

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
August 2, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, August 2, 2011 at 6:30 p.m. in the Council Chambers at City Hall, located at 104 W. College, Alvarado, Texas 76009.

CALL TO ORDER

Chairperson Chuck Krueger called the meeting to order.

ROLL CALL

Present:

Chuck Krueger	*	Chairperson
Mike McBee	*	Member
Beverly Short	*	Member

Absent:

Marshall Hall	*	Vice-Chairperson
Chris Tarwater	*	Member

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Richard Van Winkle	*	Fire Chief and Code Services Director
Clint Davis	*	City Manager
Jackie Wygant	*	Alternate-Member
Tom Shufelt	*	Alternate-Member

INVOCATION

Chairperson Chuck Krueger gave invocation in prayer.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, the Minutes of the July 12, 2011 meeting were approved. A vote was taken, (3-0: all ayes).

PUBLIC COMMENTS

No Action.

DISCUSSION AND CONSIDERATION OF THE PRELIMINARY PLAT OF TRACT 281 OF THE SETH MORRIS SURVEY, ABSTRACT 536, LOCATED IN THE 7000 BLOCK OF FM 3136, TO BE CALLED BLOCK 1, LOTS 1-5 OF THE TURKEY HILL ADDITION. CASE NO 2011-0371

Sharon Vass, Permit and Development Coordinator, reminded the Commission that this is the same property and landowner that was granted variances from the street requirements within the last couple of months. Mike Tucker, with Nolan Equities, was present for any questions.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, the preliminary plat request was approved for Tract 281 of the Seth Morris Survey. A vote was taken, (3-0: all ayes).

DISCUSSION AND CONSIDERATION OF THE FINAL PLAT OF TRACT 281 OF THE SETH MORRIS SURVEY, ABSTRACT 536, LOCATED IN THE 7000 BLOCK OF FM 3136, TO BE CALLED BLOCK 1, LOTS 1-5 OF THE TURKEY HILL ADDITION. CASE NO 2011-0372

No discussion.

Upon a motion made by Member Mike McBee and duly seconded by Member Beverly Short, the final plat request was approved for Tract 281 of the Seth Morris Survey. A vote was taken, (3-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF SECTION 42-673 (6) OF THE ZONING ORDINANCES REGARDING THE DEFINITION OF SELF-STORAGE, MINI-WAREHOUSES TO INCLUDE THE STORAGE OF VEHICLES.

Opened: 6:36 p.m.

Sharon Vass explained that there had been a request to allow self-storage/mini-warehouse businesses to have a storage area for operable vehicles, RVs and boats. Currently, self-storage facilities are required to receive approval of a Specific Use Permit and any concerns about the vehicle storage on a particular lot can be addressed at that time.

Closed: 6:40 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, Section 42-673 (6) was amended to allow storage of operable vehicles as part of a self-storage/mini-warehouse facility. A vote was taken, (3-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 6, LOT 5R9 OF THE WOOLARD ADDITION, BY ISSUANCE OF A SPECIFIC USE PERMIT, TO

ACCOMMODATE A SELF-STORAGE/MINI-WAREHOUSE IN A C-2 (COMMERCIAL) ZONE.

CASE NO 2011-0376

Opened: 6:41 p.m.

Mike Huggins, working with the owner of Alvarado Self-Storage, told the Commission that the owner purchased this lot years ago with plans to extend the business. They are now ready to add onto the storage buildings and add about 40 outside storage spaces for operable cars, RVs, and boats.

Closed: 6:44 p.m.

Upon a motion made by Member Mike McBee and duly seconded by Member Beverly Short the rezoning of Lot 5R9 of the Woolard Addition by issuance of a Specific Use Permit to accommodate a self-storage warehouse was approved. A vote was taken, (3-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE DELETION OF WORDING IN SECTIONS 34-167 (M) (1) AND 34-169 THAT REQUIRES BUILDING LINES AND SETBACK LINES TO BE DRAWN ON PLATS.

Opened: 6:44 p.m.

Sharon Vass explained that within the last couple of years an ordinance had been adopted to delete the requirement for building lines to be drawn on the plat; however, this section was missed. No new changes are being proposed.

Closed: 6:45 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, Sections 34-167 (m) (1) and 34-169 were deleted. A vote was taken, (3-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF SECTION 42-662, TABLE 5B OF THE ZONING ORDINANCES TO ALLOW GYMNASTIC AND DANCE STUDIOS IN THE CBD ZONE.

Opened: 6:50 p.m.

Sharon Vass explained that after city staff reviewed the ordinances pertaining to the CBD Zone, it was determined that gymnastic and dance studios should be allowed in the CBD Zone around the square.

Closed: 6:52 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, amendment of the Zoning Ordinance pertaining to gymnastic or dance studios was approved. A vote was taken, (3:0, all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE AMENDMENT OF CHAPTER 42 OF THE ZONING ORDINANCES REGARDING ESTABLISHMENTS THAT SELL ALCOHOL.

Opened: 6:45 p.m.

Sharon Vass explained that during the election in November there will voting on the sale of alcohol sales inside the city limits of Alvarado. City staff would like to have the ordinances ready in case the changes are voted in. Several staff members have reviewed other city ordinances and determined what types of business to allow that are not already allowed, such as bar, dance hall, liquor store, and to review the current land uses that may begin to sell alcohol such as convenience store, grocery store, and restaurant. Included in the packet is a list of the proposed changes regarding the land use and the zone in which it would be allowed.

Closed: 6:50 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee, the Zoning Ordinance pertaining to establishments that sell alcohol was approved. A vote was taken, (3:0, all ayes).

ADJOURNMENT

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

APPROVAL CERTIFICATION

Passed and approved this _____ day of _____, 2011.

Chairperson Chuck Krueger
Planning and Zoning Commission

ATTEST:

Sharon Vass
Permit and Development Coordinator