

City of Alvarado
County of Johnson
State of Texas
Zoning Board of Adjustment
January 17, 2012

MINUTES

The City of Alvarado Zoning Board of Adjustment met in Regular Session on Tuesday, January 17, 2012 at 6:30 p.m. in the Council Chambers at City Hall, located at 104 W. College.

Call to Order

Members Present:

Barbara Fuller	*	Chairperson
Betty Green	*	Vice-Chairperson
Alvin Leonard	*	Member
Michael Owen	*	Member
John Asbjornson	*	Alternate Member (in the audience)

Members Absent:

Jeremy Crowder	*	Alternate Member
Michel Bennett	*	Alternate Member

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Clint Davis	*	City Manager

INVOCATION

Chairperson Barbara Fuller gave invocation in prayer.

APPROVAL OF MINUTES

Upon a motion made by Member Michael Owens and duly seconded by Vice-Chairperson Betty Green, the Minutes of the May 24, 2011 meeting were approved with corrections to the paragraph pertaining to the adjournment of the meeting. A vote was taken, (4-0: all ayes) the motion was carried by all present.

Barbara Fuller voted to approve	Betty Green voted to approve
Alvin Leonard voted to approve	Michael Owens voted to approve

PUBLIC HEARING AND ACTION FOR THE REQUEST FOR A VARIANCE FROM THE CITY OF ALVARADO ZONING ORDINANCES, SECTION 42-808, "ABANDONMENT, DISCONTINUATION OF A NONCONFORMING USE" BEING A REQUEST FOR A VARIANCE TO EXCHANGE A MANUFACTURED HOME THAT HAS BEEN VACANT MORE THAN SIX MONTHS WITH A NEWER MANUFACTURED HOME ON TRACT 83, IRA GLAZE SURVEY, AB 313, ALSO KNOWN AS 303 W COTTER. CASE NO. 2012-0065

Opened: 6:35 p.m.

Paul Keefer and Anthony Barresi, landowners, explained that the current home was substandard and the repairs needed would be too costly to still have an old home on the property. They feel that exchanging the home for a newer one would be a better decision.

(Continued)

Member Alvin Leonard stated that he did not see a problem as long as this home and the home to the west (301 W. Cotter) also owned by Mr. Keefer and Mr. Barresi were on separate utility connections.

Clint Davis, City Manager, explained that the city had asked the owners to clean up the lot and take some action regarding the manufactured home. Mr. Keefer and Mr. Barresi have plans to demolish the older manufactured home, replace with a newer home, clean up the lot, and sell it.

Member Michael Owens asked how long of a process this will be. Mr. Keefer stated that they plan to begin demolition immediately on the older home, have it gone within 2-4 days and by the first of February they would like to have the new home in place. The new home has already been purchased and is located on a lot outside of the city for storage.

Closed: 6:42 p.m.

A motion was made by Vice-Chairperson Betty Green and duly seconded by Member Alvin Leonard, in favor of approving the request for a variance regarding the replacement of a manufactured home located at 303 W. Cotter, CASE NO. 2012-0065. A vote was taken, (4:0, all ayes) the motion was carried by all present.

Barbara Fuller voted to approve Betty Green voted to approve
Alvin Leonard voted to approve Michael Owens voted to approve

ADJOURN

A motion was made by Member Michael Owens and duly seconded by Vice-Chairperson Betty Green, in favor of adjourning the meeting. A vote was taken, (4:0, all ayes) the motion was carried by all present.

Barbara Fuller voted to approve Betty Green voted to approve
Alvin Leonard voted to approve Michael Owens voted to approve

Barbara Fuller
Chairperson
Zoning Board of Adjustment

ATTEST:

Sharon Vass
Permit and Development Coordinator