

CITY OF ALVARADO
Planning and Zoning Commission
County of Johnson
State of Texas
February 5, 2013

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, February 5, 2013 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Mike McBee	*	Member
Beverly Short	*	Member
Jackie Wygant	*	Member

Absent:

Chuck Krueger	*	Chairperson
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Others Present:

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary

INVOCATION

Member Jackie Wygant called this regular called meeting to order at 6:30 P.M. and City Manager Clint Davis gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion was made by Member Beverly Short, duly seconded by Member Mike McBee to approve the minutes from the December 4, 2012 regular meeting. This motion supported three votes of approval and zero votes opposed. Motion carried.

PUBLIC COMMENTS

There were no public comments at this meeting.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING REZONING BLOCK 1, LOTS 1-47, BLOCK 2, LOTS 1-47, BLOCK 3, LOTS 1-51 AND BLOCK 4, LOTS 1-36 AND THE TRACT OF LAND THAT IS NORTH OF TANGLEWOOD STREET AND SOUTH OF THE CITY LIMIT LINE OF THE ALVARADO HILLS ADDITION, ALVARADO, JOHNSON COUNTY, TEXAS, FROM AN MH-2 (MANUFACTURED HOME SUBDIVISION) TO AN MH-3 (MANUFACTURED HOME SUBDIVISION).

Member Jackie Wygant opened the Public Hearing at 6:35 p.m. Clint Davis, City Manager, explained that rezoning to an MH-3 subdivision would unify the Alvarado Hills addition into one zoning district in order to allow the placement of new mobile homes that would meet the city required setbacks. Member Jackie Wygant then closed this public hearing at 6:39 p.m. After discussion, motion was made by Member Beverly Short, duly seconded by Member Jackie Wygant to approve the rezoning of Block 1, Lots 1-47, Block 2, Lots 1-47, Block 3, Lots 1-51 and Block 4, Lots 1-36 and the tract of land that is north of Tanglewood Street and south of the city limit line of the Alvarado Hills Addition. This motion supported three votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REZONING OF 32.2 ACRES, TRACT 13, ABSTRACT NO. 516, HIRAM LEWIS SURVEY, FROM AN A (AGRICULTURE) TO AN MF (MULTI-FAMILY) ZONING DISTRICT.

Member Jackie Wygant opened this Public Hearing at 6:41 p.m. Mr. and Mrs. Brian Scott addressed the board for the rezoning of this property to build upscale apartments. Member Jackie Wygant then closed this public hearing at 7:00 p.m. After discussion, motion was made by Member Mike McBee, duly seconded by Member Jackie Wygant, to approve the rezoning of 32.2 acres, Tract 13, Abstract no. 516, Hiram Lewis Survey from an A (Agriculture) to an MF (Multi-Family) zoning district. This motion supported three votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REQUEST FOR REZONING 10.61 ACRES, JOHN DIXON SURVEY, ABSTRACT NO. 214 AND THE WM. BALCH SURVEY, ABSTRACT NO. 48 FROM AN A (AGRICULTURE) TO A C-2 (COMMERCIAL) ZONING DISTRICT.

Member Jackie Wygant opened this public hearing at 7:02 p.m. City Manager Clint Davis stated that Mr. Lynn Smith would like to rezone this property commercial for future commercial development. After discussion, motion was made by Member Beverly Short, duly seconded by Member Mike McBee, to approve the rezoning of 10.61 acres, John Dixon Survey, Abstract No. 214, and the Wm.

Balch Survey, Abstract no. 48 from an A (Agriculture) to a C-2 (Commercial) zoning district. This motion supported three votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING APPROVAL OF A FINAL PLAT FOR .05 ACRES OUT OF THE JOHN DIXON SURVEY, ABSTRACT NO. 214.

Motion was made by Member Jackie Wygant, duly seconded by Member Beverly Short to approve the final plat for 0.05 acres out of the John Dixon Survey, Abstract No. 214. This motion supported three votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Member Jackie Wygant adjourned this regular meeting at 7.05 p.m.

Passed and approved this this 7th day of May, 2013.



Chuck Krueger, Chairperson

ATTEST:



Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
County of Johnson
State of Texas
May 7, 2013

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, May 7, 2013 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Chuck Krueger	*	Chairperson
Mike McBee	*	Member
Beverly Short	*	Member
Michael Bennett	*	Member
Jennifer Bjork	*	Member
Stephen Evans	*	Alternate Member

Others Present:

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary

INVOCATION

Chairperson Chuck Krueger called this regular called meeting to order at 6:30 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

SWEARING IN OF NEW BOARD MEMBERS

Debbie Thomas, City Secretary, then swore in the three new members of the board.

APPROVAL OF MINUTES

Motion was made by Member Beverly Short, duly seconded by Member Mike McBee to approve the minutes from the February 5, 2013 regular meeting. This motion supported five votes of approval and zero votes opposed. Motion carried.

PUBLIC COMMENTS

There were no public comments at this meeting.

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May 7, 2013
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**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING
THE REZONING OF BLOCK 43, LOTS 5A AND 6, ORIGINAL TOWN
ADDITION, FROM AN SF-2 (SINGLE FAMILY RESIDENTIAL) ZONING
DISTRICT TO AN I (INSTITUTIONAL) ZONING DISTRICT**

Chairperson Chuck Krueger opened the Public Hearing at 6:35 p.m. Clint Davis, City Manager, explained to the Commission that the First United Methodist Church had purchased this property for the purpose of constructing an additional parking lot. Chairperson Chuck Krueger then closed this public hearing at 6:40 pm. After discussion, motion was made by Member Beverly Short, duly seconded by Member Mike McBee to approve the rezoning of Block 43, Lots 5A and 6, Original Town Addition, known as 300 S. Spears from an SF-2 (Single Family Residential) to an I (Institutional) zoning district. This motion supported five votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

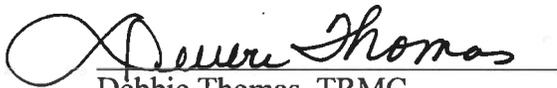
Chairperson Chuck Krueger adjourned this regular meeting at 6:40 p.m.

Passed and approved this this 4th day of June, 2013.



Chuck Krueger, Chairperson

ATTEST:



Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
County of Johnson
State of Texas
July 2, 2013

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, July 2, 2013 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Beverly Short	*	Member
Michael Bennett	*	Member
Jennifer Bjork	*	Member

Absent:

Chuck Krueger	*	Chairperson
Mike McBee	*	Member

Others Present:

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary

INVOCATION

Member Michael Bennett called this regular called meeting to order at 6:46 P.M. and Clint Davis gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion was made by Member Beverly Short, duly seconded by Member Michael Bennett to approve the minutes from the June 4, 2013 regular meeting. This motion supported three votes of approval and zero votes opposed. Motion carried.

PUBLIC COMMENTS

There were no public comments at this meeting.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REQUEST FOR A SPECIFIC USE PERMIT, ABSTRACT 583, TRACT 25, J. MULLICAN SURVEY, ALVARADO, JOHNSON COUNTY, TEXAS, ALSO

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July 2, 2013
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KNOWN AS 1103 GLENWOOD DRIVE, TO ACCOMMODATE A TOBACCO SHOP IN A "C-2" (COMMERCIAL) ZONING DISTRICT

Member Micheal Bennett opened the Public Hearing at 6:35 p.m. Clint Davis, City Manager explained to the board that a Specific Use Permit was needed for this property since the building had been separated and tobacco sales would make up over 51% of sales. Jason Pritchard, owner of this building stated that nothing illegal would be sold, only tobacco products. Member Michael Bennett then closed this public hearing at 6:35 pm. After discussion, motion was made by Member Michael Bennett, duly seconded by Member Beverly Short to approve the Specific Use Permit for Abstract 583, Tract 25, J. Mullican Survey, to accommodate a tobacco shop in a "C-2" (Commercial) zoning district. This motion supported three votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AMENDING CHAPTER 42 OF THE ALVARADO CODE OF ORDINANCES, "ZONING", BY AMENDING SECTION 42-691 RELATING TO SETBACK REQUIREMENTS FOR SWIMMING POOLS.

Clint Davis, City Manager explained to the board that the requirement of a five foot setback from an easement on private property was illegal and this would repeal this section from the zoning ordinance. Motion was made by Member Micheal Bennett, duly seconded by Member Beverly Short to strike Section 42-691 (e) (ii) from the zoning ordinance. This motion supported three votes of approval and zero votes opposed. Motion carried.

ADJOURNMENT

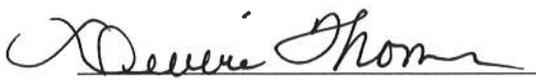
Member Michael Bennett adjourned this regular meeting at 6:44 p.m.

Passed and approved this this 13th day of August, 2013.



Michael Bennett, Member

ATTEST:



Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
County of Johnson
State of Texas
October 1, 2013
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, October 1, 2013 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Michael Bennett	*	Member
Jennifer Bjork	*	Member
Chuck Krueger	*	Chairperson
Mike McBee	*	Member
Stephen Evans	*	Member

Absent:

Beverly Short	*	Member
Chuck Krueger	*	Chairperson

Others Present:

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary

INVOCATION

Member Michael Bennett called this regular called meeting to order at 6:35 P.M. and Clint Davis gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion was made by Member Mike McBee, duly seconded by Member Stephen Evans to approve the minutes from the September 10, 2013 special meeting. This motion supported five votes of approval and zero votes opposed. Motion carried.

PUBLIC COMMENTS

There were no public comments at this meeting.

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CONSIDERATION AND ACTION REGARDING APPROVAL OF A FINAL PLAT FOR TRACT 10A, ABSTRACT 48, W. M. BALCH SURVEY, TO BE CALLED LOTS 1 AND 2, BURGER KING AT 67 ADDITION, ALSO KNOWN AS 6920 HWY 67 EAST, ALVARADO, TEXAS.

After discussion, motion was made by Member Jennifer Bjork, duly seconded by Member Stephen Evans to approve the final plat for Tract 10A, Abstract 48, W. M. Balch Survey, to be called Lots 1 and 2, Burger King at 67 Addition, also known as 6920 Hwy 67 East. This motion supported five votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Member Michael Bennett adjourned this regular meeting at 6:40 p.m.

Passed and approved this this 3rd day of December 2013.

Michael Bennett, Member

ATTEST:


Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
County of Johnson
State of Texas
December 3, 2013
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, December 3, 2013 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Michael Bennett	*	Member
Jennifer Bjork	*	Member
Chuck Krueger	*	Chairperson
Mike McBee	*	Member
Stephen Evans	*	Member
Beverly Short	*	Member

Others Present:

Debbie Thomas	*	City Secretary
Doug Ballard	*	Building Inspector

INVOCATION

Chairperson Chuck Krueger called this regular called meeting to order at 6:30 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Motion was made by Member Mike McBee, duly seconded by Member Beverly Short to approve the minutes from the October 1, 2013 regular meeting with the following correction: Chuck Krueger was not present at this meeting. This motion supported six votes of approval and zero votes opposed. Motion carried.

PUBLIC COMMENTS

There were no public comments at this meeting.

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CONSIDERATION AND ACTION REGARDING A REQUEST FROM THE ALVARADO INDEPENDENT SCHOOL DISTRICT FOR A VARIANCE FROM THE LANDSCAPING REQUIREMENTS, SECTION 42-840(7) (PARKING LOTS) AT 1000 N. CUMMINGS

Mark Ratcliff from the AISD addressed the board stating that the school district would like a variance from the landscaped islands within the new junior high parking lot due to maintenance and cost of the irrigation system. After discussion, motion was made by Member Beverly Short, duly seconded by Member Mike McBee to deny the variance request at the new junior high parking lot for the landscaping requirements of the islands. This motion supported six votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

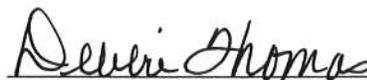
Chairperson Chuck Krueger adjourned this regular meeting at 6:53 p.m.

Passed and approved this this 30th day of January 2014.



Chuck Krueger, Chairperson

ATTEST:



Debbie Thomas, TRMC
City Secretary