutes of the February 1, 2011 and February 15, 2011 meetings were approved. A vote was taken, (4-0: all ayes).

**PUBLIC COMMENTS**

Opened: 6:35 p.m.

No Action.

Closed: 6:36 p.m.

**PUBLIC HEARING AND CONSIDERATION OF THE REQUEST FOR VARIANCES FROM CHAPTER 34, SECTIONS 34-164 AND 34-167 OF THE CODE OF ORDINANCES FOR A PROPOSED DEVELOPMENT ON TRACT 281, OF THE SETH MORRIS SURVEY, ABSTRACT 536, TO ALLOW A DEVELOPER TO PLAT AND DEVELOP PROPERTY WITHOUT MEETING THE REQUIREMENTS FOR LOT SHAPE, STREET FRONTAGE, AND STREET CONSTRUCTION.**  
**CASE NO 2011-0294**

Opened: 6:37 p.m.

Mike Tucker, with Nolan Equities, is the landowner/developer and was present to explain his requests to the Commission. He is purposing to plat these tracts with a private drive and a maintenance agreement and no public improvements. He feels that it is too cost prohibitive to build a public road. In his plan, the landowners would sign a maintenance agreement for the road before they purchased the land.

Closed: 6:48 p.m.

Upon a motion made by Member Chris Tarwater and duly seconded by Vice-Chairperson Marshall Hall, the variance requests were approved for street frontage and street construction for Tract 281 of the Seth Morris Survey, Abst 536. A vote was taken, (4-0: all ayes).

**PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 29, RESUB 2, LOTS 1-8, OF THE OLD TOWN ADDITION FROM A SF-2 (SINGLE FAMILY) ZONE TO A CBD (CENTRAL BUSINESS DISTRICT) ZONE.**  
**CASE NO 2011-0307**

Opened: 6:50 p.m.

Sharon Vass explained that the lots on the east side of the square along S. Friou St. were incorrectly drawn on the map to be SF-2 (Single Family) Zone. This request is to correct the mapping error.

Closed: 6:51 p.m.

Upon a motion made by Member Mike McBee and duly seconded by Vice-Chairperson Marshall Hall the rezoning of Block 29, Resub 2, Lots 1-8 of the Old Town Addition from SF-2 to CBD was approved. A vote was taken, (4-0: all ayes).

**PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF CHAPTERS 30 AND 42 REGARDING GARAGE SALES AND SIGNS.**

Opened: 6:52 p.m.

Sharon Vass explained that this ordinance change will move the rules about garage sales into a different section in the ordinance book and will allow residents to put out five off-premises signs to

advertise for their garage sales. Other proposed changes are that residents be 18 or older to get a garage sale permit so that city staff can make note of the applicant's driver's license number or state ID and issue citations if the garage sale signs are not picked up within 24 hours of the garage sale. Signs would also be allowed in right-of-ways if not taller than three feet tall.

Closed: 6:54 p.m.

Upon a motion made by Member Mike McBee and duly seconded by Member Chris Tarwater, Chapters 30 and 42 were amended. A vote was taken, (4-0: all ayes).

**ADJOURNMENT**

Chairperson Chuck Krueger adjourned the meeting at 6:55 p.m.

**APPROVAL CERTIFICATION**

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Chairperson Chuck Krueger  
Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
Sharon Vass  
Permit and Development Coordinator