

**REGULAR CALLED MEETING OF THE CITY OF ALVARADO PLANNING AND
ZONING COMMISSION
104 W. COLLEGE
SEPTEMBER 15, 2020
6:30 P.M.**

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Tuesday September 15, 2020 at 2:30 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/98967890821>. Meeting I.D. Number 989 6789 0821.

THE CITY COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA VIDEOCONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 pm: 1-346-248-7799 #1 (Houston) 1-669-900-6833 #2 (San Jose). Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting on Items 2 or 3 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

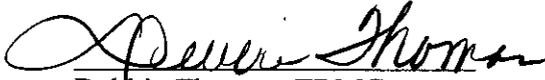
1. Consent Agenda – minutes from Special Called Meeting – August 4, 2020.
2. Public Hearing and consideration and action regarding request for a re-plat for property known as Lots 4R, 6R, and 8R, Block 69 Original Town Addition, Alvarado, Johnson County, Texas, also known as Santa Fe Street.
3. Consideration and action regarding a preliminary plat for property known as Abstract No. 625 G. S. McIntosh Survey, Alvarado, Johnson County, Texas also known as Burnett Blvd.
4. Adjourn.

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 City's website at [:https://www.cityofalvarado.org/index.asp?](https://www.cityofalvarado.org/index.asp?) on September 11, 2020 at 4:00 p.m. and

Planning and Zoning Commission
Special Called Meeting
September 15, 2020
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remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in cursive script, appearing to read "Debbie Thomas".

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission and City Council
Special Called Meeting
County of Johnson
State of Texas
August 4, 2020
MINUTES

The Planning and Zoning Commission of the City of Alvarado Regular Called Session on Tuesday, August 4, 2020 at 6:30 p.m. via videoconference. The following were present for roll call:

Gayla Robison	*	Member
Brian Thornton	*	Chairperson
Tracy Melson	*	Member
Absent:		
	*	Mike McBee, Member

Others Present:

Emile Moline	*	Economic Development Director
Rick Holden	*	City Manager

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

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

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

Chairperson Brian Thornton opened this public hearing at 6:34 p.m. Emile Moline addressed the board and explained that half of the property is commercial and half is multi-family. The Garza Group is requesting the entire property be zoned as Two Family. Mr. Garza stated that they felt the property is best used as a two family zoning district than as a vacant commercial piece of property. Chairperson

Brian Thornton then closed this public hearing at 6:38 p.m. Motion was made by Member Tracy Melson, duly seconded by Member Gayla Robison, to approve the rezoning request from a MF (Multi-Family) to a TF (Two Family) zoning district. This motion supported three votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN APPLICATION FOR A ZONING CHANGE FROM SF-2 (SINGLE FAMILY) TO A MF (MULTI-FAMILY) ZONING DISTRICT FOR PROPERTY KNOWN AS ABSTRACT NO. 685, ANDREW J. PATTON SURVEY, ALSO KNOWN AS 705 E. DAVIS, ALVARADO, JOHNSON COUNTY, TEXAS.

This item was pulled from the agenda at the request of the property owner and will be placed on the September regular meeting agenda.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REQUEST FOR RE-ZONING PROPERTY KNOWN AS LOTS 1-9, PART OF LOTS 10,11,14, SOUTH 30 FEET LOT 16, NORTH 10 FEET LOT 17 AND 18, BLOCK 16, NEW TOWN ADDITION, ALSO KNOWN AS 1108 S. SPARKS, ALVARADO, JOHNSON COUNTY, TEXAS, FROM A C-2 (COMMERCIAL) TO AN SF-2 (SINGLE FAMILY) ZONING DISTRICT.

Chairperson Brian Thornton opened this public hearing at 6:40 p.m. Emile Moline explained that this item was on the agenda last month. He stated that the owner had the opportunity to sell this piece of property for residential homes. Chairperson Brian Thornton then closed the public hearing at 6:43 p.m. Motion was made by Member Tracy Melson, duly seconded by Member Gayla Robison, to approve the re-zoning of Lots 109, part of lots 10,11.14, South 30 feet Lot 16, North 10 feet Lot 17 and 18, Block 16, New Town Addition from C-2 (Commercial) to an SF-2 (Single Family) zoning district.. This motion supported three votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 6:52 p.m.

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

Bryan Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

Office Use Only
All necessary
information has
been submitted.
Date: _____

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary Final Combo Replat

Clerk: _____

DATE: 4-2-2020 CLERK: Pracy FEE: 240.00 CASE NO: 2020-0190

NAME OF APPLICANT: GARZA Group PH: (214) 874-1568

MAILING ADDRESS: 918 White Martin, ~~Clare~~ Burleson, TX 76028

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

NAME OF OWNER: Colby Garza PH: (214) 874-1568

MAILING ADDRESS: 918 White Martin, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: TBD Burnett Rd

LEGAL DESCRIPTION: Abstract # 625 GEORGE S. Mc Intosh

ACREAGE: 2.320 PRESENT USE: Raw Land

PROPOSED USE OF PROPERTY: _____

USAGE OF ADJACENT PROPERTY NORTH: Raw Land

SOUTH: OFFICE Building

EAST: Raw Land

WEST: RESIDENCE

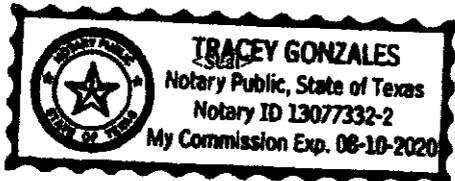
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: [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: [Signature]

SWORN TO AND SUBSCRIBED before me this 2nd day of April, 2020, by the person whose signature appears directly above.



Tracey Gonzales
Notary Public in and for The State of Texas.
My Commission expires 8-10-2020

CE CHILDRESS ENGINEERS
ENGINEERS & CONSULTANTS

TEXAS REGISTERED ENGINEERING FIRM F-702

ROBERT T. CHILDRESS, JR., P.E. • BENJAMIN S. SHANKLIN, P.E. • ROBERT T. CHILDRESS III, P.E.

May 18, 2020

Mr. Emile Moline, Director of Planning
City of Alvarado
104 W. College
Alvarado, Texas 76009

Re: Plat Review for the Garza Business District

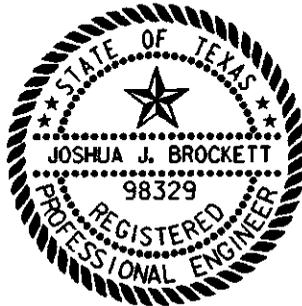
Dear Mr. Moline:

As requested by you, we have examined the plat prepared by Bluestar Surveying under the direction of Roy Rodriguez, R.P.L.S. # 5596 for the project referenced above. The purpose of the examination is to determine if the plat meets at least the minimum requirements of the City.

We offer the following comments regarding the plat.

1. The developer has not provided any plans for water service, sewer service, or drainage structures for the area covered by this plat. These items will be required prior to construction of any improvements on these lots and could require replatting to account for additional access, drainage and utility easements.
2. No topographic information is shown. Storm water runoff must be addressed and detained/conveyed to an existing drainage system. Off-site easements may be required.
3. Dedicated utility easements will be required to extend utilities to lots 7 and 8.
4. Building setback line should be shown.
5. The property is zoned both MF (multifamily) and C-2 (commercial). Front, rear, and side yard setbacks should be shown for each district or the developer should apply to change the zoning.
6. Lots 5 and 6 are zoned MF (multifamily). A site plan is required for these lots if the zoning remains the same.

If you have additional questions regarding these matters, please call us.



Very truly yours,

CHILDRESS ENGINEERS

Joshua J. Brockett, P.E.

JJB/cv

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____

Plat change is: Preliminary / Final / Combo / Replat

Clerk: _____

DATE: 31 AUG 20 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Calvin Jenkins PH: (817) 495-5057

MAILING ADDRESS: P.O. Box 1874 Alvarado, TX 76009

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

NAME OF OWNER: CM Jackson Ent PH: (817) 846-2590

MAILING ADDRESS: 7300 Hinton Dr Mansfield, TX

STREET ADDRESS OF PROPERTY: Santa Fe

LEGAL DESCRIPTION: lots ^{4R 6R 8R} ~~4R 6R 8R~~ Block 69 original town

ACREAGE: .495 PRESENT USE: vacant

PROPOSED USE OF PROPERTY: New homes construction

USAGE OF ADJACENT PROPERTY NORTH: vacant

SOUTH: vacant

EAST: vacant

WEST: vacant

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.

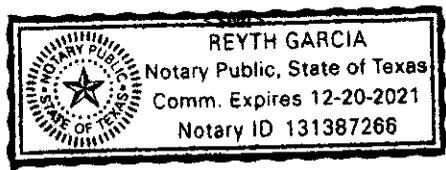
APPLICANT'S SIGNATURE: [Signature]

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

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 31st day of August, 2020, by the person whose signature appears directly above.

[Signature]
Notary Public in and for The State of Texas.
My Commission expires 12/20/21



SHERMAN STEVENSON & IRMA LEE STEVENSON
VOLUME 632, PAGE 248
D.R.J.C.T.

PORTION OF LOT 3
PORTION OF LOT 3

N 89°59'58" E 120.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

4

LOT 4R

60.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

5

120.00'

BLOCK 69

60.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

LOT 6R

60.00'

SANTA FE

7

120.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

8

60.00'

LOT 8R

9

S 89°59'58" W 120.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

CITY OF ALVARADO
VOLUME 2262, PAGE 781
D.R.J.C.T.

10

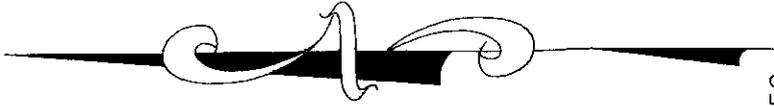
EZELL STREET
(SYDNER'S STREET BY PLAT)

S 00°24'17" W 180.00'

1/2 INCH IRON ROD SET
W/CAP GLC 4732

1/2 INCH IRON ROD SET
W/CAP GLC 4732

P.O.B.



0 50 100



UNDEVLPED STREET

1

2

APPROVED THIS DAY OF
DIRECTOR OF COMMUNITY DEVELOPMENT OF THE
CITY OF ALVARADO, TEXAS AS AUTHORIZED BY

2C