

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
October 4, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, October 4, 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 at 6:30 p.m.

ROLL CALL

Present:

Chuck Krueger	*	Chairperson
Marshall Hall	*	Vice-Chairperson
Chris Tarwater	*	Member
Beverly Short	*	Member
Mike McBee	*	Member

Absent:

None

Others Present:

Sharon Vass	*	Permit and Development Coordinator
Richard Van Winkle	*	Fire Chief and Code Services Director
Jackie Wygant	*	Alternate-Member

INVOCATION

Member Chuck Krueger gave invocation in prayer.

APPROVAL OF MINUTES

Upon a motion made by Vice-Chairperson Marshall Hall and duly seconded by Member Beverly Short, the Minutes of the September 6, 2011 meeting were approved. A vote was taken, (5-0: all ayes).

PUBLIC COMMENTS

No Action.

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 1, LOT 2 OF THE GANDHI ADDITION, IN THE 600 BLOCK OF N. PARKWAY, BY ISSUANCE OF A SPECIFIC USE PERMIT, TO ACCOMMODATE A HEAVY TRUCK PARKING LOT IN A C-2 (COMMERCIAL) ZONE.
CASE NO 2011-0471

Opened: 6:35p.m.

Sharon Vass explained that last year the LaQuinta motel had received a Specific Use Permit for light load vehicle parking. They are able to acquire more business with trucking companies if they can offer them a heavy truck parking lot. Last month, the owners, Ravi and Paul Mehta, asked the Planning and Zoning and City Council to change the city's ordinance to state that heavy truck parking would be allowed in C-2 Commercial Zones with the approval of a Specific Use Permit. The ordinance change was approved. Now LaQuinta is asking for the Specific Use Permit for heavy truck parking on the land that they own to the east of the motel.

Mike McBee asked if there would be any change in the owner's requirements to maintain the property and Mrs. Vass stated that all maintenance and property upkeep would remain the same. The members discussed the poor condition of the parking lot at this time. It was not built properly, the parking spaces were not marked and the landscaping was not done properly and then maintained.

Closed: 6:37 p.m.

Upon a motion made by Member Mike McBee and duly seconded by Member Beverly Short to deny the request for a Specific Use Permit for Block 1, Lot 2 of the Gandhi Addition was not decided. A vote was taken, (2 in favor of motion, 2 opposed of motion, 1 abstain).

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 25, LOTS 1, 2, 17, AND 18 OF THE NEW TOWN ADDITION, KNOWN AS 700 S. PARKWAY, BY ISSUANCE OF A SPECIFIC USE PERMIT, TO ACCOMMODATE A STATIONARY VENDOR USING A MOBILE STRUCTURE IN A C-2 (COMMERCIAL) ZONE.
CASE NO 2011-0441

Opened: 6:39 p.m.

Sharon Vass explained that Maria Lopez had received a Specific Use Permit last year to sell food in a stationary location out of a mobile unit. That Specific Use Permit is set up to expire every year. Mrs. Lopez is just here to apply for another Specific Use Permit to continue her business. There are not any changes.

Closed: 6:40 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee the Specific Use Permit for a stationary vendor using a mobile structure at 700 S. Parkway, was approved. A vote was taken, (5-0: all ayes).

ADJOURNMENT

Chairperson Chuck Krueger adjourned the meeting.

APPROVAL CERTIFICATION

Passed and approved this _____ day of _____, 2011.

Chairperson Chuck Krueger
Planning and Zoning Commission

ATTEST:

Sharon Vass
Permit and Development Coordinator