

CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
104 W. COLLEGE
February 15, 2021
6:30 p.m.

AGENDA

The Zoning Board of Adjustments of the City of Alvarado, Texas will meet in Special Called Session on February 15, 2021 at 6:30 p.m. by videoconference. An Electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be available at www.cityofalvarado.org. To join the Zoning Board of Adjustments Zoom meeting, please use the following:

<https://us02web.zoom.us/j/98967890821?pwd=YIVRd05RTkkvUnpueWpuVVpiVTZLQT09>. To join the zoom meeting by phone, please dial either of the following numbers along with the meeting ID and passcode:

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
877 853 5247 US toll-free,
888 788 0099 U.S. Toll-free.

Meeting ID: 98967890821
Passcode: 369369

CALL TO ORDER-ROLL CALL

CONSENT AGENDA:

1. Minutes from the Regular Called Meeting December 14, 2020.
2. Minutes from the Special Called Meeting January 25, 2021

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: thomasd@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services. I, the undersigned authority do hereby certify that the above Agenda was posted on the city's website at www.cityofalvarado.org which is accessible to the public at all times and said Agenda was posted February 10, 2021 at 4:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Debbie Thomas, TRMC
City Secretary

**CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
Regular Called Meeting
County of Johnson
State of Texas
December 14, 2020
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday October 19, 2020 at 6:00 p.m. via videoconferencing. The following were present for roll call:

Jacob Wheat	*	Member
Lydia Moon	*	Member
Michael Bennett	*	Member
Tom Durlington	*	Chairperson
Cherry Bryant	*	Member
Shawn Goulding	*	Member

Absent:

Beverly Short	*	Member
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Others Present:

Emile Moline	*	Interim City Manager
Debbie Thomas	*	City Secretary

Chairperson Tom Durlington called this regular called meeting to order at 6:00 P.M. and gave the invocation.

CONSENT AGENDA

Motion was made by Member Shawn Goulding, duly seconded by Member Lydia Moon, to approve the consent agenda as presented. This motion supported 5 votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE FROM THE MINIMUM NUMBER OF PARKING SPACES LESS ONE FOR A COMMERCIAL BUSINESS FOR PROPERTY KNOWN AS LOTS 3 AND 4, BLOCK 21, OLD TOWN ADDITION, ALSO KNOWN AS 208 W COLLEGE, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Tom Durlington opened this public hearing at 6:05 p.m. The property owner stated that due to the driveway having to be engineered larger, he would be short one parking space according to our ordinance. Chairperson Durlington then closed this public hearing at 6:11 p.m. Motion was made

Zoning Board of Adjustments
Regular Meeting
December 14, 2020
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by Member Shawn Goulding, duly seconded by Member Lydia Moon to approve the variance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

Chairperson Tom Durlington then adjourned this regular meeting at 6:12 p.m.

Passed and approved this this ___ day of _____, 2021.

Tom Durlington, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

**CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
Regular Called Meeting
County of Johnson
State of Texas
January 25, 2021
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday January 25, 2021 at 6:00 p.m. via videoconferencing. The following were present for roll call:

Jacob Wheat	*	Member
Lydia Moon	*	Member
Tom Durlington	*	Chairperson
Cherry Bryant	*	Member
Shawn Goulding	*	Member
Beverly Short	*	Member

Absent:

Michael Bennett	*	Member
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Others Present:

Emile Moline	*	Interim City Manager
Debbie Thomas	*	City Secretary

Chairperson Tom Durlington called this regular called meeting to order at 6:04 P.M. and gave the invocation.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE FROM THE DISTANCE OF IMPROVED (EXISTING) DRIVE APPROACH ON N. CUMMINGS TO COLLEGE AVE INTERSECTION FOR LOTS 3 AND 4, BLOCK 21, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 208 W. COLLEGE, ALVARADO JOHNSON COUNTY, TEXAS.

Chairperson Tom Durlington opened this public hearing at 6:06p.m. Emile Moline, Interim City Manager, explained to the board the proximity of this drive approach to the intersection of N. Cummings. He stated that the distance would be a danger to oncoming vehicles that are turning onto N. Cummings. Chairperson Durlington then closed this public hearing at 6:08 p.m. Motion was made

Zoning Board of Adjustments
Regular Meeting
January 25, 2021
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by Member Shawn Goulding, duly seconded by Member Cherry Bryant to not allow this variance as presented due to the danger that would be presented at this intersection. This motion supported five votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE TO ALLOW A DUMPSTER ON PROPERTY KNOWN AS LOTS 3 AND 4, BLOCK 21, OLD TOWN ADDITION, ALSO KNOWN AS 208 W COLLEGE, ALVARADO, JOHNSON COUNTY, TEXAS.

After discussion, motion was made by Member Shawn Goulding, duly seconded by Member Cherry Bryant, do table this item until further clarification of the need is given. This motion supported five votes in approval and zero votes opposed. Motion carried.

Chairperson Tom Durlington then adjourned this regular meeting at 6:17 p.m.

Passed and approved this this ___ day of _____, 2021.

Jacob Wheat, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
Regular Called Meeting
County of Johnson
State of Texas
January 25, 2021
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, January 25, 2021 at 5:30 p.m. via videoconferencing. The following were present for roll call:

Brian Thornton	*	Chairperson
Tracy Melson	*	Member
Mike McBee	*	Member
Gayla Robison	*	Member

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 5:47 P.M.

CONSENT AGENDA

Motion was made by Member Mike McBee, duly seconded by Member Gayla Robison to approve the consent agenda as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN APPLICATION FOR A SPECIFIC USE PERMIT TO OPEN AND USE A TRUCK PARKING LOT ON THE EAST SIDE OF PROPERTY KNOWN AS LOT 2, BLOCK 1, GHANDI ADDITION, ALSO KNOWN AS 1163 HIGHWAY 67 W, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Brian Thornton opened this public hearing at 5:50 p.m. The owners of LaQuinta Hotel were having technical difficulties with their zoom feed. Emile Moline, Interim City Manager explained that this would be another 6 month extension for this SUP. The owners have made the improvements to the parking lot with more road base and have fenced the fire hydrant located on the corner of the drive. They have also made sure that mud buildup is not on Parkway Drive. He then closed the public hearing at 5:56 p.m. After discussion, motion was made by Member Gayla Robison, duly seconded by Member Tracy Melson to approve the extension of this SUP for another six months.. This motion supported four votes in approval and zero votes opposed. Motion carried.

Planning & Zoning Commission
Regular Meeting
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ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 5:57 p.m..

Passed and approved this this ____ day of _____, 2021.

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary