

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

**AGENDA**

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Tuesday October 6, 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](mailto: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](mailto: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 Regular Called Meeting – September 15, 2020.
2. Public Hearing and consideration and action regarding request for a re-plat for property known as Lots 1 and 2, Block 1, Serenity Avenue Addition, Alvarado, Johnson County, Texas, also known as 705 E. Davis.
3. Public Hearing and consideration and action regarding a request for a re-plat for property known as Lots 1, 2 and 3, Block 1, Bridge Oaks Addition, Alvarado, Johnson County, Texas also known as 604 W Cotter.
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

Planning and Zoning Commission  
Special Called Meeting  
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authority do hereby certify that the above Agenda was posted on the City's website at :<https://www.cityofalvarado.org/index.asp?> on October 1, 2020 at 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**  
**Regular Called Meeting**  
**County of Johnson**  
**State of Texas**  
**September 15, 2020**  
**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Tuesday, September 15, 2020 at 6:30 p.m. via videoconferencing. The following were present for roll call:

Gayla Robison	*	Member
Brian Thornton	*	Chairperson
Tracy Melson	*	Member

Absent:

Mike McBee	*	Member
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Others Present:

Emile Moline	*	Economic Development Director
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Chairperson Brian Thornton called this regular called meeting to order at 6:30 P.M. and gave the invocation.

**CONSENT AGENDA**

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

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING REQUEST FOR A RE-PLAT FOR PROPERTY KNOWN AS LOT 4R, 6R, AND 8 R, BLOCK 69, ORIGINAL TOWN ADDITION, ALSO KNOWN AS SANTA FE STREET, ALVARADO, JOHNSON COUNTY, TEXAS.**

Chairperson Brian Thornton opened this public hearing at 6:45 p.m. He then closed the public hearing at 6:46 p.m. After discussion, motion was made by Member Gayla Robison, duly seconded by Member Tracy Melson to approve this re-plat as presented. This motion supported three votes in approval and zero votes opposed. Motion carried.

Planning & Zoning Commission  
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September 15, 2020  
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**CONSIDERATION AND ACTION REGARDING A PRELIMINARY PLAT FOR  
PROPERTY KNOWN AS ABSTRACT NO. 625, G. S. MCINTOSH SURVEY,  
ALSO KNOWN AS BURNETT BLVD., ALVARADO, JOHNSON COUNTY,  
TEXAS.**

This item was pulled from the agenda.

**ADJOURNMENT**

Chairperson Bryan Thornton adjourned this regular meeting at 6:48 p.m..

Passed and approved this this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Brian Thornton, Chairperson

ATTEST:

\_\_\_\_\_  
Debbie Thomas, TRMC  
City Secretary

# CITY OF ALVARADO



## APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat <sup>9-21-20</sup>

DATE: 9/21/2020 CLERK: PS FEE: 210 CASE NO: 2020-0464

NAME OF APPLICANT: Stephaine Cockburn PH: (254) 205-7708

MAILING ADDRESS: PO Box 961 Waxahatchee TX 75168

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

NAME OF OWNER: KEZ Real Estate Investments PH: (254) 205-7708

MAILING ADDRESS: PO Box 961 Waxahatchee, TX 75168

STREET ADDRESS OF PROPERTY: 705 E DAVIS Alvarado, TX 76009

LEGAL DESCRIPTION: \_\_\_\_\_

ACREAGE: 0.36 PRESENT USE: empty lot

PROPOSED USE OF PROPERTY: SF1

USAGE OF ADJACENT PROPERTY NORTH: \_\_\_\_\_  
SOUTH: \_\_\_\_\_  
EAST: \_\_\_\_\_  
WEST: \_\_\_\_\_

A tax certificate from Johnson County is attached indicating all property taxes are current.

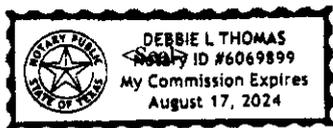
**NOTE:** If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

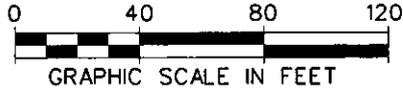
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 21st day of September, 2020, by the person whose signature appears directly above.



[Signature]  
Notary Public in and for The State of Texas.  
My Commission expires 8-24-2024



**ANDREW J. PATTON SURVEY  
ABSTRACT No. 685**

EZELL ST.

**BLK 82**

4

5

6

POC

BELL HEMPHILL  
VOL. 2047, PG. 452,  
D.R.J.C.T.

CONTROL MONUMENT  
MISSEOMER 78  
E-298780 44  
SET 1/2" IRON ROD  
YELLOW FORT WORTH  
SURVEYING CAP

POB

120.23'  
S89°27'1"E

275 ALVARADO LLC  
VOL. 3566, PG. 534,  
D.R.J.C.T.

MISSEOMER 80  
E-238243 56  
SET 1/2" IRON ROD  
YELLOW FORT WORTH  
SURVEYING CAP

MISSEOMER 82  
E-238246 52  
SET 1/2" IRON ROD  
YELLOW FORT WORTH  
SURVEYING CAP

ARFERRO INVESTMENTS LLC  
INST. NO. 2017-08726  
D.R.J.C.T.

60.12' 10" UE

60.11' 10" UE

131.02'  
N1°27'8"E

8' UE

LOT 1  
0.18  
ACRES

LOT 2  
0.18  
ACRES

130.70'  
S1°27'8"W

130.70'  
N1°27'8"E

25' BL

25' BL

60.12' 10" UE

60.13' 10" UE

120.25' N89°45'22"W

**E. DAVIS AVE.**  
(80' R.O.W.)

**LEGAL DESCRIPTION**

BEING a 0.36 acre tract of land situated in the ANDREW J. PATTON SURVEY, ABSTRACT NUMBER 685, of Johnson County, Texas, and being all of that certain tract of land conveyed by deed to Rez Real Estate Investment LLC, as recorded by deed in Instrument No., 2019-32394, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2" iron rod situated at the Northeast corner intersection of East Davis Ave. and Ezell Street;

THENCE S 89°45'22" E ALONG THE NORTH R.O.W. LINE OF E. DAVIS AVE. (A 80.00' ROW) A DISTANCE OF 175.00', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE N 01°27'08" E A DISTANCE OF 131.02', TO A FOUND 1-1/2" IRON PIPE, FOR A CORNER;

THENCE S 89°27'01" E PASSING A 4" WOOD POST AT 3.95' AND CONTINUING IN ALL A DISTANCE OF 120.23', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 01°27'08" W PASSING A FOUND 1/2" IRON ROD AT 0.70', AND PASSING A FOUND 1" PIPE IN A TREE BASE AT 128.90', AND CONTINUING IN ALL A DISTANCE OF 130.70', TO A SET 1/2" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER LOCATED ON THE NORTH ROW LINE OF E. DAVIS AVE.

THENCE N 89°45'22" W ALONG THE NORTH ROW LINE OF E. DAVIS AVE. A DISTANCE OF 120.25', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 0.36 ACRES OF LAND MORE OR LESS.

**OWNER/DEVELOPER**  
Rez Real Estate Investments LLC.  
608 Clinton St.  
Ovilla Texas, 75154  
254-205-7708  
rezsonsre@gmail.com  
Stephanie Cockerham (Agent)

PLAT OF  
LOTS 1, & 2 BLOCK 1  
SERENITY AVE., AN ADDITION TO THE CITY  
OF ALVARADO, TEXAS, JOHNSON COUNTY, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

Rez Real Estate Investments, LLC.  
608 Clinton St.  
Ovilla Texas, 75154  
254-205-7708

Stephanie Cockerham (Agent)

Before me, Notary Public in and for Johnson County, Texas, appeared Stephanie Cockerham (Agent) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges that they executed the same for the purpose and consideration therein expressed.

Notary Public in and for Johnson County, Texas

My Commission expires \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF ALVARADO, TEXAS, AS AUTHORIZED BY SECTION 4.8 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ALVARADO, TEXAS.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE

BLOCK 1:  
LOT 1 = 0.18 ACRES  
LOT 2 = 0.18 ACRES  
TOTAL ACRES IN LOTS = 0.36 ACRES  
THIS PLAT WAS PREPARED IN SEPTEMBER 2020.

PLAT RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, SLIDE \_\_\_\_\_

DATE: \_\_\_\_\_

NOTE: BASIS OF BEARING AND ALL BEARINGS AND DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD83 NORTH CENTRAL ZONE GRID.

ALL BOUNDARY CORNERS SET (IRS) ARE 1/2" IRON RODS WITH YELLOW FORT WORTH SURVEYING CAPS. THIS PROPERTY IS LOCATED IN THE CITY OF ALVARADO, TEXAS.

ACCESS AND UTILITY EASEMENTS, AND BUILDING SET BACKS ARE AS SHOWN. ACCESS TO THE PROPERTY IS ALONG E. DAVIS AVE. A 80.00' PUBLIC R.O.W.

ACCORDING TO FEMA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, NO PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 4825100215J DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.

WATER SERVICE IS PROVIDED BY THE CITY OF ALVARADO.  
SEWER SYSTEM PROVIDED BY THE CITY OF ALVARADO  
ELECTRIC SERVICE IS PROVIDED BY ONCOR ELEC.  
PHONE SERVICE IS PROVIDED BY AT&T.

KNOW ALL BY THESE PRESENTS:  
THAT I, CHRISTOPHER KINNY BRADLEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TX.

CHRISTOPHER KINNY BRADLEY RPLS # 6251

This survey also substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.



**FINAL PLAT  
FOR  
SERENITY AVE.**  
AN ADDITION TO THE CITY OF ALVARADO, TEXAS  
BEING 0.36 ACRES  
SITUATED IN THE ANDREW J. PATTON SURVEY  
ABSTRACT No. 685  
JOHNSON COUNTY, TEXAS  
2 RESIDENTIAL LOTS

FORT WORTH SURVEYING  
107 E. COLLEGE AVE.  
ALVARADO TEXAS, 76009  
817-790-5900  
FIRM No. 100784-00

PROJECT NO.	2019104
DRAWN BY	CKB
APPROVED BY	DLJ
DATE	09-14-2020

# CITY OF ALVARADO



## APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat

DATE: 9-21-20 CLERK: [Signature] FEE: 215.00 PA CASE NO: 2020-0466

NAME OF APPLICANT: Stephanie Cockburn PH: (254) 205-7708

MAILING ADDRESS: PO Box 901 Waxahatchee, TX 75168

APPLICANT IS THE: 2 OWNER / LEASER / PURCHASER OF THE PROPERTY.  
circle one

NAME OF OWNER: Torrez and Son Real Estate PH: (254) 205-7708

MAILING ADDRESS: PO Box 901 Waxahatchee TX 75168

STREET ADDRESS OF PROPERTY: 1001 W Cotter Alvarado, TX 76009

LEGAL DESCRIPTION: 0.6422

ACREAGE: 0.6422 PRESENT USE: empty lot

PROPOSED USE OF PROPERTY: SF1

USAGE OF ADJACENT PROPERTY NORTH: \_\_\_\_\_  
SOUTH: \_\_\_\_\_  
EAST: \_\_\_\_\_  
WEST: \_\_\_\_\_

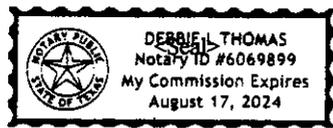
A tax certificate from Johnson County is attached indicating all property taxes are current.

**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]

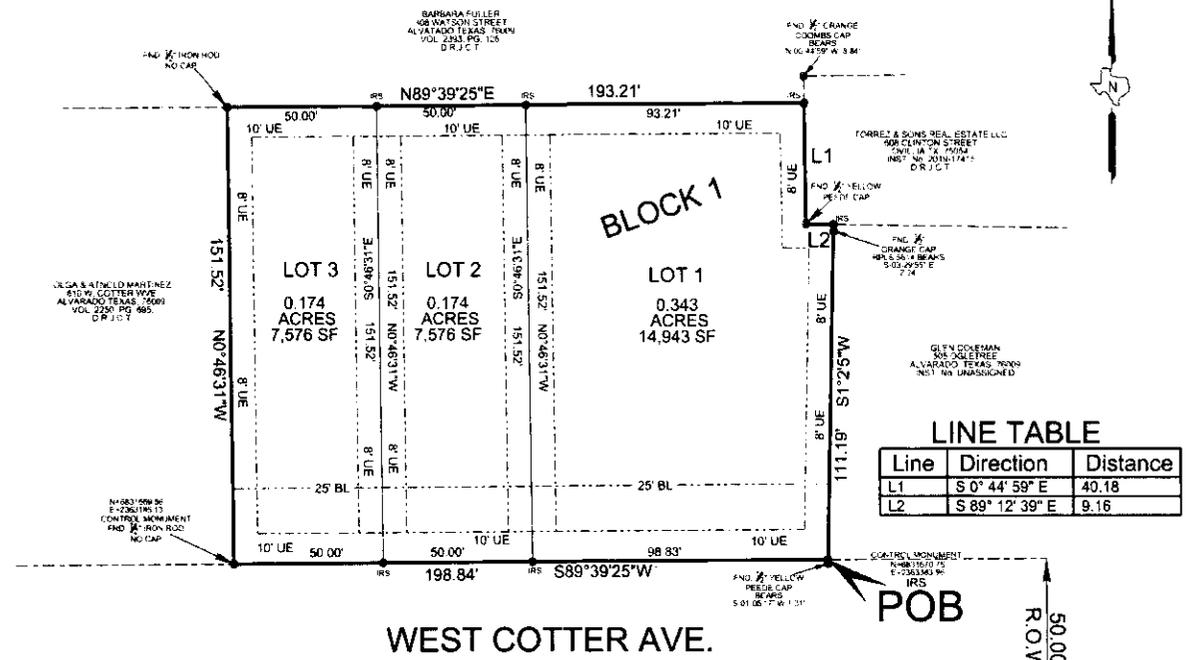
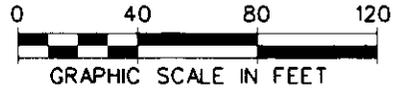
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.  
OWNER: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 21st day of September, 2020, by the person whose signature appears directly above.



[Signature]  
Notary Public in and for The State of Texas.  
My Commission expires 8-17-2024

IRA GLAZE SURVEY  
ABSTRACT No. 313



**LINE TABLE**

Line	Direction	Distance
L1	S 0° 44' 59\"/>	
L2	S 89° 12' 39\"/>	

PLAT OF  
LOTS 1, 2 & 3, BLOCK 1  
BRIDGE OAKS, AN ADDITION TO THE CITY  
OF ALVARADO, TEXAS, JOHNSON COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

Stephanie Cockerham (Agent)  
Torrez & Sons Real Estate LLC  
808 Clinton Street  
Ovilla, Texas, 75154  
254-205-7708

STEPHANIE COCKERHAM (AGENT)

Before me, Notary Public in and for Johnson County, Texas,  
appeared Stephanie Cockerham (Agent) known to me to be the person  
whose name is subscribed to the foregoing instrument  
and acknowledges that they executed the same for the purpose and  
consideration therein expressed.

Notary Public in and for Johnson County, Texas

My Commission expires \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY THE  
DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF  
ALVARADO, TEXAS, AS AUTHORIZED BY SECTION 4.6 OF THE  
SUBDIVISION ORDINANCE OF THE CITY OF ALVARADO, TEXAS

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE

BLOCK 1:  
LOT 1 = 0.343 ACRES  
LOT 2 = 0.174 ACRES  
LOT 3 = 0.174 ACRES

TOTAL ACRES IN LOTS = 0.691 ACRES  
THIS RE-PLAT WAS PREPARED IN OCTOBER 2019  
PLAT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_

DATE:

**LEGAL DESCRIPTION**

BEING a 0.691 acre tract of land situated in the IRA GLAZE SURVEY,  
ABSTRACT No. 313, of Johnson County, Texas, and being all of that certain  
tract of land as conveyed by deed to Torrez & Sons Real Estate LLC, as  
recited in Instrument Number 2019-20897 of the Deed Records of Johnson  
County, Texas, and being more particularly described by metes and bounds  
as follows:

BEGINNING at a set 1/2\"/>

NOTE: BASIS OF BEARING AND ALL BEARINGS AND DISTANCES AND COORDINATES  
SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM NAD83  
NORTH CENTRAL ZONE SPID.  
ALL BOUNDARY CORNERS SET HEREON ARE 1/2\"/>

ACCORDING TO FEMA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
NO PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD  
ZONE ACCORDING TO COMMUNITY PANEL NUMBER 4825100215J  
DATED DECEMBER 4, 2012 FOR JOHNSON COUNTY, TEXAS

WATER SERVICE IS PROVIDED BY THE CITY OF ALVARADO  
SEWER SYSTEM PROVIDED BY THE CITY OF ALVARADO  
ELECTRIC SERVICE IS PROVIDED BY ONCOR ELECTRIC  
PHONE SERVICE IS PROVIDED BY AT&T

KNOWN ALL BY THESE PRESENTS

THAT CHRISTOPHER KINNY BRADLEY, LICENSE NO. 575, HAS PREPARED THIS  
PLAT AND THE TITLE MATTER HEREON, AND THAT HE HAS RECALLED AND ACCURATELY  
RECALLED THE LAND AND THAT THE TORREZ & SONS REAL ESTATE LLC HAS  
PROPERLY FILED THIS RE-PLAT WITH THE CITY OF ALVARADO IN ACCORDANCE WITH THE  
SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TEXAS

CHRISTOPHER KINNY BRADLEY RPLS # 5251

This survey also substantially complies with the current Texas Society of  
Professional Surveyors Standards and Specifications for a Category 1A  
Condition II Survey.



OWNER/DEVELOPER  
TORREZ & SONS REAL ESTATE LLC  
STEPHANIE COCKERHAM (AGENT)  
808 CLINTON ST.  
Ovilla, Texas, 75154,  
254-205-7708  
nzsosre@gmail.com

SURVEYOR  
CHRISTOPHER KINNY BRADLEY  
FORT WORTH SURVEYING  
107 E. COLLEGE AVE.  
ALVARADO, TEXAS 76009  
817-790-5900  
chris@fwsurveying.com

**FINAL PLAT  
FOR  
BRIDGE OAKS**  
AN ADDITION TO THE CITY OF ALVARADO, TEXAS  
BEING 0.691 ACRES  
SITUATED IN THE IRA GLAZE SURVEY  
ABSTRACT No. 313  
JOHNSON COUNTY, TEXAS  
3 RESIDENTIAL LOTS

FORT WORTH SURVEYING  
107 E. COLLEGE AVE.  
ALVARADO, TEXAS, 76009  
817-790-5900  
FIRM No. 100784-00

BRIDGE OAKS  
ALVARADO, TEXAS, 76009  
IRA GLAZE SURVEY  
ABSTRACT No. 313,  
JOHNSON COUNTY, TEXAS

PROJECT NO.	DATE	REVISIONS
DRAWN BY	JKB	
APPROVED BY	OLE	
DATE	10-16-19	