

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
August 9, 2021
6:00 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Monday, August 9, 2021 at 6:00 p.m. in the council chambers, Alvarado City Hall, 104 W. College, Alvarado, Texas. An electronic copy of the agenda packet has been made available on the City's website.

Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting 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

CONSENT AGENDA:

A Minutes from the June 7, 2021 regular called meeting.

1. Consideration and action regarding the request for a final plat for property known as Eagle Glen, Phase 2, approximately 31.551 acres situated in the Andrew Spiva Survey, Abstract No. 770, Alvarado, Johnson County, Texas.
2. Public Hearing and consideration and action regarding request for a rezoning of Lots 1 and 2, Block 1, Tucker Addition, Alvarado, Johnson County, Texas, also known as 500 and 504 N. Baugh from an "M" (Manufacturing) zoning district to a "C-2" (Commercial) zoning district.

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 requested 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.

Planning and Zoning Commission
Agenda
Regular Called Meeting
August 9, 2021

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 bulletin board located at Alvarado City Hall, 104 W. College, Alvarado, Texas on this the 6th day of August, 2021 and remained so posted continuously for at least 72 hours proceeding 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
June 7, 2021
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, June 7, 2021 at 6:00 p.m. in the Alvarado City Council Chambers, 104 W. College, Alvarado, Texas. The following were present for roll call:

Brian Thornton	*	Chairperson
Mike McBee	*	Member
Ryan Banister	*	Member
Scott Arthur	*	Member
Barbara Fuller	*	Alternate

Absent:

Gayla Robison	*	Member
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Others Present:

Emile Moline	*	Interim City Manager
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Chairperson Bryan Thornton called this regular called meeting to order at 6:10 P.M. and gave the invocation.

CONSENT AGENDA

Motion was made by Member Mike McBee, duly seconded by Member Ryan Banister to approve the consent agenda as presented. This motion supported fourvotes in approval, one abstained (Fuller) and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING REQUEST FOR A RE-PLAT OF PROPERTY KNOWN AS LOTS 4R, 5R, AND 6R, BLOCK 16, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 1108 S SPARKS, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Bryan Thornton opened this public hearing at 6:13 p.m. He then closed the public hearing at 6:16 p.m. Motion was made by Member Mike McBee, duly seconded by Member Ryan Banister to approve the re-plat as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR REZONING PROPERTY KNOWN AS A TRACT OF LAND SITUATED IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, ALVARADO, JOHNSON COUNTY, TEXAS FROM AN M-1 (MANUFACTURING) TO A PD (PLANNED DEVELOPMENT) ZONING DISTRICT.

Chairperson Bryan Thornton opened this public hearing at 6:22 p.m. He then closed the public hearing at 6:25 p.m. Motion was made by Member Mike McBee, duly seconded by Member Scott Arthur to approve the rezoning as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING THE REQUEST FOR A PRELIMINARY PLAT FOR PROPERTY KNOWN AS A TRACT OF LAND SITUATED IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, ALVARADO, JOHNSON COUNTY, TEXAS.

After discussion, motion was made by Member Ryan Banister, duly seconded by Member Mike McBee, to approve the preliminary plat as requested. This motion supported six votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

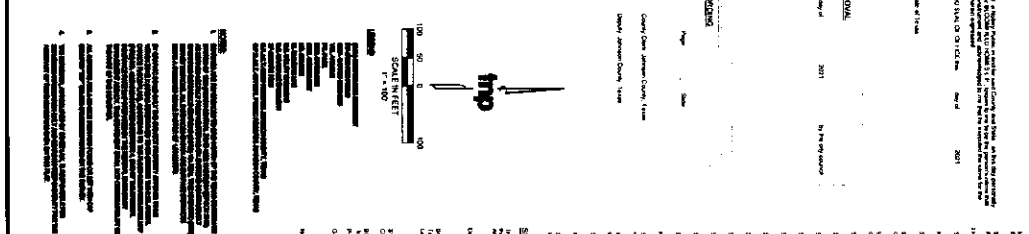
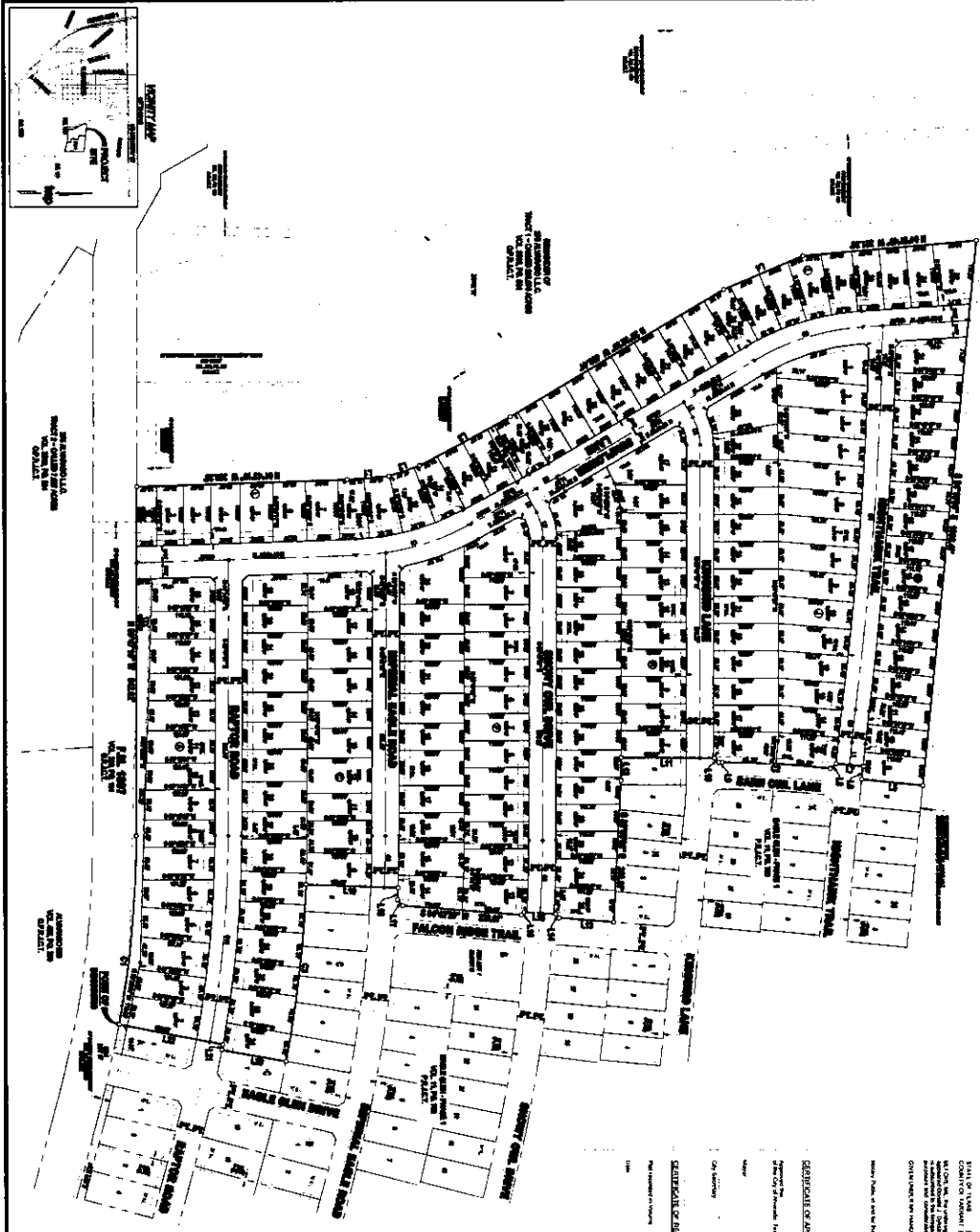
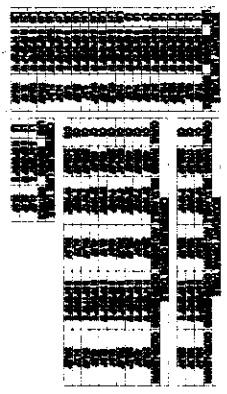
Chairperson Bryan Thornton adjourned this regular meeting at 6:25 p.m..

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

Bryan Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary



CONTRACTOR'S OBLIGATIONS

The Contractor shall be responsible for obtaining all necessary permits and licenses from the appropriate authorities. The Contractor shall be responsible for the construction of the project in accordance with the approved plans and specifications. The Contractor shall be responsible for the safety of the construction site and the surrounding neighborhood. The Contractor shall be responsible for the removal and disposal of all construction debris. The Contractor shall be responsible for the maintenance of the site during and after construction. The Contractor shall be responsible for the payment of all taxes and fees associated with the project. The Contractor shall be responsible for the completion of the project within the agreed-upon schedule. The Contractor shall be responsible for the quality of the workmanship and materials used in the project. The Contractor shall be responsible for the coordination of the project with the other contractors and subcontractors. The Contractor shall be responsible for the communication of the project progress to the owner and the architect. The Contractor shall be responsible for the protection of the existing structures and utilities on the site. The Contractor shall be responsible for the preservation of the natural and cultural resources on the site. The Contractor shall be responsible for the implementation of the environmental mitigation measures. The Contractor shall be responsible for the compliance with all applicable laws and regulations. The Contractor shall be responsible for the resolution of any disputes that may arise during the project. The Contractor shall be responsible for the final cleanup and site restoration. The Contractor shall be responsible for the provision of all necessary services and materials. The Contractor shall be responsible for the payment of all subcontractors and vendors. The Contractor shall be responsible for the maintenance of accurate records of the project. The Contractor shall be responsible for the cooperation with the owner and the architect. The Contractor shall be responsible for the timely completion of the project. The Contractor shall be responsible for the satisfaction of the owner and the architect. The Contractor shall be responsible for the overall success of the project.

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GENERAL NOTES

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PML PART
EAGLE GLEN - PHASE 2
 400 HEMLOCK VALLEY LANE & 3000 LORNS
 (31) 3-UNIT TOWNHOMES
 PREPARED BY: [Firm Name]
 DATE: [Date]

tmo
 TOWNHOMES OF MIDLAND
 1200 12th Street, S.W.
 Vancouver, BC V6Z 2E4
 TEL: 604-271-1111
 FAX: 604-271-1112

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

Receipt #

0305079
400

DATE: 7-8-2021 CLERK: [Signature] FEE: 400⁰⁰ CASE NO: 2021-0481

NAME OF APPLICANT: Mario Alberto Gonzales PH: (214) 274-1077

MAILING ADDRESS: 8300 Marianne way Alvarado, TX 76009

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

NAME OF OWNER: Cecil Wayne Tucker PH: (817) 924-9604

MAILING ADDRESS: 481 Nover Kamp St. Keller TX 76248

STREET ADDRESS OF PROPERTY: 500 + 504 Baugh St. ACREAGE: .56 + .80

LEGAL DESCRIPTION: Lot 1 + Lot 2 Block 1 Tucker Addition

PRESENT ZONE OF PROPERTY: Manufacturing PRESENT USE: Vacant

REQUESTED ZONE: Commerical PROPOSED USE: _____

REASON FOR CHANGE: for purchase to Put in Business

USAGE OF ADJACENT PROPERTY
NORTH: Hwy
SOUTH: Comercial
EAST: Comercial
WEST: Multi-Family

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: [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: Cecil Wayne Tucker



SUBSCRIBED before me this 23 day of JUNE, 2021, by the

whose signature appears directly above.

[Signature]



500 n baugh

Show search results for 500 n b...

Layers

Site Structure Address Points

Schools

Parcels

Major Thoroughfares

Road Centerlines

TNRIS Low Water Crossing

FEMA Flood Zones 2019

School Districts

County Precincts

Voting Precincts

City Boundaries

ETJ

ZIP Code

Subdivision Boundaries

County Boundary

Museums

Historical Markers

Cemeteries

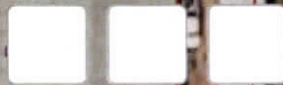
Existing HEC RAS Cross Sections

Existing River

Project Boundary

Existing Floodway

World Imagery (Clarity)



100ft

97.204 32.412 Degrees