

CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
104 W. COLLEGE
October 19, 2020
6:00 p.m.

AGENDA

The Zoning Board of Adjustments of the City of Alvarado, Texas will meet in Special Called Session on October 19, 2020 at 6:00 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 available at www.cityofalvarado.org. To join the Zoning Board of Adjustments Zoom meeting, please use the following:

<https://us02web.zoom.us/j/83007263530?pwd=YlVRd05RTkkrUnpueWpuVVpiVTZLQT09>. To join the zoom meeting by phone, please dial either of the following numbers along with the meeting ID and passcode:

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
877 853 5247 US toll-free,
888 788 0099 U.S. Toll-free.

Meeting ID: 830 0726 3530
Passcode: 059444

CALL TO ORDER-ROLL CALL

INVOCATION

1. Consent Agenda – minutes from the Regular Called Meeting September 21, 2020.
- 2 Public Hearing and consideration and action regarding a request for a variance requesting a minimum front setback of 11 feet and a minimum back setback of 10 feet for Lots 1 and 2, Block 10, Original Town Addition, also known as 408 N Russell, Alvarado, Johnson County, Texas.
- 2 Public Hearing and consideration and action regarding a variance from minimum lot size of 50 feet by 120 feet to a minimum lot size of 50 feet by 110 feet for Lots 1-9, Block 38, Original Town Addition, also known as Baugh and Magnolia Street, Alvarado, Johnson County, Texas.
3. Adjourn.

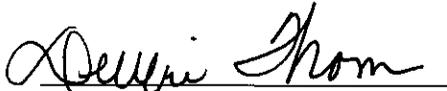
ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps 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 requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: thomasd@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

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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 www.cityofalvarado.org which is accessible to the public at all times and said Agenda was posted October 15, 2020 at 4:30 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
ZONING BOARD OF ADJUSTMENTS
Regular Called Meeting
County of Johnson
State of Texas
September 21, 2020
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday September 21, 2020 at 6:00 p.m. via videoconferencing. The following were present for roll call:

Jacob Wheat	*	Member
Lydia Moon	*	Member
Michael Bennett	*	Member
Tom Durlington	*	Chairperson
Cherry Bryant	*	Member
Shawn Goulding	*	Member

Absent

Beverly Short	*	Member
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Others Present:

Emile Moline	*	Economic Development Director
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Chairperson Tom Durlington called this regular called meeting to order at 6:00 P.M. and gave the invocation.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE FROM THE MINIMUM LOT SIZE OF 50 FEET BY 120 FEET TO 50 FEET TO 115 FEET FOR LOT 6, BLOCK 74, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 611 SANTA FE, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Tom Durlington opened the public hearing at 6:02 P.M. Chairperson Tom Durlington then closed this public hearing at 6:04 p.m. Motion was made by Member Shawn Goulding duly seconded by Member Michael Bennett to approve the variance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

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Chairperson Tom Durlington then adjourned this regular meeting at 6:09 p.m.

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

Tom Durlington, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 10-7-2020 CLERK: Dana FEE: 200⁰⁰ CASE NO: 2021-0006

NAME OF APPLICANT: Roy Layne II PH: (817) 487-1564

MAILING ADDRESS: 408 North Russell

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

NAME OF OWNER: Roy Layne PH: (817) 487-1564

MAILING ADDRESS: 408 North Russell

STREET ADDRESS OF PROPERTY: 408 North Russell ACREAGE: _____

LEGAL DESCRIPTION: lots 1+2 Block 10

PRESENT USE: House PROPOSED USE: House

REASON FOR NEEDING A VARIANCE: Building a new house on lots
After Demol of old House 55' x 110'

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

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 indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: Roy Layne
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020 - 0435

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 295 9010

MAILING ADDRESS: 10049 Eldorado Dr. Burleson TX 76028

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

NAME OF OWNER: Steve PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: Weaver / Achley Project ACREAGE: _____

LEGAL DESCRIPTION: 2. Band Lot 9 see attached

PRESENT USE: Vacant PROPOSED USE: New Kes

REASON FOR NEEDING A VARIANCE: lot size 110x50

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

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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Perry FEE: 200⁰⁰ CASE NO: 2020-0436

NAME OF APPLICANT: Krescher Custom Homes PH: (877) 2959010

MAILING ADDRESS: 10049 Eldorado Burlington TX 76028

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

NAME OF OWNER: Same PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: Weaver/Ashley Project ACREAGE: _____
2.5 Acre

LEGAL DESCRIPTION: Lot 8 see attached

PRESENT USE: VACANT PROPOSED USE: new RES

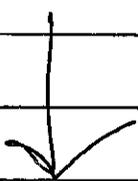
REASON FOR NEEDING A VARIANCE: lot size 110x50

USAGE OF ADJACENT PROPERTY NORTH: Residential

SOUTH: _____

EAST: _____

WEST: _____



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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0437

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 2959010

MAILING ADDRESS: 10049 Colorado Burlington TX 76008

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

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Weaver / Ashley Project ACREAGE: _____
S. Bang

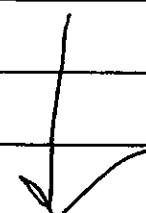
LEGAL DESCRIPTION: Lot 7 see attached

PRESENT USE: Vacant PROPOSED USE: newRes

REASON FOR NEEDING A VARIANCE: lot size 110x50

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Residential</u>
SOUTH:	_____
EAST:	_____
WEST:	_____



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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____ APPLICANT
SIGNED: _____ OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Phay FEE: 200⁰⁰ CASE NO: 2020-0438

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 295 9000

MAILING ADDRESS: 10049 Eldorado Dr Burleson TX 76028

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

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Weaver / Ashley Project ACREAGE: _____

LEGAL DESCRIPTION: Magnolia Lot 6 see attached

PRESENT USE: Vacant PROPOSED USE: newkes.

REASON FOR NEEDING A VARIANCE: lot size 110x50

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Residential</u>
SOUTH:	_____
EAST:	_____
WEST:	_____

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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0439

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 295 9010

MAILING ADDRESS: 10049 Eldorado Dr Burleson TX 76028

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

NAME OF OWNER: Same PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: Weaver / Atkey Project ACREAGE: _____

LEGAL DESCRIPTION: Magnolia Lot 5 see attached

PRESENT USE: Vacant PROPOSED USE: new Res

REASON FOR NEEDING A VARIANCE: lot size 110x50

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Residential</u>
SOUTH:	_____
EAST:	_____
WEST:	_____

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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 indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020 - 0440

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 295 9010

MAILING ADDRESS: 10049 Eldorado Dr. Burleson TX 76028

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

NAME OF OWNER: _____ PH: ()

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Weaver/Achley Project ACREAGE: _____
Wagadia

LEGAL DESCRIPTION: Weaver/Achley Project Lot 4 see attached

PRESENT USE: Vacant PROPOSED USE: new Res

REASON FOR NEEDING A VARIANCE: lot size 110x50

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

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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____ APPLICANT
SIGNED: _____ OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0441

NAME OF APPLICANT: Krescher Custom Homes PH: (817) 2959010

MAILING ADDRESS: 10049 Eldorado Dr Burleson TX 76028

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

NAME OF OWNER: _____ PH: () _____

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Wheeler / Archly Project ACREAGE: _____

LEGAL DESCRIPTION: Magnolia Lot 3 see attached

PRESENT USE: Vacant PROPOSED USE: new KES

REASON FOR NEEDING A VARIANCE: lot size 110x50

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

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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: _____
APPLICANT

SIGNED: _____
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0442

NAME OF APPLICANT: Prescher Custom Homes PH: (807) 2959010

MAILING ADDRESS: 10049 Eldorado Burlington TX 76028

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

NAME OF OWNER: _____ PH: ()

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Weaver / Ashley Project ACREAGE: _____
Magnolia

LEGAL DESCRIPTION: Lot 2 see attached

PRESENT USE: Vacant PROPOSED USE: new Res.

REASON FOR NEEDING A VARIANCE: lot size 110x50

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Residential</u>
SOUTH:	<u>" "</u>
EAST:	<u>" "</u>
WEST:	<u>" "</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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: [Signature]
APPLICANT

SIGNED: [Signature]
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 9/10/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0443

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 295-9010

MAILING ADDRESS: 10049 Eldorado Burleson TX 76028

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

NAME OF OWNER: Same PH: ()

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Weaver / Archley Project ACREAGE:

LEGAL DESCRIPTION: Magnolia Lot 1 see attached

PRESENT USE: Vacant PROPOSED USE: new Residential

REASON FOR NEEDING A VARIANCE: lot size: 110 X 50

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Vacant Residential</u>
SOUTH:	<u>Vacant Residential</u>
EAST:	<u>Vacant Residential</u>
WEST:	<u>Vacant Residential</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 discription of the property and indicate the location of said property by indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: [Signature]
APPLICANT

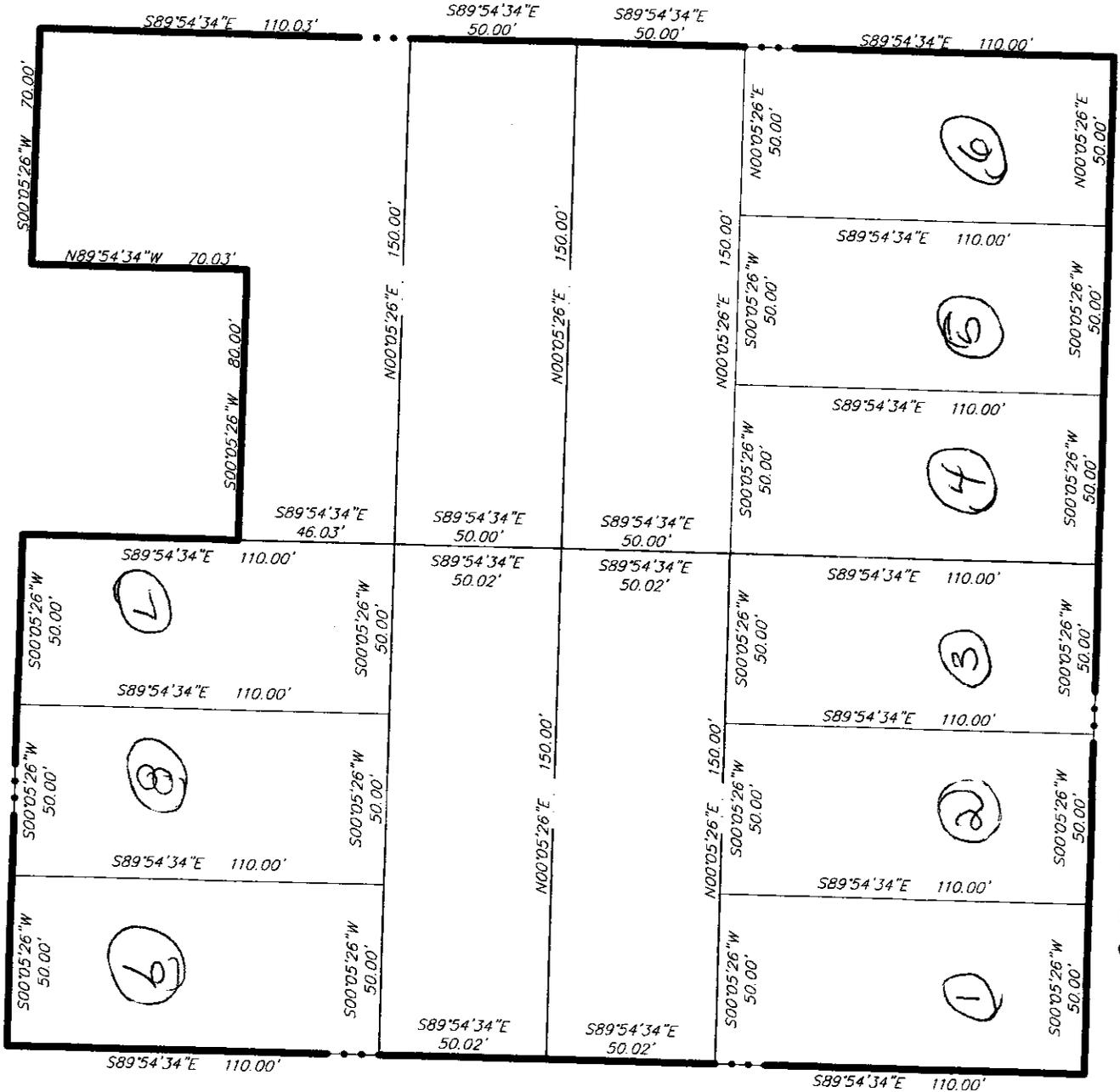
SIGNED: [Signature]
OWNER

N

EAST WEAVER STREET

SOUTH BAUGH STREET

SOUTH MAGNOLIA STREET



EAST ATCHLEY STREET

S