

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
July 12, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, July 12, 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
Beverly Short	*	Member
Jackie Wygant	*	Alternate-Member
Tom Shufelt	*	Alternate-Member

Absent:

None

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Richard Van Winkle	*	Fire Chief and Code Services Director
õCoachõ Richters	*	Mayor
Clint Davis	*	City Manager

INVOCATION

Vice-Chairperson Marshall Hall 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 June 7, 2011 meeting were approved. A vote was taken, (5-0: all ayes).

PUBLIC COMMENTS

No Action.

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 12, LOTS 10 – 12, OF THE OLD TOWN ADDITION FROM AN SF-2 (SINGLE FAMILY) ZONE TO AN I (INSTITUTIONAL) ZONE.
CASE NO 2011-0348

Opened: 6:35 p.m.

Eric Parlogean, spokesperson for the Mansard Training Center, explained that it is his dream to help people who are struggling to get an education. He would like this facility to house up to 40 males in a dormitory setting who would be bussed to Hill County College or Tarrant County College to receive certification in a number of trades. The Mansard Training Center would provide the housing, meals, and help with the studies. The funds to run the center would come from the grants and housing allowances that the students receive. The campus would be closed during the week; however, the students would be allowed to go home on the weekends if they chose. The center would be renovated and updated to meet the needs of the students.

Several residents spoke against the request and all adjacent tenants and landowners (except one) signed a petition against the request. The main concerns mentioned were: the students may get bored and roam the streets, the students may be criminals, the neighborhood would no longer be safe, the neighbors live too close to each other to have a facility with a high number of occupants, three full time staff members may not be enough to control 40 men, and if the zone were to be changed and this type of use failed, other undesirable land uses may be allowed to occupy the building.

Closed: 7:21 p.m.

Chuck Krueger and Beverly Short stepped down from the podium during this discussion since they live within 200 feet of the property in discussion.

Upon a motion made by Member Mike McBee and duly seconded by Alternate-Member Tom Shufelt, the zoning request was denied for Block 12, Lots 10 ó 12, of the Old Town Addition. A vote was taken, (3 voted in favor of the motion to deny, 2 voted against the motion to deny).

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF A PORTION OF TRACT 27 OF THE GS MCINTOSH SURVEY, ABST 625 FROM AN SF-2 (SINGLE FAMILY) ZONE TO AN A (AGRICULTURAL) ZONE.
CASE NO 2011-0343

Opened: 7:30 p.m.

No action.

Closed: 7:31 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Chris Tarwater the rezoning of Tract 28 of the GS McIntosh Survey from SF-2 to A was approved. A vote was taken, (5-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF TRACT 27 OF THE GS MCINTOSH SURVEY, ABST 625, BY ISSUANCE OF A SPECIFIC USE PERMIT, TO ACCOMMODATE A DETENTION CENTER/JAIL IN AN A (AGRICULTURAL) ZONE.

CASE NO 2011-0344

Opened: 7:34 p.m.

Steve Afman, with Emerald Correctional Facilities, spoke to several landowners in the audience who had not heard about this request before. He showed plans for the immigration detention facility and explained that people at this facility would not be criminals, but would be waiting for deportation to their original country. The facility would be located more than 500 feet from any residence and would look similar to a college campus; no razor wire, searchlights, or barking guard dogs would be located on site. This facility would employ many residents in the area and would draw in other development. The detention center would be signing a ten-year contract with the federal government's illegal immigrant program with an option to renew the contract.

Closed: 7:59 p.m.

Upon a motion made by Vice-Chairperson Marshall Hall and duly seconded by Member Chris Tarwater, the Specific Use Permit for Tract 27 of the GS McIntosh Survey to accommodate a detention center/jail in an A zone were approved. A vote was taken, (4 in favor -1 opposed).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF CHAPTER 42 OF THE ZONING ORDINANCES REGARDING TRADE AND COMMERCIAL-TYPE SCHOOLS.

Opened: 8:03 p.m.

Sharon Vass explained that after city staff had received questions about opening a cake decorating class on the square, it was discovered that all commercial and trade schools were lumped into one category and allowed in the same zones. Staff thought it would best to separate the two types of schools into different categories and allow commercial-type classes such as the cake decorating and flower arranging in all industrial zones and all commercial zones, including CBD. The trade school classes would be allowed in all industrial zones and in the heavy commercial zone.

Closed: 8:05 p.m.

Upon a motion made by Member Mike McBee and duly seconded by Member Beverly Short, amendment of the Zoning Ordinance pertaining to trade and commercial-type schools was approved. A vote was taken, (5:0, all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF CHAPTER 42 OF THE ZONING ORDINANCES, SECTION 42-691 REGARDING SWIMMING POOLS.

Opened: 8:05 p.m.

Sharon Vass explained that a few months back the City Council had voted to change the setbacks for accessory buildings from eight feet on the front and side to three feet. The Building Official felt that swimming pools should be allowed to be closer than eight feet to the property line as well. Richard Van Winkle explained that they had researched other cities and this ordinance was in line with what other cities had.

Closed: 8:07 p.m.

Upon a motion made by Vice-Chairperson Marshall Hall and duly seconded by Member Beverly Short, the Zoning Ordinance pertaining to the setback requirements for swimming pools was approved. A vote was taken, (5:0, all ayes).

ADJOURNMENT

Chairperson Chuck Krueger adjourned the meeting at 8:10 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