

CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
104 W. COLLEGE
September 21, 2020
6:00 p.m.

AGENDA

The Zoning Board of Adjustments of the City of Alvarado, Texas will meet in Special Called Session on September 21, 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=YlVRd05RTkkvUnpueWpuVVpiVTZLQT09>. 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 August 21, 2020.
- 2 Public Hearing and consideration and action regarding a request for a variance from the minimum lot size of 50 feet by 120 to 50 feet by 115 feet for Lot 6, Block 74, Original Town Addition, also known as 611 Santa Fe.
3. Adjourn.

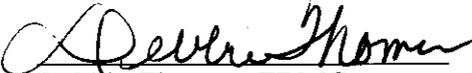
ACCESSIBILITY STATEMENT

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.

Alvarado Zoning Board of Adjustments
Regular Called Meeting
September 21, 2020
Page 2

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 September 11, 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
August 17, 2020
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday August 17, 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
Beverly Short	*	Chairperson
Cherry Bryant	*	Member
Shawn Goulding	*	Member

Others Present:

Emile Moline	*	Economic Development Director
--------------	---	-------------------------------

Chairperson Tom Durlington called this regular called meeting to order at 6:00 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE FROM THE MAXIMUM CARPORT LENGTH OF 24 FEET TO 40 FEET ON PROPERTY KNOWN AS LOT 1A, BLOCK 16, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 310 N. SPARKS, 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 6:02 p.m. Motion was made by Member Michael Bennett, duly seconded by Member Beverly Short to approve the variance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

Zoning Board of Adjustments
Regular Meeting
August 17, 2020
Page Two

**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 BY 115 FEET FOR LOT 1, BLOCK 75, ORIGINAL
TOWN ADDITION, ALSO KNOWN AS 701 SANTA FE.**

Chairperson Tom Durlington opened this public hearing at 6:12 p.m. Lisa Prescher from Prescher Custom Homes spoke regarding this matter. Chairperson Durlington then closed this public hearing at 6:17 p.m. Motion was made by Member Cherry Bryant, duly seconded by Member Michael Bennett to approve the variance as presented.. This motion supported six votes in approval and zero votes opposed. Motion carried.

Motion was made by Member Larry Herrera , duly seconded by Scott Arthur, to grant the variance requests for the above mentioned properties as presented. This motion supported three votes in approval and one abstention (Lenard) Motion carried.

Chairperson Barbara Fuller then adjourned this regular meeting at 7:27 p.m.

Passed and approved this this __ day of _____, 20120.

Tom Durlington, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 08/12/2020 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Todd Davis PH: (817)313-3800

MAILING ADDRESS: 3900 Teleport Blvd #142073, Irving, TX 75039

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

NAME OF OWNER: Trailblazer Homes LLC PH: (817)313-3800

MAILING ADDRESS: 3900 Teleport Blvd #142073, Irving, TX 75039

STREET ADDRESS OF PROPERTY: 611 Santa Fe St ACREAGE: 0.132

LEGAL DESCRIPTION: LOT 6 BLK 74 ORIGINAL TOWN

PRESENT USE: SF-2 Residential PROPOSED USE: SF-2 Residential

REASON FOR NEEDING A VARIANCE: Minimum lot size.

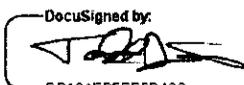
USAGE OF ADJACENT PROPERTY NORTH: Residential

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.

SIGNED:  DB10AEBFEE5D42C

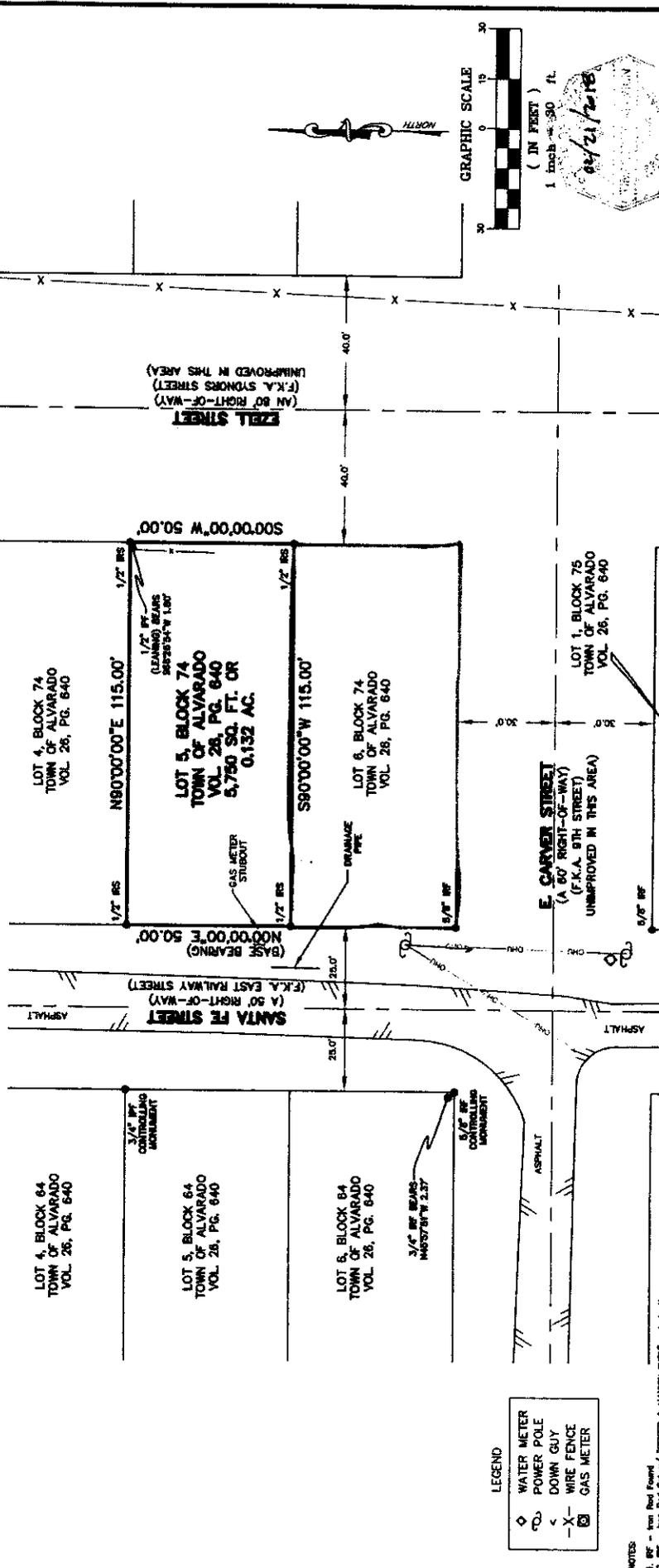
APPLICANT

SIGNED:  DB10AEBFEE5D42C

OWNER

BOUNDARY SURVEY
TO LUIS FILIPE VARGAS RUIZ ONLY:

This is to certify that I have, this date, made an on the ground survey of the property located on 609 Santo Fe Street in the City of Alvarado, Texas, described as follows:
 Lot 5, Block 74, Town of Alvarado, an Addition to the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 26, Page 640, of the Plat Records of Johnson County, Texas.



PEISER & MANKIN SURVEYING, LLC
 FIRM NO. 100959-00
 Member Since 1977
 Texas Society of Professional Surveyors

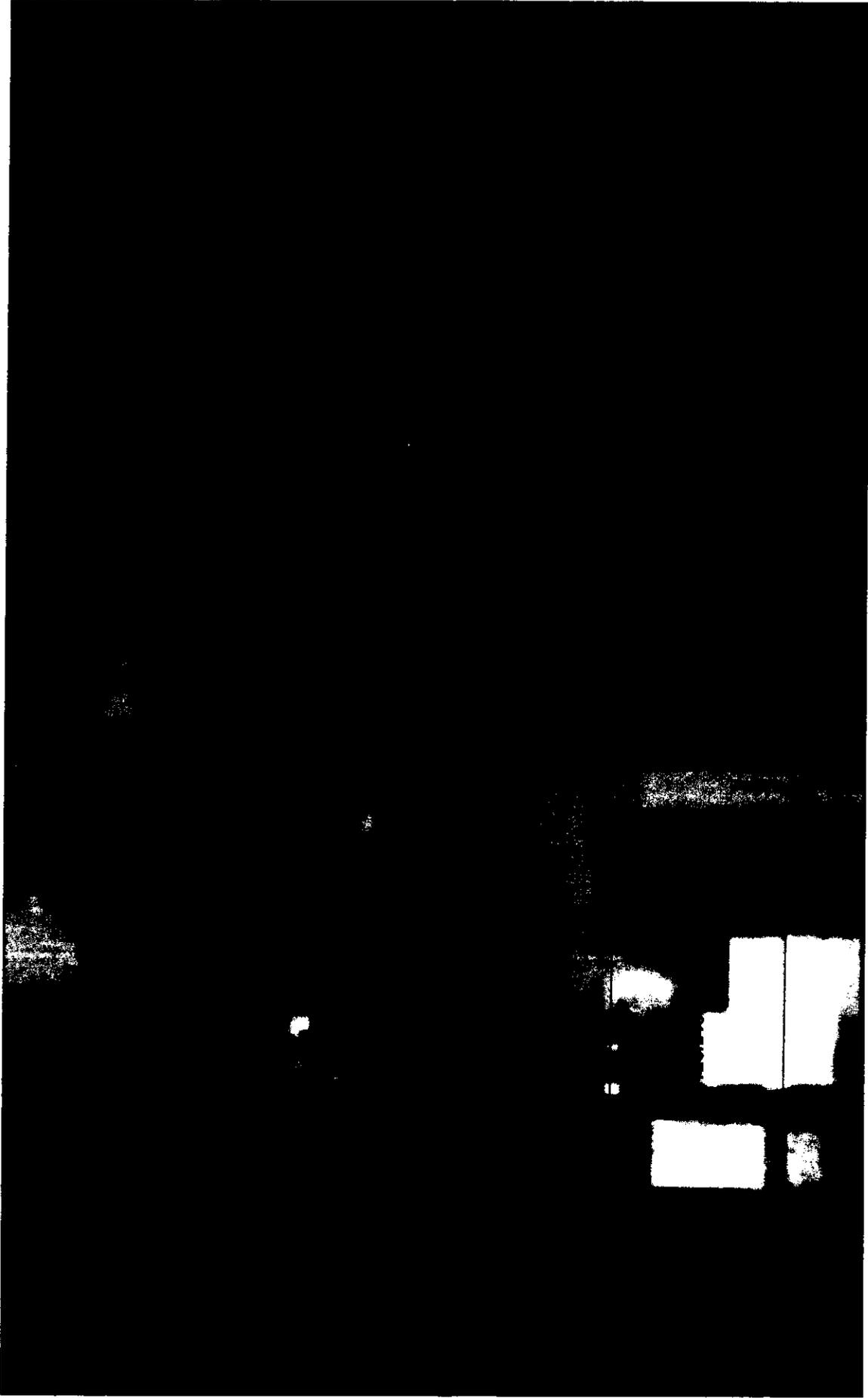
623 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1809 (F)
 tmankin@peiserurveying.com

18-0115
 02/20/2018
 01/24/2018
 1" = 30'
 A.R.M.
 T.R.M.
 J.B.W.

COMMERCIAL • RESIDENTIAL
 BOUNDARIES • TOPOGRAHY
 MORTGAGE

1. IRF - Iron Rod Found
 2. RP - Iron Pipe Found
 3. CP - Cast Iron Pipe Found
 4. M - Monument
 5. M - Monument
 6. M - Monument
 7. M - Monument
 8. M - Monument
 9. M - Monument
 10. M - Monument
 11. M - Monument
 12. M - Monument
 13. M - Monument
 14. M - Monument
 15. M - Monument
 16. M - Monument
 17. M - Monument
 18. M - Monument
 19. M - Monument
 20. M - Monument
 21. M - Monument
 22. M - Monument
 23. M - Monument
 24. M - Monument
 25. M - Monument
 26. M - Monument
 27. M - Monument
 28. M - Monument
 29. M - Monument
 30. M - Monument
 31. M - Monument
 32. M - Monument
 33. M - Monument
 34. M - Monument
 35. M - Monument
 36. M - Monument
 37. M - Monument
 38. M - Monument
 39. M - Monument
 40. M - Monument
 41. M - Monument
 42. M - Monument
 43. M - Monument
 44. M - Monument
 45. M - Monument
 46. M - Monument
 47. M - Monument
 48. M - Monument
 49. M - Monument
 50. M - Monument
 51. M - Monument
 52. M - Monument
 53. M - Monument
 54. M - Monument
 55. M - Monument
 56. M - Monument
 57. M - Monument
 58. M - Monument
 59. M - Monument
 60. M - Monument
 61. M - Monument
 62. M - Monument
 63. M - Monument
 64. M - Monument
 65. M - Monument
 66. M - Monument
 67. M - Monument
 68. M - Monument
 69. M - Monument
 70. M - Monument
 71. M - Monument
 72. M - Monument
 73. M - Monument
 74. M - Monument
 75. M - Monument
 76. M - Monument
 77. M - Monument
 78. M - Monument
 79. M - Monument
 80. M - Monument
 81. M - Monument
 82. M - Monument
 83. M - Monument
 84. M - Monument
 85. M - Monument
 86. M - Monument
 87. M - Monument
 88. M - Monument
 89. M - Monument
 90. M - Monument
 91. M - Monument
 92. M - Monument
 93. M - Monument
 94. M - Monument
 95. M - Monument
 96. M - Monument
 97. M - Monument
 98. M - Monument
 99. M - Monument
 100. M - Monument

Johnson CAD Web Map

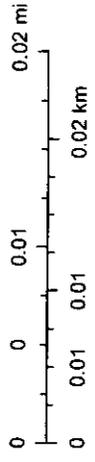


8/12/2020, 10:45:27 AM

Abstracts

Parcels

1:564



© OpenStreetMap (and) contributors, CC-BY-SA

Disclaimer: This product is for informational purposes only and has not been prepared for, or be suitable for, legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries. Johnson Central Appraisal District, BIS Consulting - www.bisconsulting.com

12026

Vol. 1280 PAGE 546

ORDINANCE NO. 87-5

AN ORDINANCE RECOGNIZING THE FAILURE TO OPEN A STREET BETWEEN BLOCK 74 AND BLOCK 84 AND BLOCK 75 AND BLOCK 85 ACCORDING TO THE ORIGINAL MAP OF THE CITY OF ALVARADO DATED 1891.

BE IT ORDAINED by the City Council of the City of Alvarado as follows:

The City Council finds that the road depicted running in a North and South direction between Block 74 and Block 84 as well as between Block 75 and Block 85 of the City of Alvarado on the 1891 Map of the City has not been opened and that there is common ownership on either side of the alleged street and the owner of all of said property or representative of said owner having requested the City to find that the street is not opened as a street in the City of Alvarado, the City Council does find that said street commonly known as Ezell Street or an extension thereof has never been opened for public travel or transportation between Block 74 and 84 and Block 75 and 85 of the City of Alvarado.

WITNESS OUR HANDS on this the 22 day of June, 1987.

Millie Ferguson
MILLIE FERGUSON
MAYOR PRO TEM PRESIDING

ATTEST:

Tommye Santos
TOMMYE SANTOS
CITY SECRETARY

(S E A L)

CERTIFICATE FOR CERTIFIED COPY

I certify that attached hereto is a true and correct and certified copy of an Ordinance passed by the City of Alvarado on the date therein described.

CERTIFIED UNDER MY SEAL on this the 22 day of June, 1987.

Santos

TOMMYE SANTOS
CITY SECRETARY OF THE
CITY OF ALVARADO



RETURN TO:
MAHANAY & HIGGINS
Box 13
Cleburne, Texas 76031

STATE OF TEXAS
COUNTY OF JOHNSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS, in the Volume and Page as shown hereon.



Robby G Goodnight
ROBBY G. GOODNIGHT, County Clerk
Johnson County, Texas

FILED FOR RECORD 11:20 AM

JUN 23 87
COUNTY CLERK JOHNSON COUNTY
BY CO DEPUTY