

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
July 13, 2020
6:30 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Monday, July 13, 2020 at 6:30 p.m. by videoconference. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available at: <https://us02web.zoom.us/j/88028658776?pwd=VlZlQmdzSlpEanpYTXdXaWFSSWZ0UT09>
Meeting ID number: 880 2865 8776 Password: 474757

THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA TELECONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 pm: 1-346-248-7799 (Houston) and 1-408-638-0968 (San Jose). Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting on Items 1, 2, 3, or 4 and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.:

CALL TO ORDER/ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

A Minutes from the June 15, 2020 regular called meeting.

1. Public Hearing and consideration and action regarding request for zoning changes from MF (Multi Family) to a TF (Two Family) zoning district for property known as Abstract #625, Tract 6A and 6C, G. S. McIntosh Survey, also known as Burnett Blvd, Alvarado, Johnson County, Texas.

June 15, 2020

5. Introduction of possible new members to the Planning and Zoning Commission.

ACCESSIBILITY STATEMENT

City Hall is wheelchair accessible. The exit and parking ramp 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 request to contact the City Secretary's Office at 817-790-3351, by FAX 817-783-7925, or by e-mail thomasd@cityofalvarado.org. Please contact the city 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, at a place that is convenient and readily accessible to the general public at all times and said Agenda was posted on July 10, 2020 by 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


Debbie Thomas, TRMC, City Secretary

CITY OF ALVARADO
Planning and Zoning Commission and City Council
Special Called Meeting
County of Johnson
State of Texas
June 15, 2020
MINUTES

The Planning and Zoning Commission of the City of Alvarado met jointly with the City Council in Special Called Session on Monday, June 15, 2020 at 5:30 p.m. via videoconference. The following were present for roll call:

Gayla Robison	*	Member
Brian Thornton	*	Chairperson
Mike McBee	*	Member
Tracy Melson	*	Member
Lydia Moon	*	Council Member

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 5:05 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Motion was made by Member Gayla Robison, duly seconded by Member Mike McBee to approve the consent agenda as submitted. This motion supported four votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN APPLICATION FOR A SPECIFIC USE PERMIT TO OPEN AND USE A TRUCK PARKING LOT ON THE EAST SIDE OF PROPERTY KNOWN AS LOT 2, BLOCK 1, GHANDI ADDITION, ALSO KNOWN AS 1163 HIGHWAY 67W, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Brian Thornton opened this public hearing at 5:09 p.m. Jawed Mallick, owner of the La Qunita Hotel addressed the commission stating that at this time he is losing business due to the lack of large RV and truck parking. He told the council that he would be able to concrete this lot according the City's specification in one year. He stated that he would comply with all stipulations that the city

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Special Called Meeting
June 15, 2020
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placed on him. He then closed the public hearing at 5:22 p.m. After discussion, motion was made by Member Tracy Melson, duly seconded by Member Gayla Robison to deny this specific use permit. This motion supported two votes in approval (Robison and Melson) and two votes opposed (McBee and Thornton). Tie vote. No action.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR ZONING CHANGES FROM MF(MULTI-FAMILY) ZONING DISTRICT TO A TF (TWO FAMILY) ZONING DISTRICT FOR PROPERTY KNOWN AS ABSTRACT #625, TRACT 6A AND 6C, G. S. MCINTOSH SURVEY, ALSO KNOWN AS BURNETT BLVD, ALVARADO, JOHNSON COUNTY, TEXAS

This item was tabled and will be placed on the next regular meeting.

CONSIDERATION AND ACTION REGARDING A FINAL PLAT FOR PROPERTY KNOWN AS LOT 1, BLOCK 1, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 510 W. COTTER, ALVARADO, JOHNSON COUNTY, TEXAS

Motion was made by Member Gayla Robison, duly seconded by Member Mike McBee to approve the plat as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A FINAL PLAT FOR PROPERTY KNOWN AS ABSTRACT 313, TRACT 71, IRA GLAZE SURVEY, ALSO KNOWN AS 303 S. WATSON, ALVARADO, JOHNSON COUNTY, TEXAS.

Motion was made by Member Mike McBee, duly seconded by Member Gayla Robison, to approve the plat as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

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Special Called Meeting
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ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 5:41 p.m.

Passed and approved this this ____ day of _____, 2020.

Bryan Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 5/26/20 CLERK: _____ FEE: 400⁰⁰ CASE NO: 2020-0259

NAME OF APPLICANT: GARZA Group PH: (214) 874-1560

MAILING ADDRESS: 918 White Marlin, Burleson TX 76028

APPLICANT IS THE: OWNER LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: GARZA Group PH: (214) 874-1560

MAILING ADDRESS: 918 White Marlin, Burleson TX 76028

STREET ADDRESS OF PROPERTY: Burnett Blvd ACREAGE: 2.3 ACRES

LEGAL DESCRIPTION: Abstract # 625, George S. McIntosh Survey

PRESENT ZONE OF PROPERTY: MF/C-2 PRESENT USE: VACANT

REQUESTED ZONE: TF Duplex PROPOSED USE: Build Duplex's

REASON FOR CHANGE: Highest Best Use

USAGE OF ADJACENT PROPERTY
NORTH: SF
SOUTH: VACANT LAND
EAST: VACANT LAND
WEST: VACANT LAND

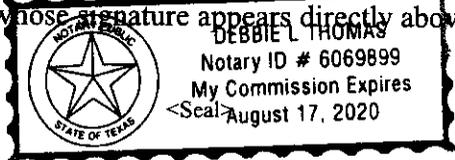
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this 27th day of May, 2020, by the person whose signature appears directly above.



Debbie Thomas
Notary Public in and for The State of Texas.
My Commission expires 8-17-2020



Central Appraisal District of Johnson County

109 North Main St
Cleburne, Texas 76033
Phone: (817) 648-3000
Fax: (817) 645-3105

Account Details for 126.0625.00046

Ownership

Owner Name:	Garza Group Custom Home & Real Estate
Owner Address:	208 E Chambers St, Cleburne, TX 760310000
Property Location:	Burnett Blvd
Ownership Interest:	1.000000
Description:	ABST 625 TR 6A, 6C G S MC INTOSH
Deed Date:	2020-03-03
Deed Type:	Warranty Deed W/ Vendor's Lien
Page #:	
Volume #:	
Instrument #:	06116
Exemptions	
Tax Entities	<ul style="list-style-type: none">◦ City Of Alvarado◦ Johnson County◦ Alvarado ISD◦ Hill College ALS◦ Lateral Road◦ Johnson Co ESD#1◦ Alvarado Fire Dept◦ Precinct3
Improvement State Code:	

Land State Code:	E4 - Non-Prod Undeveloped
Productivity State Code:	
GEO Num:	126.0625.00046
Last Update:	Apr 29 2020 10:48AM

A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

Value

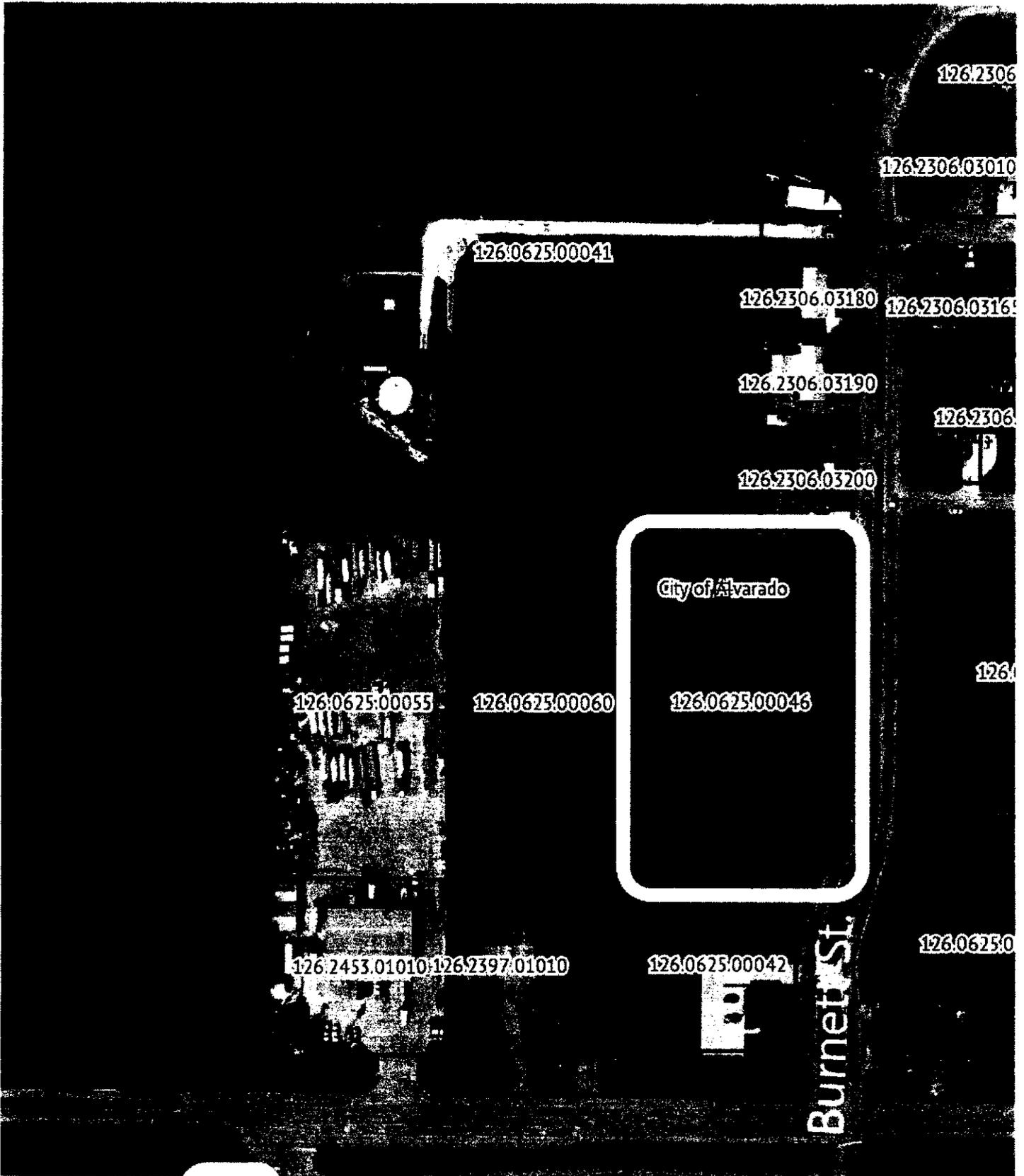
Improvement Value	\$0
Land Market Value:	\$60,243
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$60,243
† Appraised Value:	\$60,243
Land Acres	2.3050
Impr Area Size	0
Year Built	0

Appraisal History

* This information is intended for reference only and is subject to change. It may not

accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.

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1 > 02/04/2019

= Garza Group Property Rezoning Request

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING ABSTRACT NO. 625, TRACT 6A AND 6C, FROM A MF (MULTIFAMILY) TO A TF (TWO FAMILY) ZONING DISTRICT ALSO KNOWN AS BURNETT BLVD, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 15 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended by rezoning Abstract No. 625, Tract 6A and 6C, G.S. McIntosh survey, also known as the Burnett Blvd. , City of Alvarado, Johnson County, Texas from a "MF" (Multi Family) zoning district to a "TF" (Two Family) zoning district.

SECTION 2. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the

remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 15th day of June, 2020 by a vote of ____ ayes ____ naves.

ATTEST:

CITY OF ALVARADO

Debbie Thomas, City Secretary

By: _____
Tom Durlington, Mayor