

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
December 6, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, December 6, 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 6:30 p.m.

ROLL CALL

Present:

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

Absent:

Chris Tarwater	*	Member
Beverly Short	*	Member

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Doug Ballard	*	Building Official
Richard Van Winkle	*	Fire Chief and Code Services Director
Jackie Wygant	*	Alternate-Member

INVOCATION

Chairperson Chuck Krueger gave invocation in prayer.

APPROVAL OF MINUTES

Upon a motion made by Member Mike McBee and duly seconded by Vice Chairperson Marshall Hall, the Minutes of the November 1, 2011 meeting were approved. A vote was taken, (3-0: all ayes).

PUBLIC COMMENTS

No Action.

DISCUSSION AND CONSIDERATION OF THE FINAL PLAT OF TRACTS 9 AND 11 OF THE DS HENDERSON SURVEY, ABSTRACT 334, LOCATED INSIDE THE IESI TX LANDFILL AT 9100 S I-35W WITH THE CONSIDERATION OF A VARIANCE FROM STREET FRONTAGE.
CASE NO 2012-0040

Sharon Vass explained that this property is located in the ETJ area and inside the Turkey Creek Landfill. The landfill has a long term lease with Southtex Renewables to treat the landfill gases and the tract that they lease does not have street frontage. They are allowed to use any gate or access road in the landfill as well as an easement that was granted to them from the south of their leased tract to CR 313. The full access that the landfill owners have granted them to the any portion of the property is not enough to meet the road frontage requirements in our ordinances. Southtex Renewables needs to get permits through Johnson County Public Works and must have the tract platted to continue that permit process.

Upon a motion made by Vice Chairperson Marshall Hall and duly seconded by Member Mike McBee to approve the final plat of Tract 9 and 11 of the DS Henderson Survey, Abstract 334 with the consideration of a variance from street frontage requirements was approved. A vote was taken, (3-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF THE ALVARADO CODE OF ORDINANCES, SECTION 42-2, "RULES OF CONSTRUCTION AND SPECIAL DEFINITIONS", BY AMENDING THE DEFINITIONS OF MASONRY AND MASONRY-TYPE PRODUCTS.

Opened: 6:38 p.m.

Sharon Vass explained that city staff felt it would be in the best interest of the city to add stucco and concrete tilt wall back in to the approved construction items for commercial construction. The masonry ordinances have changed several times and stucco and tilt wall had been left out or taken out during a previous change. Clint Davis was unable to attend the meeting so he submitted a letter and pictures to better explain his ideas to the Commission.

Closed: 6:40 p.m.

Upon a motion made by Vice Chairperson Marshall Hall and duly seconded by Member Mike McBee to approve an amendment to the definitions of masonry and masonry-type products was approved. A vote was taken, (3-0: all ayes).

ADJOURNMENT

Chairperson Chuck Krueger adjourned the meeting at 6:40 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