

CITY OF ALVARADO  
104 W. COLLEGE  
April 19, 2010  
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Session on Monday, April 19, 2010 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	
United States relationship with Israel	1
PUBLIC HEARINGS	
1. Regarding possible tax abatement reinvestment zone, for the area described as Block 66, 67, and 68, Original Town Addition also known as 502 East Shelton Street.	2
2. A Specific Use Permit for Tract 12A and 13 of the J. Dixon Survey, Abstract 214, also known as 214 N. Parkway, to accommodate a parking lot for cars and light trucks in a C-2 (Commercial) Zone.	3
3. Ordinance amending Table 5A of the Zoning Ordinances to allow building material/hardware stores with inside storage in the CBD (Central Business District) Zone.	4
4. Parks, Recreation, and Open Space Master Plan for the City of Alvarado.	4-A
CONSENT AGENDA:	
A. Minutes, Regular Meeting March 15, 2010.	5
B. Minutes, Workshop, April 12, 2010.	9

OLD BUSINESS

NEW BUSINESS

5. Consideration and action regarding reappointment of Alvarado Parks Board member. 10
6. Consideration and action regarding the Parks, Recreation and Open Space Master Plan for the City of Alvarado, Texas. 11
7. Consideration and action regarding an ordinance of the City Council of the City of Alvarado, Texas, designating a certain area as Reinvestment Zone No. 1 for the City of Alvarado, Texas. 13
8. Consideration and action regarding approval of a Tax Abatement Agreement between the City of Alvarado and American Film and Printing, Ltd. 19
9. Consideration and action regarding adoption of an ordinance amending zoning on Tract 12A and 13, Abstract 214 of the J. Dixon Survey, Alvarado, Johnson County, Texas, also known as 214 N. Parkway, by authorizing the issuance of a Specific Use Permit to accommodate a parking lot for cars and light trucks in a general Commercial (C-2) District. 28
10. Consideration and action regarding adoption of an ordinance amending the comprehensive zoning ordinance by authorizing “Building Material/Hardware Stores (with inside storage only)” by right in the Central Business District (“CBD”) zone. 34

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.

b. §551.087 Deliberation regarding Economic Development Negotiations. A governmental body may conduct a closed meeting to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect meeting this description.

11. 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.

12. 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](mailto: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 April 16, 2010 at 4:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Debbie Thomas, TRMC  
City Secretary