

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
November 1, 2011

MINUTES

The City of Alvarado Planning and Zoning Commission met in Regular Session on Tuesday, November 1, 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:

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

Absent:

Chuck Krueger	*	Chairperson
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Others Present:

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

INVOCATION

Vice Chairperson Marshall Hall gave invocation in prayer.

APPROVAL OF MINUTES

Upon a motion made by Member Chris Tarwater and duly seconded by Member Beverly Short, the Minutes of the October 4, 2011 meeting were approved. A vote was taken, (4-0: all ayes).

PUBLIC COMMENTS

No Action.

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 14, LOTS 1, 2, 7a, 8a, AND 9a OF THE OLD TOWN ADDITION, LOCATED AT 310 N. BAUGH, FROM A SF-2 (SINGLE FAMILY) ZONE TO A M-1 (LIGHT MANUFACTURING) ZONE. CASE NO 2012-0010

Opened: 6:34p.m.

Bill Welborn, applicant, and Lajuana Bilger, realtor, were present to explain the request. Mr. Welborn has a building near the square that he rents and uses as an auto repair business. He would like to purchase the land at 310 N. Baugh and build his own building to continue his auto repair business.

Sharon Vass explained that this property does have M-1 Zoned property to the east of this lot, on the east side of the railroad tracks.

Closed: 6:40 p.m.

Upon a motion made by Member Beverly Short and duly seconded by Member Mike McBee to approve the rezoning Block 14, Lots 1, 2, 7a, 8a, and 9a of the Old Town Addition, the request was approved. A vote was taken, (4-0: all ayes).

PUBLIC HEARING AND CONSIDERATION OF THE REZONING OF BLOCK 40, LOTS 3 AND 3a OF THE OLD TOWN ADDITION, KNOWN AS 303 AND 307 S. SPARKS, FROM A SF-2 (SINGLE FAMILY) ZONE TO A M-1 (LIGHT MANUFACTURING) ZONE. CASE NO 2012-0027

Opened: 6:40 p.m.

Arrdeen Vaughn, owner and applicant, was not present at the meeting and Clint Davis, City Manager, spoke on his behalf. He explained that Mr. Vaughn has had his auto business located on this lot for many years and his auto dealer license is issued to this address on Sparks. Since the lot is currently zoned as single family, his business is grandfathered, which puts some restrictions on the property if there is major damage, need for expansion, or if the property is sold. Mr. Vaughn would like to prepare his property in case at any time, he is unable to run it and his family needs to continue the business. Changing the zone to M-1 removes the grandfather status and it is a use that conforms to the current ordinances.

Closed: 6:50 p.m.

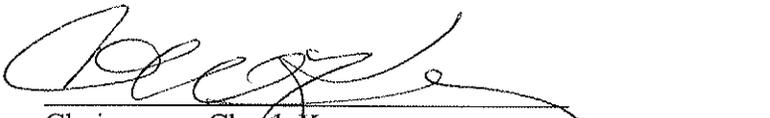
A motion was made by Member Beverly Short to approve the rezoning request; however, there was no second and no further action taken. The request died from lack of a motion.

ADJOURNMENT

Vice-Chairperson Marshall Hall adjourned the meeting at 6:52p.m.

APPROVAL CERTIFICATION

Passed and approved this 6 day of December, 2011.



Chairperson Chuck Krueger
Planning and Zoning Commission

ATTEST:



Sharon Vass
Permit and Development Coordinator