

City of Alvarado  
County of Johnson  
State of Texas  
Joint Meeting of the  
Alvarado City Council and the  
Planning and Zoning Commission  
June 15, 2020  
5:00 p.m.

**AGENDA**

The City of Alvarado Planning and Zoning Commission and the Alvarado City Council will meet in a Regular Called Session on Monday, June 15, 2020 at 5:00 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 5:00 pm: 1-346-248-7799 (Houston) and 1-408-638-0968 (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 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](mailto: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 March 16, 2020 regular called meeting.

1. 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 67 W, Alvarado, Johnson County, Texas.
2. 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 joint meeting with City Council  
Agenda  
Regular Called Meeting  
June 15, 2020

3. 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.
4. 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.
5. Adjournment.

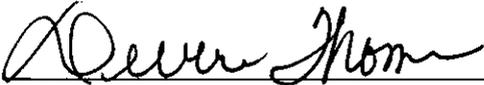
#### ACCESSIBILITY STATEMENT

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](mailto: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 June 9, 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  
County of Johnson  
State of Texas  
Joint Meeting of the  
Alvarado City Council and the  
Planning and Zoning Commission  
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Planning and Zoning Commission joint meeting with City Council  
Agenda  
Regular Called Meeting  
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5. Adjournment.

#### **ACCESSIBILITY STATEMENT**

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---

Debbie Thomas, TRMC, City Secretary

**CITY OF ALVARADO**  
**Planning and Zoning Commission**  
**Regular Called Meeting**  
**County of Johnson**  
**State of Texas**  
**March 16, 2020**  
**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, March 16, 2020 at 5:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

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

Others Present:

Emile Moline	*	Economic Development Director
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Chairperson Brian Thornton called this regular called meeting to order at 5:35 P.M. and gave the invocation.

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

Motion was made by Member Mike McBee, duly seconded by Member Tracy Melson 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 ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING SECTION 42-95 OF CHAPTER 42, THE ZONING ORDINANCE OF THE CITY; AMENDING REGULATIONS GOVERNING THE MEMBERSHIP OF THE BOARD OF ADJUSTMENTS TO BE THE MEMBERS OF THE CITY COUNCIL**

Chairperson Brian Thornton opened this public hearing at 5:42 p.m. He then closed the public hearing at 5:48 p.m. After discussion, motion was made by Member Tracy Melson, duly seconded by Member Mike McBee to approve this ordinance as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

Planning & Zoning Commission  
Regular Meeting  
March 16, 2020  
Page 2

**CONSIDERATION AND ACTION REGARDING A PRELIMINARY /FINAL  
PLAT BEING A TRACT OF LAND SITUATED IN THE JOHN DIXON  
SURVEY, ABSTRACT NO. 214, 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.

**ADJOURNMENT**

Chairperson Bryan Thornton adjourned this regular meeting at 5:53 p.m.

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

\_\_\_\_\_  
Bryan Thornton, Chairperson

ATTEST:

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

# CITY OF ALVARADO

## APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 04/03/2020 CLERK: Picay FEE: 250<sup>00</sup> CASE NO: 2020-0219  
NAME OF APPLICANT: SHABANA A. MALLICK PH: (817) 783-8700  
MAILING ADDRESS: 1165 HWY 67 WEST, ALVARADO, TX. 76009  
APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.  
circle one  
NAME OF OWNER: SHABANA MALLICK PH: (817) 681-8868  
MAILING ADDRESS: 1165 HWY 67 WEST, ALVARADO, TX. 76009  
STREET ADDRESS OF PROPERTY: 1165 HWY 67 WEST ACREAGE: 2 ACRE  
LEGAL DESCRIPTION: La Quinta Inn & Suites.  
PRESENT ZONE OF PROPERTY: ZONE-1 PRESENT USE: NO  
REASON FOR NEEDING A SPECIFIC USE PERMIT: OPEN TRUCK PARKING LOT  
USAGE OF ADJACENT PROPERTY NORTH: \_\_\_\_\_  
SOUTH: \_\_\_\_\_  
EAST: FRONT OF HOTEL  
WEST: \_\_\_\_\_

**PLEASE ATTACH REQUIRED SITE PLAN FOR APPLICATION CONSIDERATION.**

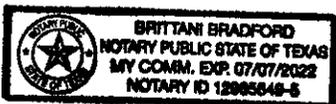
**NOTE:** If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

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

OWNER: SHABANA MALLICK

SWORN TO AND SUBSCRIBED before me this 03 day of April, 2020, by the person whose signature appears directly above.



<Seal>

Britanni Bradford  
Notary Public in and for The State of Texas.  
My Commission expires 07/07/2022



Shabana. A. Mallick

1165 HWY 67 West ,

Alvarado Texas 76009

817-783 8700

LQ6183gm@laquina.com

April 3, 2020

Emile Moline Jr.

City Of Alvarado

Dear City of Alvarado

RE: Request to Open Truck Parking Lot

We are requesting permission to open and use the truck parking lot at the east side front of the property. We often have potential guest that drive trucks for a living who not only are looking for a comfortable clean, affordable hotel to stay in but also a convenient place to park their rigs and trailers. We are desparately desiring to save our business. Within the last three months we have seen a 50% decline in our occupany and I am immensely concerned that the occupancy will drop even lower especially with the coronavirus and the halt on the no flying and stay home restrictions in place. By allowing us to open the truck parking lot we believe that the hotel not only stands the chance of being sustained but also survive during these difficult times. We would be so grateful if you would allow us to open and use the truck parking lot on the east side of the land.

We kindly appreciate your support

Again thank you for taking the time in reviewing my request

Shabana A. Mallick



**ORDINANCE NO. 2020-005**

**AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING ZONING ON LOT 2, BLOCK 1, GHANDI ADDITION, ALSO KNOWN AS 1163 HIGHWAY 67 W, ALVARADO, JOHNSON COUNTY, TEXAS, BY AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT TO ALLOW THE OPENING OF A TRUCK PARKING LOT IN A C-2 (COMMERCIAL) ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY 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 changing the zoning on Lot 2, Block 1, Ghandi Addition, also known as the 1163 Highway 67 W, Alvarado, Johnson County, Texas, by authorizing the issuance of a Specific Use Permit to allow a truck parking lot in a C-2 Commercial Zoning District.

**SECTION 2.** The use of the property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "A" and to all applicable regulations contained in the Comprehensive Zoning Ordinance, as amended, and all other applicable and pertinent ordinances of the City of Alvarado, Texas. In addition, the authorization to conduct the land use described in Section 1 hereof shall terminate and expire on the five year anniversary of the approval of this ordinance and the land use shall no longer be permitted except by subsequent permission of the City Council of the City of Alvarado, Texas.

**SECTION 3.** 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 4.** 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 5.** 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 6.** 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 7.** 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**

# CITY OF ALVARADO

## APPLICATION FOR ZONING CHANGES

DATE: 5/26/20 CLERK: \_\_\_\_\_ FEE: 400<sup>00</sup> CASE NO: 2020-0259

NAME OF APPLICANT: GARZA 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: GARZA 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

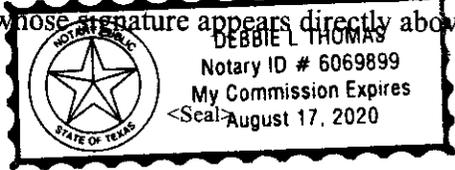
NORTH:	<u>SF</u>
SOUTH:	<u>VACANT LAND</u>
EAST:	<u>VACANT LAND</u>
WEST:	<u>VACANT LAND</u>

**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 27<sup>th</sup> day of May, 2020, by the person whose signature appears directly above.



\_\_\_\_\_  
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

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

<b>Land State Code:</b>	E4 - Non-Prod Undeveloped
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.0625.00046
<b>Last Update:</b>	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**

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

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**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

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**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**

# CITY OF ALVARADO

## APPLICATION FOR PLATTING CHANGES

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

5-20-2020  
Pa 2/10/20

Plat change is: Preliminary Final Combo ~~Replat~~

Clerk: \_\_\_\_\_

DATE: 2/25/20 CLERK: Pray FEE: 210<sup>00</sup> CASE NO: 2020-0246

NAME OF APPLICANT: Christina Weiss PH: (817) 205-2263

MAILING ADDRESS: 5601 Cr 707 Alvarado, TX 76009

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

NAME OF OWNER: Christina Weiss PH: (817) 205-2263

MAILING ADDRESS: 5601 Cr 707 Alvarado, TX 76009

STREET ADDRESS OF PROPERTY: 303 S Watson St.

LEGAL DESCRIPTION: Abst 313 Tr 11 Ira Glaze

ACREAGE: .386 PRESENT USE: vacant land (please note-variance was granted).

PROPOSED USE OF PROPERTY: Residential

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.

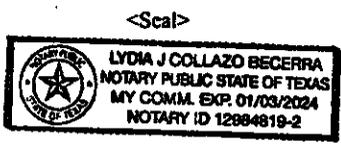
APPLICANT'S SIGNATURE: Christina Weiss

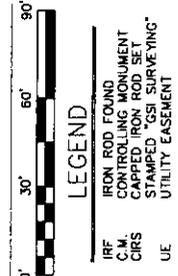
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Christina Weiss

SWORN TO AND SUBSCRIBED before me this 25<sup>th</sup> day of February, 2020, by the person whose signature appears directly above.

Lydia J. Collazo Becerra  
Notary Public in and for The State of Texas.  
My Commission expires 01/03/2024





**FLOODPLAIN NOTES:**  
 ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48203D013 J, REVISED DECEMBER 2013, THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY A 100-YEAR FLOOD ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**PROPERTY DESCRIPTION:**  
 BEING A 0.386 ACRE TRACT OF LAND IN THE IRA GLAZE SURVEY, ABSTRACT NO. 313, JOHNSON COUNTY, TEXAS, AND A PART OF BLOCK 53, COLLEGE HILL ADDITION, TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, ACCORDING TO THE OFFICIAL (R.H. ADAIR) MAP OF ALVARADO, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 2416, PAGE 856, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID MC HALE TRACT, AT THE NORTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO JEANIE KELLER, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 484, O.P.R.C.T., IN THE EAST LINE OF S. WATSON ST.

THENCE, WITH THE EAST LINE OF SAID S. WATSON ST., A DISTANCE OF 97.20 FEET, TO A CAPTTED IRON ROD SET, STAMPED "OSH SURVEYING", FOR THE EAST LINE OF SAID MC HALE TRACT, AT THE SOUTHWEST CORNER OF A TRACT OF LAND, CONVEYED TO VERNON VAN BUREN, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 448, O.P.R.C.T.

THENCE, WITH THE COMMON LINE BETWEEN SAID MC HALE TRACT, AND WITH SAID ANDERSON TRACT, 5.870 FEET E., A DISTANCE OF 171.00 FEET, TO THE SOUTHWEST CORNER OF SAID MC HALE TRACT, IN THE WEST LINE OF THE COX ADDITION, AN ADDITION TO THE CITY OF ALVARADO, RECORDED IN VOLUME 917, PAGE 648, O.P.R.C.T.

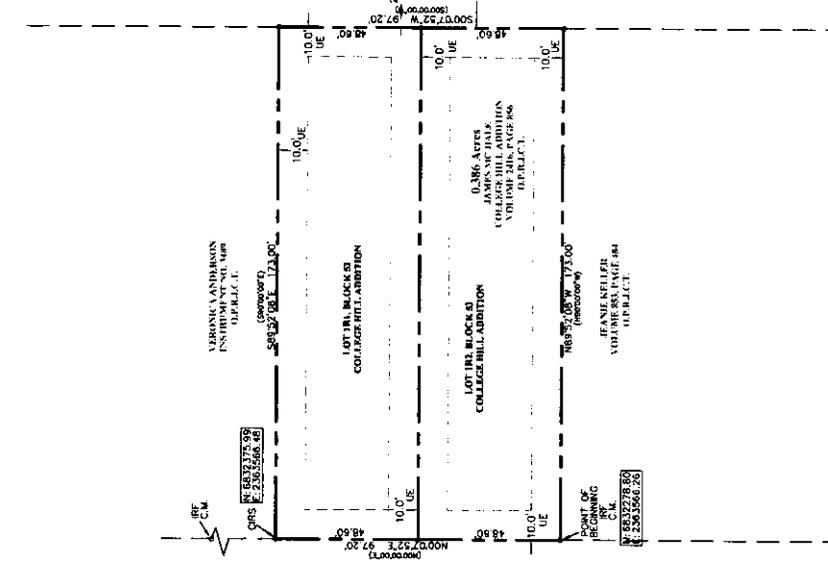
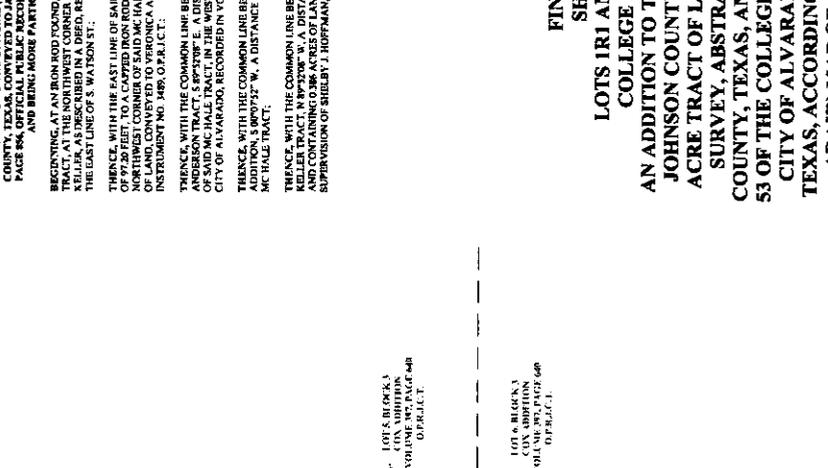
THENCE, WITH THE COMMON LINE BETWEEN SAID MC HALE TRACT, AND WITH SAID COX ADDITION, 5.870 FEET W., A DISTANCE OF 97.20 FEET, TO THE SOUTHEAST CORNER OF SAID MC HALE TRACT.

THENCE, WITH THE COMMON LINE BETWEEN SAID MC HALE TRACT, AND WITH SAID KELLER TRACT, IN 89°20' W., A DISTANCE OF 171.00 FEET, TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID MC HALE TRACT, TO THE POINT OF BEGINNING UNDER THE SUPERVISION OF SUBEY J. HOFFMAN, P.L.S., NO. 6884, ON JANUARY 14, 2011.

**FINAL PLAT SHOWING**  
 LOTS 1R1 AND 1R2, BLOCK 53, COLLEGE HILL ADDITION, AN ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, BEING A 0.386 ACRE TRACT OF LAND, IN THE IRA GLAZE SURVEY, ABSTRACT NO. 313, JOHNSON COUNTY, TEXAS, AND A PART OF BLOCK NO. 53 OF THE COLLEGE HILL ADDITION TO THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, ACCORDING TO THE OFFICIAL (R.H. ADAIR) MAP OF ALVARADO, JOHNSON COUNTY, TEXAS, RECORDED IN VOLUME 2416, PAGE 856, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

**GEOMATIC SOLUTIONS, INC.**  
 3800 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS  
 OFFICE: 817-487-8916

Scale: 1" = 30'	Date: 2/12/20	DWG: 2019-021-FINAL PLAT
Drawn: OF	Checked: SUH	Job: 2019-021



**OWNER:**  
 CHRISTINA WEISS  
 5601 CR 707  
 ALVARADO, TEXAS 76010

**NOTARY PUBLIC**  
 \_\_\_\_\_  
 STATE OF TEXAS  
 COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY OF \_\_\_\_\_, 2020, CHRISTINA WEISS, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CAPACITY THEREIN STATED.

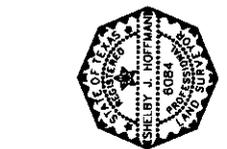
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF \_\_\_\_\_, 2020.

**SURVEYOR'S CERTIFICATION:**  
 I, SHILEY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MARKERS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TEXAS.

**PRELIMINARY NOT TO BE RECORDED**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6084

PLAT RECORDED IN \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 COUNTY CLERK, JOHNSON COUNTY, TEXAS  
 DEPUTY \_\_\_\_\_

APPROVED THIS THE \_\_\_\_\_ OF \_\_\_\_\_ 2020  
 BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:  
 \_\_\_\_\_  
 COMMUNITY DEVELOPMENT DIRECTOR  
 \_\_\_\_\_  
 CITY SECRETARY





# CITY OF ALVARADO

## APPLICATION FOR PLATTING CHANGES

Office Use Only  
All necessary  
information has been  
submitted.

Date: \_\_\_\_\_

Clerk: \_\_\_\_\_

Plat change is: Preliminary / Final / Combo / Replat

DATE: 5-14-20 CLERK: [Signature] FEE: 200<sup>00</sup> CASE NO: 2020-0254

NAME OF APPLICANT: Jimmy D. Gillard PH: ( ) \_\_\_\_\_

MAILING ADDRESS: 510 West Cotter Ave, Alvarado, Tx 76009

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

NAME OF OWNER: Jimmy D. Gillard PH: (817) 239-8178

MAILING ADDRESS: 510 West Cotter Ave, Alvarado, Tx 76009

STREET ADDRESS OF PROPERTY: 510 West Cotter Ave, Alvarado, TX

LEGAL DESCRIPTION: Vol. 35, Page 270, Blk 1, Lot 1

ACREAGE: 0.540 PRESENT USE: Residence

PROPOSED USE OF PROPERTY: Residence

USAGE OF ADJACENT PROPERTY NORTH: vacant lot

SOUTH: Street

EAST: Residences

WEST: Residence

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.

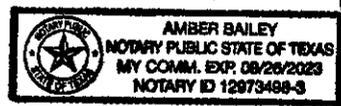
APPLICANT'S SIGNATURE: Jimmy D. Gillard

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

OWNER: Jimmy D. Gillard

SWORN TO AND SUBSCRIBED before me this 21<sup>st</sup> day of May, 2020, by the person whose signature appears directly above.

<Seal>



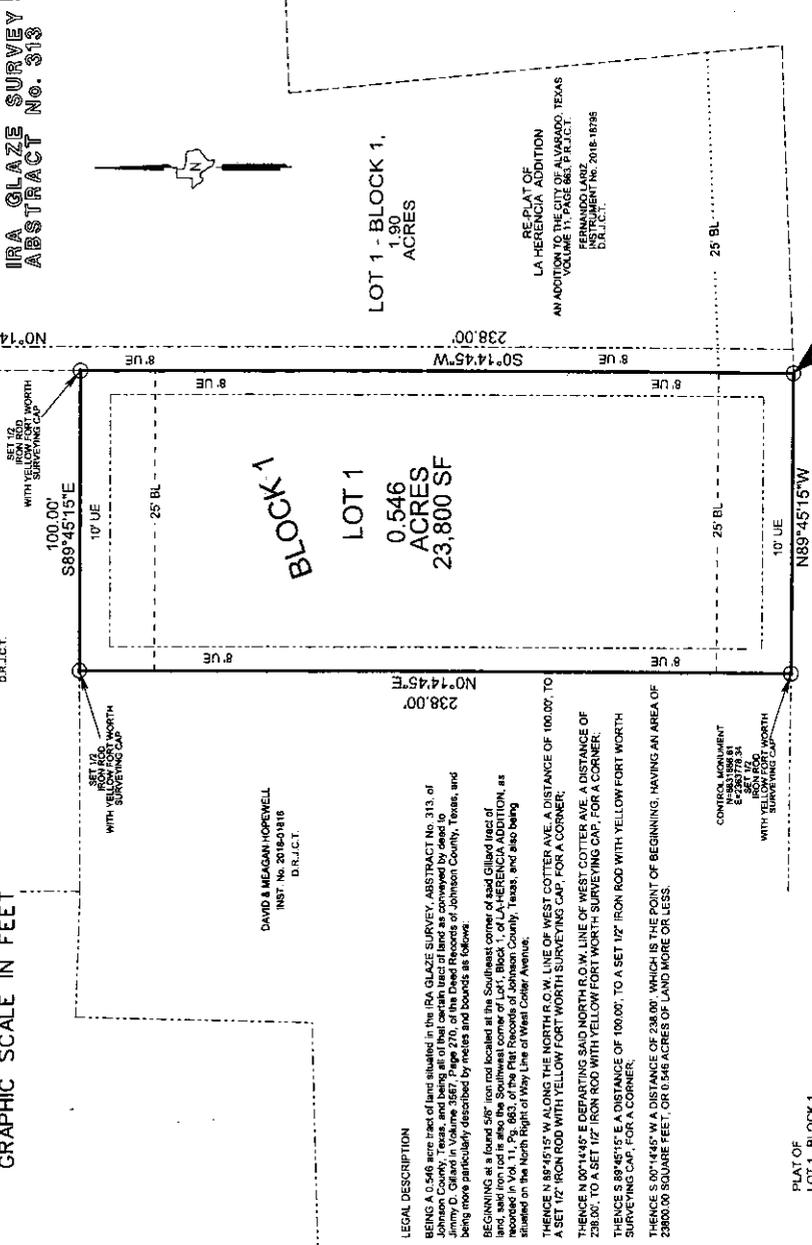
Amber Bailey  
Notary Public in and for The State of Texas.  
My Commission expires 09/26/2023



IRA GLAZE SURVEY  
ABSTRACT No. 313



JEANIE KELLER  
SURVEYOR  
D.R.J.C.T.



LOT 1  
0.546  
ACRES  
23,800 SF

LOT 2 - BLOCK 1,  
1.90  
ACRES

DAVID A. MEGAN HOPWELL  
INST. No. 2018-01818  
D.R.J.C.T.

**LEGAL DESCRIPTION**

BEING A 0.546 acre tract of land situated in the IRA GLAZE SURVEY, ABSTRACT No. 313, of Block 1, of the City of Alvarado, Texas, and all of the land used or to be used by Jimmy D. Gillard and in Volume 3567, Page 270, of the Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8" iron rod located at the Southeast corner of said Gillard tract of land, said iron rod is also the Southwest corner of Lot 1, Block 1, of LA-HERENCIA ADDITION, as located in Vol. 11, Pgs. 883, of the Plat Records of Johnson County, Texas, and also being situated on the North Right of Way Line of West Cotter Avenue.

**THENCE** N 89°45'15" W ALONG THE NORTH R.O.W. LINE OF WEST COTTER AVE. A DISTANCE OF 100.00', TO A SET 12" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

**THENCE** N 00°14'45" E DEPARTING SAID NORTH R.O.W. LINE OF WEST COTTER AVE. A DISTANCE OF 238.00', TO A SET 12" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

**THENCE** S 89°45'15" E A DISTANCE OF 100.00', TO A SET 12" IRON ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER.

**THENCE** S 00°14'45" W A DISTANCE OF 238.00', WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 23800.00 SQUARE FEET, OR 0.546 ACRES OF LAND MORE OR LESS.

PLAT OF  
LOT 1, BLOCK 1  
GILLARD ADDITION, AN ADDITION TO THE CITY  
OF ALVARADO, TEXAS, JOHNSON COUNTY, TEXAS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

Jimmy D. Gillard  
510 West Cotter Ave.  
Alvarado, Texas  
617-239-4178

JIMMY D. GILLARD (OWNER)

Before me, Notary Public in and for Johnson County, Texas, appeared Jimmy D. Gillard (Owner), 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 \_\_\_\_\_, 2020, 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

WEST COTTER AVE.  
CALL 50.00' R.O.W.

POB  
FIND SET  
IRON ROD  
NO. 12  
CONTROL MONUMENT  
E-23800.00

NOTE: BASIS OF BEARINGS AND ALL BEARINGS AND DISTANCES AND COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD 83) NORTH CENTRAL ZONE (NAD 83).

THIS PROPERTY IS LOCATED IN THE CITY OF ALVARADO, TEXAS.

ACCESS AND UTILITY EASEMENTS, AND BULKING SET BACKS ARE AS SHOWN.

ACCORDING TO FEDERAL 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 482510215, 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.

UTILITY SERVICES PROVIDED BY AT&T, CORK ETC.

PHONE SERVICE IS PROVIDED BY AT&T.

KNOW ALL BY THESE PRESENTS:

THAT I, JIMMY D. GILLARD, DO HEREBY CERTIFY THAT I HEREBY DECLARE THE ABOVE TO BE A TRUE AND CORRECT STATEMENT OF THE FACTS AND THAT THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF ALVARADO, TEXAS, HAS REVIEWED THE SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TX.

CHRISTOPHER KINNY BRADLEY  
P.L.S. # 0251

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

