

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
August 4, 2020
6:30 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Tuesday, August 4, 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=VIZlQmdzSlpEanpYTXdXaWFSSWZ0UT09>
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.

Planning and Zoning Commission
Agenda
Regular Called Meeting
August 4, 2020

- 2 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.
- 3 Public Hearing and consideration and action regarding request for re-zoning of 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 a SF-2 (Single Family) zoning district.
4. Introduction of possible new members to the Planning and Zoning Commission.
5. Adjournment.

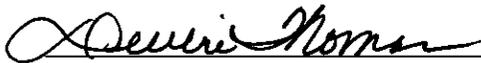
ACCESSIBILITY STATEMENT

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 31, 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

Planning & Zoning Commission and City Council
Special Called Meeting
June 15, 2020
Page 2

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.

Planning & Zoning Commission and City Council
Special Called Meeting
June 15, 2020
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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: GARRA Group PH: (214) 874-1568

MAILING ADDRESS: 918 White Marlin, Burleson TX 76028

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

NAME OF OWNER: GARRA Group PH: (214) 874-1568

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: | <u>SF</u> |
| SOUTH: | <u>VACANT LAND</u> |
| EAST: | <u>VACANT LAND</u> |
| WEST: | <u>VACANT LAND</u> |

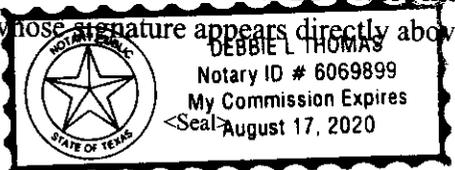
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

126-0625-00080 TEXAS CONFERENCE ASSOCIATION 0000000 BURNETT BLVD ABST 625|TR 6E|G S MC INTOSH
OF SEVENTH DAY ADVENTISTS
PO BOX 800
ALVARADO TX 76009-0000

126-0625-00640 TEXAS CONFERENCE ASSOCIATION 0000903 E HWY 67 ABST 625|TR 13A|G S MC INTOSH
OF SEVENTH DAY ADVENTISTS
PO BOX 800
ALVARADO TX 76009-0000



CONNECTEXPLORER



Search

Search by Parcel (GEO) Label(s)
126-0625-00640

Search results (1)

Tract Number SAAC
Tract Number SAAC
Acres 2.301
Parcel Name: SAMZA GROUP CUSTOM
HOME & REAL ESTATE
SUB: BURNETT BLVD
Deed Type: WARRANTY DEED W/
VENDOR'S BEN
Instrument Number: 36115
Deed Date: 2020-10-02
Tax: 06-18 SA AC
Address: Instrument: 06-18 MC INTOSH
Appraiser: ALI, E.A. 30.0000
City: CITY OF ALVARADO
PSD: ALVARADO ISD
STC: JOHNSON CO 1 MR HUANCA
UT: 126-0625-00640
VFD: ALVARADO FIRE DEPT
Area: 2.3 Acres
Perimeter: 1227.4 Feet

Map Auto-Collapse: | Dates: All | Image 1 of 42 | 10/15/2019



CITY OF ALVARADO

705 E. DAVIS

APPLICATION FOR ZONING CHANGES

DATE: July 14, 2020 CLERK: _____ FEE: _____ CASE NO: 2020-0354

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

MAILING ADDRESS: PO BOX 2702 Cedar Hill, TX 75106

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

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

MAILING ADDRESS: PO BOX 2702 Cedar Hill, TX 75106

STREET ADDRESS OF PROPERTY: 705 E Davis Ave Alvarado, TX 76009 ACREAGE: 0.36

LEGAL DESCRIPTION: View attached survey for Legal Description

PRESENT ZONE OF PROPERTY: SF-2 PRESENT USE: Vacant Lot

REQUESTED ZONE: Multi-Family PROPOSED USE: Multi-Family

REASON FOR CHANGE: new construction of property

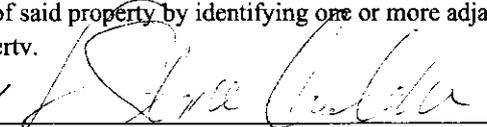
USAGE OF ADJACENT PROPERTY NORTH: SF-2 - vacant lot

SOUTH: SF-2 - vacant lot

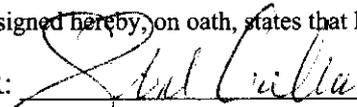
EAST: Addition house on lot - SF 2

WEST: SF-2 - vacant

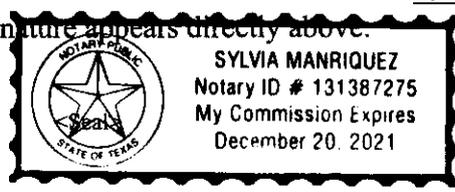
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

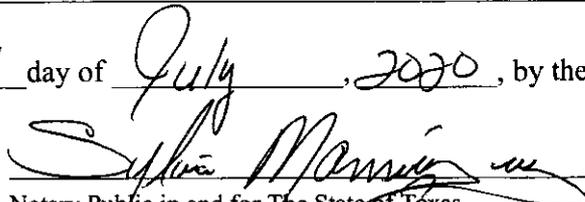
APPLICANT'S SIGNATURE: Stephanie Cockerham 

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 14 day of July, 2020, by the person whose signature appears directly above.




Notary Public in and for The State of Texas.
My Commission expires 12/20/2021

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 Diane M. Alvarado, as recorded by deed in Volume 4502, Page 177 of the Public 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;

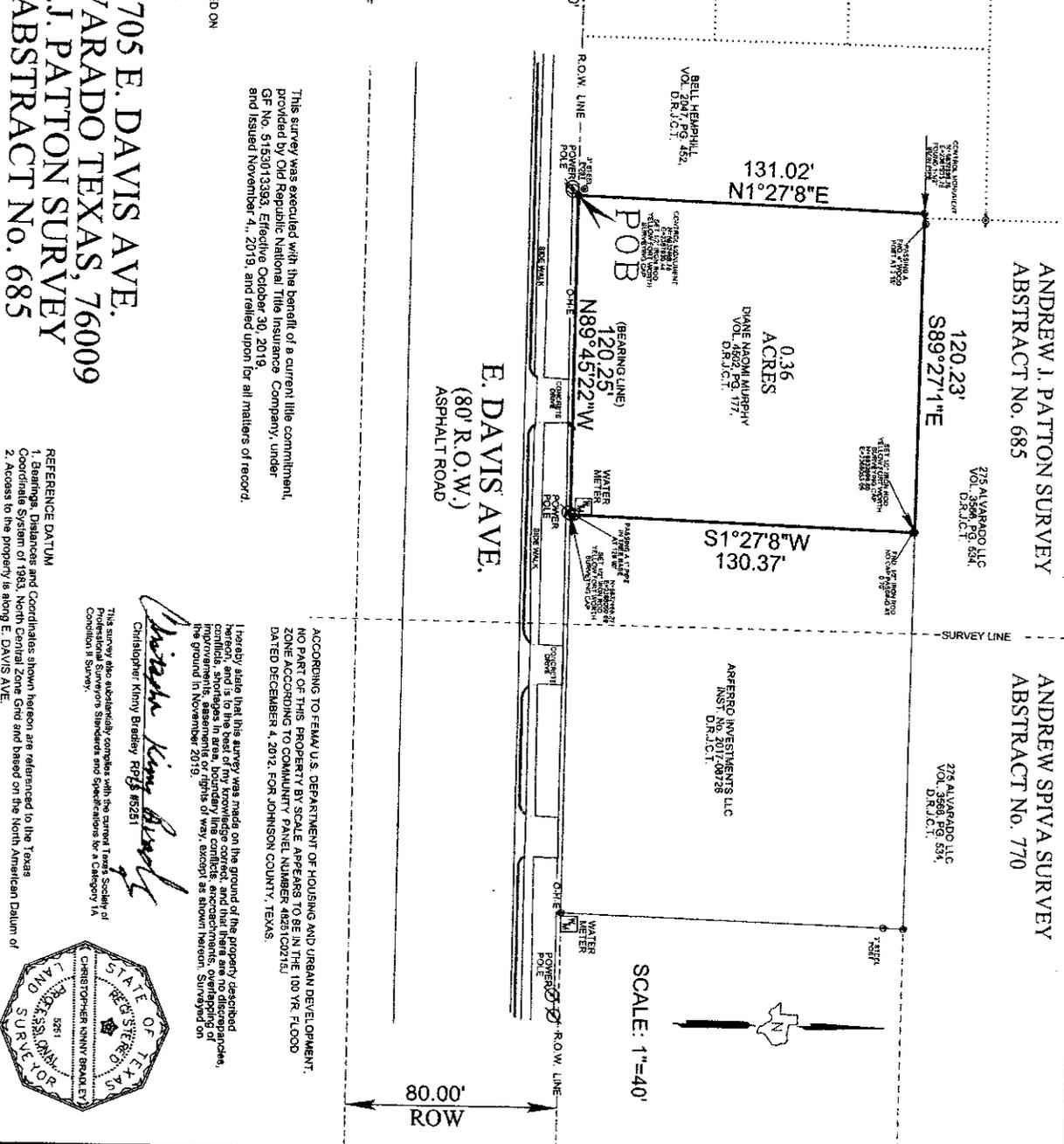
THENCE S 89°45'22" E ALONG THE NORTH R.O.W. LINE OF E. DAVIS AVE. (A 80' R.O.W.) DISTANCE OF 78.00' TO A SET 1/2" IRON ROD BEGINNING OF THIS TRACT OF LAND;

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°27'14" E, PASSING A 4" WOOD POST AT 1.95' 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 0.76' AND PASSING A FOUND 1" PIPE IN A TREE BASE AT 128.90' AND CONTINUING IN ALL A DISTANCE OF 130.37' 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.



705 E. DAVIS AVE.
ALVARADO TEXAS, 76009
A.J. PATTON SURVEY
ABSTRACT No. 685

ANDREW J. PATTON SURVEY
ABSTRACT No. 685

ANDREW SPIVA SURVEY
ABSTRACT No. 770

E. DAVIS AVE.
(80' R.O.W.)
ASPHALT ROAD

SCALE: 1"=40'

80.00' ROW

REFERENCE DATUM
 1. Bearings, Distances and Coordinates shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone Grid and based on the North American Datum of 1983.
 2. Access to the property is along E. DAVIS AVE.

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
CHRISTOPHER KIMBY BRADLEY
11-15-19

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 | RLH |
| DATE | 11-15-19 |

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 3-5-20 CLERK: Pray FEE: 427⁴⁰ CASE NO: 2020-0157
NAME OF APPLICANT: ESQUIRE DEVELOPMENT CORP. PH: (972) 670-9527
MAILING ADDRESS: 2329 N.W. DALLAS ST., GRAND PRAIRIE, TEXAS 75050
APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.
NAME OF OWNER: ROBERT BRUEGGEMEYER PH: (972) 670-9527
MAILING ADDRESS: 2329 N.W. DALLAS ST., GRAND PRAIRIE, TX 75050
STREET ADDRESS OF PROPERTY: 1108 S. Sparks ACREAGE: 1.37

LEGAL DESCRIPTION: lots 1 thru 9, part of lots 10, 11, 14, South 30' lot 16, North 10'
See Attached Survey of Plot 17 and lot 18, Block 16, New Town Addn
PRESENT ZONE OF PROPERTY: Commercial PRESENT USE: Residential

REQUESTED ZONE: Residential S72 PROPOSED USE: as being used - Residential

REASON FOR CHANGE: TO Develop for Duplexes

USAGE OF ADJACENT PROPERTY
NORTH: Residential
SOUTH: Residential
EAST: Residential
WEST: Residential

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.

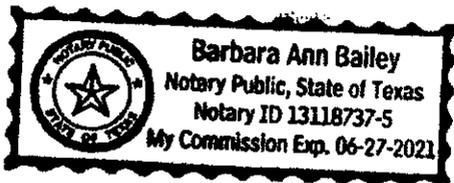
APPLICANT'S SIGNATURE: Esquire Development Corp., Robert Brueggemeier
Owner

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

OWNER: Esquire Development Corp., Robert Brueggemeier, Owner

SWORN TO AND SUBSCRIBED before me this 25th day of Feb, 2020, by the person whose signature appears directly above.

Barbara Ann Bailey
Notary Public in and for The State of Texas.
My Commission expires 6-27-2021





- Layers
- Address
- Roads
- Parcels
- ETI Zones
- precincts
- ZM Codes
- Schools
- School Districts
- Low-Water Crossings
- FEMA Flood Zones (2019)
- County
- See City Website
- Central Public



Central Appraisal District of Johnson County

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

Account Details for 126.2419.04680

Ownership

Owner Name: Esquire Development Corporation

Owner Address: 2353 Nw Dallas St, Grand Prairie, TX 750504904

Property Location: 1108 S Sparks St

Ownership Interest: 1.000000

Description: LOT 1 THR 10,15,18
BLK 16
NEW TOWN
AKA MISSOURI PACIFIC ADDN

Deed Date: 2011-01-31

Deed Type: Warranty Deed

Page #:

Volume #:

Instrument #: 02530

Exemptions

Tax Entities

- City Of Alvarado
- Johnson County
- Alvarado ISD
- Hill College ALS

Lateral Road

Johnson Co ESD#1

Alvarado Fire Dept

Precinct3

Improvement State Code: A1 - Real, Residential, Single Family

Land State Code: A1 - Real, Residential, Single Family

Productivity State Code:

GEO Num: 126.2419.04680

Last Update: Jul 30 2019 9:02AM

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 \$65,461

Land Market Value: \$27,400

AG Market Value: \$0

AG Value: \$0

Prod Loss: \$0

Total Market Value: \$92,861

| | |
|---------------------------|----------|
| † Appraised Value: | \$92,861 |
| Land Acres | 1.3700 |
| Impr Area Size | 1793 |
| Year Built | 1955 |

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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**CITY OF ALVARADO
BOARDS AND COMMISSION APPLICATION**

Name: Ryan Banister Date: 7/20/2020

Home Address: 405 Lakeview Dr

Mailing Address: (if different from home) _____

Home Phone Number: 979 324 4997

Occupation: (if retired list former occupation) Business Consultant & Solar Sales

Employer: McDonald's Corp/Metroplex Solar Business Phone: 979 324 4997

Business Address: 511 E. John Carpenter Freeway Irving, TX

E-mail Address: Rbanister 05@gmail.com

Can you receive email relating to board business at this email address? Yes or No

Number of years as a resident of Alvarado: 2

Registered voter? Yes or No Voter Registration Number: 2153562119

Previous experience on boards, commissions, or other civic organizations: _____

Work Related not civic

Are you, or a member of your family, involved in any business transaction with the city of Alvarado?
Yes or No

I WOULD LIKE TO SERVE ON THE FOLLOWING BOARD OR COMMISSION:

 Planning and Zoning Commission

 Zoning Board of Adjustments

 Alvarado Economic Development Corporation

 Library Board

 Senior/Community Center Board

 Parks Board