

CITY OF ALVARADO
104 W. COLLEGE
February 21, 2011
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Session on Monday, February 21, 2011 at 6:30 p.m. in the Council Chambers at City Hall. Up to the first thirty minutes of the meeting will be a public work session for staff briefing of the Council on agenda items listed below.

CALL TO ORDER- Roll Call

Page No.

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION

Severe Weather Awareness Week

1

PUBLIC HEARING

1. City of Alvarado's application for a Texas Parks and Wildlife Outdoor Recreation Grant for a project involving proposed park improvement at Stonegate Park. Some of the planned improvements associated with this project are located in a floodplain area and will have certain environmental impacts on the floodplain area. 2
2. Revision of ordinances in Chapter 42 of the Code of Ordinances to create Division 7A. MH-3 – Manufacturing Home Subdivision District (with higher density). 3
3. Rezoning of Block 3, Lots 6B-44, of the Alvarado Hills Addition From a SF-2 (Single Family) Zone to a MH-3 (Manufactured Home Subdivision District with less restrictive setback requirements). 5
4. Rezoning of all of Blocks 1, 2, 4 and Block 3, Lots 1-6A and 45-5, and the tract of land that is north of Tanglewood Street and south of the city limit line of the Alvarado Hills Addition from a SF-2 (Single Family) Zone to a MH-2 (Manufactured Home Subdivision). 6

5. Application for a Gas Well Permit to drill, complete and operate a well for gas including an application for a request for a reduction to the setback from protected uses upon property located at 600 S. Parkway Drive, Johnson County, Alvarado, Texas. More particularly shown on the map of Record in Volume 3632, Page 0093, plat records of Johnson County, Texas. 7
6. Request for a variance from Chapter 30, entitled "Signs" of the City of Alvarado Code of Ordinances pertaining to the number of pole signs on Tract 9A, 9B of the J. Mullican Survey, Abstract 584 located at 5411 S. I-35W. 8
7. Petition requesting annexation from Wornat-Dublin, Ltd., for the property located at Lot 1, Block A, Wornat Addition, Johnson County, Texas, also known as 5601 E. Highway 67, Alvarado, Texas. 14

CONSENT AGENDA:

- A. Minutes, Regular Meeting , January 10, 2011. 15
- B. Minutes, Special Meeting and Workshop, January 24, 2011. 19
- C. Minutes, Special Called Meeting, February 7, 2011. 21

OLD BUSINESS

8. Consideration and action regarding an ordinance altering the prima facie speed limits established for vehicles under the provisions of the Transportation Code, Chapter 545, Section 545.356, upon the basis of an engineering and traffic investigation upon certain streets and highways, or parts thereof, within the corporate limits of the City of Alvarado as set out in the ordinance and providing a penalty of a fine not to exceed \$500.00 for violation of this ordinance. 22

NEW BUSINESS

9. Consideration and action regarding a resolution designating certain officials as being responsible for, acting for, and on behalf of the City of Alvarado in dealing with the Texas Parks and Wildlife Department for the purpose of participating in the Stonegate Park Grant Program, certifying 28

- that the city is eligible to receive program assistance; certifying that the cities matching share is readily available and dedicating the proposed site for a permanent public park.
10. Consideration and action regarding resolution adopting amendments to the City of Alvarado Personnel Policy regarding city vehicles. 34
 11. Consideration and action regarding revision of ordinances in Chapter 42 of the Code of Ordinances to create Division 7A. MH-3 – Manufacturing Home Subdivision District (with higher density). 37
 12. Consideration and action regarding rezoning of Block 3, Lots 6B-44, of the Alvarado Hills Addition from a SF-2 (Single Family) Zone to a MH-3 (Manufactured Home Subdivision District with less restrictive setback requirements). 41
 13. Consideration and action regarding an ordinance rezoning Blocks 1, 2, 4 and Block 3, Lots 1-6A and 45-5, and the tract of land that is north of Tanglewood Street and south of the city limit line of the Alvarado Hills Addition from a SF-2 (Single Family) Zone to a MH-2 (Manufactured Home Subdivision). 43
 14. Consideration and action regarding an application for a Gas Well Permit to drill, complete and operate a well for gas including an application for a request for a reduction to the setback from protected uses upon property located at 600 S. Parkway Drive, Johnson County, Alvarado, Texas. More particularly shown on the map of Record in Volume 3632, Page 0093, plat records of Johnson County, Texas. 45
 15. Consideration and action regarding a pipeline right-of way crossing license agreement with Texas Midstream Gas, LLC, a subsidiary of Chesapeake Energy, to bore under Watson Street for a gas pipeline. 57
 16. Consideration and action regarding request for a variance from Chapter 30, entitled “Signs” of the City of Alvarado Code of Ordinances pertaining to the number of pole signs on Tract 9A, 9B of the J. Mullican Survey, Abstract 584 located at 5411 S. I-35W. 76

17. Consideration and action regarding approval of an ordinance closing, abandoning and quit claiming property described as a portion of S. Bill Jackson between Tract 12 of the Ira Glaze Survey, Abstract 313 and Tract 14 of the Ira Glaze Survey, Abstract 313, Alvarado, Johnson County, Texas and authorizing its conveyance to the Alvarado Independent School District. 77
18. Consideration and action regarding the adoption of an ordinance to amend Section 42 of the Alvarado Code of Ordinances, entitled Zoning to provide minimum construction and parking requirements. 78

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session to deliberate regarding the following matters.

a. §551.071 Consultation with Attorney The City Council may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council seeks the advice of its Attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provision of Chapter 551, including the following items:

1. Any posted agenda item.

19. Consider possible action resulting from items posted and legally discussed in Executive Session.

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic.

Unless the item is specifically noted on this agenda, the City Council is required **under the Texas Open Meetings Act to limit its response to one of the following:**

- * **Responding with a statement of specific factual information or reciting the City's existing policy on that issue; or**
- * **Directing the person making the inquiry to visit with City Staff about the issue. (No Council deliberation is permitted.)**

CITY MANAGER'S REPORT

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- * Expressions of thanks, congratulations, or condolence;
- * Information regarding holiday schedules;
- * An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- * A reminder about an upcoming event organized or sponsored by the governing body;
- * Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- * Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

20. Adjourn

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 bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on February 18, 2011 at 4:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Debbie Thomas, TRMC
City Secretary