

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
January 25, 2021
5:30 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, January 25, 2021 at 5:30 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 5:00 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 December 7, 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. Adjournment.

Planning and Zoning Commission
Agenda
Regular Called Meeting
January 25, 2021.

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 January 22, 2021 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
Regular Called Meeting
County of Johnson
State of Texas
December 7, 2020
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, December 7 2020 at 6:00 p.m. via videoconferencing. The following were present for roll call:

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

Absent:

Gayla Robison	*	Member
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Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 6:00 P.M.

CONSENT AGENDA

Motion was made by Member Mike McBee, duly seconded by Member Tracy Melson to approve the consent agenda as presented. This motion supported three votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING REQUEST FOR A ZONING CHANGE FOR 51.23 ACRES OUT OF THE J. DIXON SURVEY, ABSTRACT NO. 214 AND THE J. M. ROSS SURVEY, ABSTRACT NO. 737, ALVRADO, JOHNSON COUNTY, TEXAS FROM AN SF-1 (SINGLE FAMILY) TO A PD (PLANNED DEVELOPMENT) ZONING DISTRICT.

Chairperson Brian Thornton opened this public hearing at 6:06 p.m. Pam and Micheal Fields then spoke against this development. He then closed the public hearing at 6:30 p.m. After discussion, motion was made by Member Tracy Melson, duly seconded by Member Mike McBee to approve this zoning change as presented. This motion supported two votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A PRELIMINARY PLAT FOR 51.23 ACRES OUT OF THE J. DIXON SURVEY, ABSTRACT NO. 214 AND THE J. M. ROSS SURVEY, ABSTRACT NO. 737, ALVRADO, JOHNSON COUNTY, TEXAS.

After discussion, motion was made by Member Mike McBee, duly seconded by Member Tracy Melson, to approve the preliminary plat as presented.. This motion supported two votes in approval and zero votes opposed. Motion carried..

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 6:50 p.m..

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

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 01-07-21 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jawed. m. mallick Jay PH: (817) 707-7861

MAILING ADDRESS: 1165, W. Hwy 67 ALVARADO, TX-76009

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

NAME OF OWNER: SHABANA. A. mallick PH: (817) 681-8868

MAILING ADDRESS: SAME AS ABOVE

STREET ADDRESS OF PROPERTY: _____ ACREAGE: 1.2

LEGAL DESCRIPTION: Parking lot for Trucks & VAN

PRESENT ZONE OF PROPERTY: HOTEL PRESENT USE: Parking

REASON FOR NEEDING A SPECIFIC USE PERMIT: HOTEL PARKING

USAGE OF ADJACENT PROPERTY NORTH: side

SOUTH: _____

EAST: _____

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: mallick. J.m

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 _____ day of _____, _____, by the person whose signature appears directly above.

<Seal>

Notary Public in and for The State of Texas.

My Commission expires _____

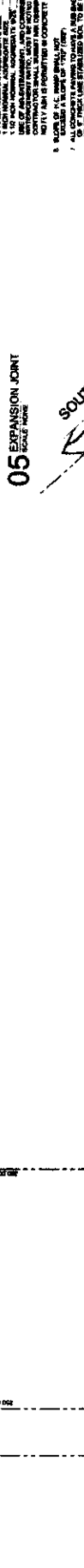
- 01 PAVING AND JOINTING PLAN**
SCALE: 1" = 20'
- 02 DETAIL - SAW CUT**
SCALE: NONE
- 03 TYP. CURB @ GUTTER DET.**
SCALE: NONE
- 04 DETAIL - CONSTRUCTION JOINT**
SCALE: NONE
- 05 EXPANSION JOINT**
SCALE: NONE
- 06 PAVING APPROACH**
SCALE: NONE
- 07 TYP. DETAIL - DRIVEWAY**
SCALE: NONE

CONCRETE PAVING NOTES

- CONCRETE SHALL BE PLACED TO THE LATEST PRACTICE AND SHALL BE PLACED IN ONE LIFT TO A MAXIMUM DEPTH OF 4" FOR ALL CURBS AND APPROACHES TO PAVEMENT STRUCTURES TO BE CONCRETE.
- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE A 10% CURB AND APPROACH TO PAVEMENT STRUCTURES TO BE CONCRETE.
- ALL JOINTS SHALL BE CONCRETE JOINTS UNLESS OTHERWISE NOTED.
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REINFORCING STEEL & FIBERESH NOTES

- ALL STEEL REINFORCING SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
- ALL FIBERESH SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
- ALL REINFORCING SHALL BE CONCRETE JOINTS UNLESS OTHERWISE NOTED.
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GENERAL CONSTRUCTION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL PAVEMENT AREAS AND JOINTS AND TO CORRECT ANY ERRORS PRIOR TO PAVING. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL PAVEMENT AREAS AND JOINTS AND TO CORRECT ANY ERRORS PRIOR TO PAVING.

OWNER DEVELOPER:
RAMASHERITA
4011 101st STREET
MAYFIELD, OH 44130
PHONE: 330-880-0000

PROJECT SITE:
PROJECT SITE

VICINITY MAP:
SCALE: NONE

DATE: APRIL 25, 2007

PROJECT ADDRESS:
U.S. HIGHWAY 41, CORNER S PARKWAY
CITY OF CLEVELAND, OHIO 44115

OWNER:
DAIRY
1.446 AC

R.I. INVESTMENTS:
0.803 AC

BARRA

ALVARA, Z.O.

TRUCK PARKING:
001 x 100
051 x 100

APPROACH:
150 x 100

CONCRETE JOINTS:
CONCRETE JOINTS UNLESS OTHERWISE NOTED.

REINFORCING STEEL & FIBERESH:
REINFORCING STEEL & FIBERESH UNLESS OTHERWISE NOTED.

01 PAVING AND JOINTING PLAN
SCALE: 1" = 20'

02 DETAIL - SAW CUT
SCALE: NONE

03 TYP. CURB @ GUTTER DET.
SCALE: NONE

04 DETAIL - CONSTRUCTION JOINT
SCALE: NONE

05 EXPANSION JOINT
SCALE: NONE

06 PAVING APPROACH
SCALE: NONE

07 TYP. DETAIL - DRIVEWAY
SCALE: NONE

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