

CITY OF ALVARADO
ZONING BOARD OF ADJUSTMENTS
104 W. COLLEGE
JANUARY 25, 2021
6:00 p.m.

AGENDA

The Zoning Board of Adjustments of the City of Alvarado, Texas will meet in Special Called Session on January 25, 2021 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=YIVRd05RTkkvUnpueWpuVVpiVTZLQT09>. 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

PLEDGE OF ALLEGIANCE

1. Public Hearing and consideration and action regarding a request for a variance from the distance of improved (existing) approach on N. Cummings to College Ave intersection for Lots 3 and 4, Block 21, of the Original Town Addition, also known as 208 W. College, Alvarado, Johnson County, Texas.
2. Public Hearing and consideration and action regarding a request for a variance to allow a dumpster on property known as Lots 3 and 4, Block 21, of the Original Town Addition, also known as 208 W. College, 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 January 22, 2021 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
December 14, 2020
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday October 19, 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	*	Interim City Manager
Debbie Thomas	*	City Secretary

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

CONSENT AGENDA

Motion was made by Member Shawn Goulding, duly seconded by Member Lydia Moon, to approve the consent agenda as presented. This motion supported 5 votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A VARIANCE FROM THE MINIMUM NUMBER OF PARKING SPACES LESS ONE FOR A COMMERCIAL BUSINESS FOR PROPERTY KNOWN AS LOTS 3 AND 4, BLOCK 21, OLD TOWN ADDITION, ALSO KNOWN AS 208 W COLLEGE, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Tom Durlington opened this public hearing at 6:05 p.m. The property owner stated that due to the driveway having to be engineered larger, he would be short one parking space according to our ordinance. Chairperson Durlington then closed this public hearing at 6:11 p.m. Motion was made

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Regular Meeting
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by Member Shawn Goulding, duly seconded by Member Lydia Moon to approve the variance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

Chairperson Tom Durlington then adjourned this regular meeting at 6:12 p.m.

Passed and approved this this __ day of _____, 2021.

Tom Durlington, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 12/15/20 CLERK: Picay FEE: 200⁰⁰ CASE NO: 2021-0091

NAME OF APPLICANT: Larry Duran PH: (972) 345-7430

MAILING ADDRESS: 100 High View Ct. Dr. 11a, TX 75154

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

NAME OF OWNER: Larry Duran PH: (972) 345-7430

MAILING ADDRESS: 100 High View Ct. Dr. 11a, TX 75154

STREET ADDRESS OF PROPERTY: 208 W. College ACREAGE: _____

LEGAL DESCRIPTION: Lot 3 and 4, Block 21, Old Town Addition

PRESENT USE: vacant land PROPOSED USE: Retail strip center

REASON FOR NEEDING A VARIANCE: Distance of improved (existing) approach on Cummings to College Avenue intersection

USAGE OF ADJACENT PROPERTY

NORTH:	<u>Residential</u>
SOUTH:	<u>Residential</u>
EAST:	<u>Commercial</u>
WEST:	<u>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 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: Larry Duran
APPLICANT

SIGNED: [Signature]
OWNER

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 12/15/20 CLERK: Pray FEE: 200⁰⁰ CASE NO: 2020-0090

NAME OF APPLICANT: Larry Dunn PH: (972) 345-7430

MAILING ADDRESS: 100 High View Ct Suite TX 75154

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

NAME OF OWNER: Larry Dunn PH: (972) 345-7430

MAILING ADDRESS: 100 HighView Ct. Suite TX 75154

STREET ADDRESS OF PROPERTY: 208 W. College ACREAGE: _____

LEGAL DESCRIPTION: Lot 3 and 4, Block 21, Old Town Addition

PRESENT USE: Vacant land PROPOSED USE: Retail Strip center

REASON FOR NEEDING A VARIANCE: Dumpster

USAGE OF ADJACENT PROPERTY

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