

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

**AGENDA**

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Tuesday, November 9, 2021 at 6:00 p.m. in the Council Chambers at City Hall located at 104 W. College Street in Alvarado, Texas, for the following agenda:

CALL TO ORDER/ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

A. Minutes from the Regular meeting held on August 9, 2021.

1. Consideration and action regarding a request for a Specific Use Permit to allow an Ice Kiosk on property known as Lot 1R, Block 1 QT 955 Addition, also known as 6940 Highway 67 E, City of Alvarado, Johnson County, Texas.
2. Consideration and action regarding a request for a rezoning of property known as Tract 1, Abstract No. 214, Tract 29A, J. Dixon Survey, Tract 1A and 2, Abstract No. 737, J. M. Ross Survey, Tract 3 and 161, Abstract No. 313, Ira Glaze Survey, also known as the corner of I-35 and Hwy 67, City of Alvarado, Johnson County, Texas from an "A" (Agriculture) to a "PD" (Planned Development) zoning district.
3. Adjourn.

**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, should contact the City Secretary's Office at 817-790-3351, by FAX 817-783-7925, or by e-mail [thomasd@cityofalvarado.org](mailto: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.

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I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board at 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 November 5, 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**  
**August 9, 2021**  
**MINUTES**

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, August 9, 2021 at 6:00 p.m. via videoconferencing. The following were present for roll call:

Ryan Banister	*	Member
Mike McBee	*	Member
Scot Arthur	*	Member
Barbara Fuller	*	Member
Gayla Robison	*	Member

Absent:

Bryan Thornton	*	Chairperson
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Others Present:

Emile Moline	*	Economic Development Director
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Chairperson Mike McBee called this regular called meeting to order at 6:00 P.M.

**CONSENT AGENDA**

Motion was made by Member Ryan Banister, duly seconded by Member Gayla Robison to approve the consent agenda as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING 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.**

Chairperson Mike McBee opened this public hearing at 6:05 p.m. He then closed the public hearing at 6:05 p.m. After discussion, motion was made by Member Scott Arthur, duly seconded by Member Ryan Banister to approve this final plat as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

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**CONSIDERATION AND ACTION REGARDING A REQUEST FOR  
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"  
ZONING DISTRICT.**

Chairperson Mike McBee opened this public hearing at 6:11 p.m. He then closed the public hearing at 6:29 P.M. Motion was made by Member Gayla Robison, duly seconded by Member Ryan Banister, to approve the rezoning as presented.. This motion supported five votes in approval and zero votes opposed. Motion carried..

**ADJOURNMENT**

Chairperson Bryan Thornton adjourned this regular meeting at 6:21 p.m..

Passed and approved this this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Brian Thornton, Chairperson

ATTEST:

\_\_\_\_\_  
Debbie Thomas, TRMC  
City Secretary

DECIDABLE,  
JUST A NOTE THAT  
THIS HAS COME IN. FILE  
HAS BEEN STARTED.  
PROJECT - SUNSET RIDGE

# CITY OF ALVARADO

## APPLICATION FOR PLATTING CHANGES

Office Use Only  
All necessary  
information has  
been submitted.  
Date: \_\_\_\_\_

Plat change is: Preliminary / Final / Combo / Replat

Clerk: \_\_\_\_\_

DATE: 8/19/2021 CLERK: \_\_\_\_\_ FEE: \_\_\_\_\_ CASE NO: \_\_\_\_\_

NAME OF APPLICANT: Clint Vincent PH: (972) 839-3882

MAILING ADDRESS: 1050 E. Hwy 114, Suite 210 Southlake, TX 76092

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

circle one

NAME OF OWNER: \_\_\_\_\_ PH: ( ) \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

STREET ADDRESS OF PROPERTY: N/A

LEGAL DESCRIPTION: 58.703 acres of land situated in the John Dixon Survey, abstract no. 214 and the John M. Ross Survey, abstract no. 737. City of Alvarado, Johnson County, Texas

ACREAGE: 58.703 PRESENT USE: Agricultural

PROPOSED USE OF PROPERTY: Single-Family Development

USAGE OF ADJACENT PROPERTY NORTH: SF-1

SOUTH: C-2

EAST: SF-1

WEST: C-2

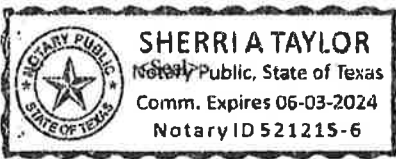
**NOTE:** If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: [Signature]

SWORN TO AND SUBSCRIBED before me this 19th day of August, 2021, by the person whose signature appears directly above.



[Signature]  
Notary Public in and for The State of Texas.  
My Commission expires 6/3/2024

# CITY OF ALVARADO

## APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 10/5/2021 CLERK: Dana FEE: 250<sup>00</sup> CASE NO: 2022-0004

NAME OF APPLICANT: John Pimentel PH: (817) 786-3192

MAILING ADDRESS: 1120 N Industrial Blvd, Euless TX 76039

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

NAME OF OWNER: QT South, LLC PH: (817) 786-3192

MAILING ADDRESS: 1120 N Industrial Blvd, Euless TX 76039

STREET ADDRESS OF PROPERTY: 6940 E Hwy 67 ACREAGE: 6.45

LEGAL DESCRIPTION: LOT 1R BLK 1 QT 955 ADDITION

PRESENT ZONE OF PROPERTY: RD PRESENT USE: C-Store with fuel

REASON FOR NEEDING A SPECIFIC USE PERMIT: Installation of ice kiosk

USAGE OF ADJACENT PROPERTY NORTH: Retail  
SOUTH: Retail  
EAST: Retail  
WEST: Highway

**PLEASE ATTACH REQUIRED SITE PLAN FOR APPLICATION CONSIDERATION.**

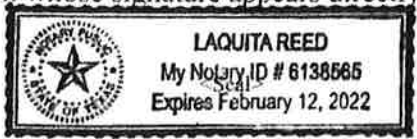
**NOTE:** If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: *J.P. Pimentel*

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: *J.P. Pimentel*

SWORN TO AND SUBSCRIBED before me this 5 day of October, 2021, by the person whose signature appears directly above.



*Laquita Reed*  
Notary Public in and for The State of Texas.  
My Commission expires 2/12/2022

Exhibit A - QT Ice Kiosk



# CITY OF ALVARADO

## APPLICATION FOR ZONING CHANGES

DATE: \_\_\_\_\_ CLERK: \_\_\_\_\_ FEE: \_\_\_\_\_ CASE NO: \_\_\_\_\_

NAME OF APPLICANT: Shaw Development Group, LLC PH: ( ) \_\_\_\_\_

MAILING ADDRESS: 6255 Woodland Dr, Dallas, TX 75225

APPLICANT IS THE: OWNER / LEASER OF THE PROPERTY.

NAME OF OWNER: Shaw Development PH: ( ) \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

STREET ADDRESS OF PROPERTY: N/A Generally located at the SEC of I35 BR and Hwy 67 ACREAGE: 29.01

LEGAL DESCRIPTION: Tract 1: ABST 214 TR 29A J DIXON, Tract 2: ABST 737 TR 1A J M ROSS, Tract 3 ABST 313 TR 161 I GLAZE

PRESENT ZONE OF PROPERTY: Agricultural and Floodplain PRESENT USE: Undeveloped

REQUESTED ZONE: Planned development PROPOSED USE: Commercial and multifamily

REASON FOR CHANGE: To allow for a proposed mixed use commercial and multifamily development.

USAGE OF ADJACENT PROPERTY NORTH: Across Hwy 67: Commercial

SOUTH: Undeveloped, agricultural and floodplain

EAST: Undeveloped, agricultural

WEST: Across I-35BR: Commercial, agricultural, and undeveloped

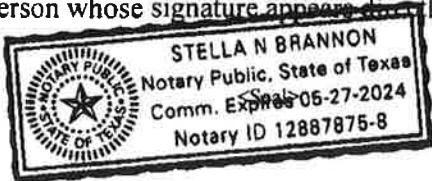
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: [Signature]

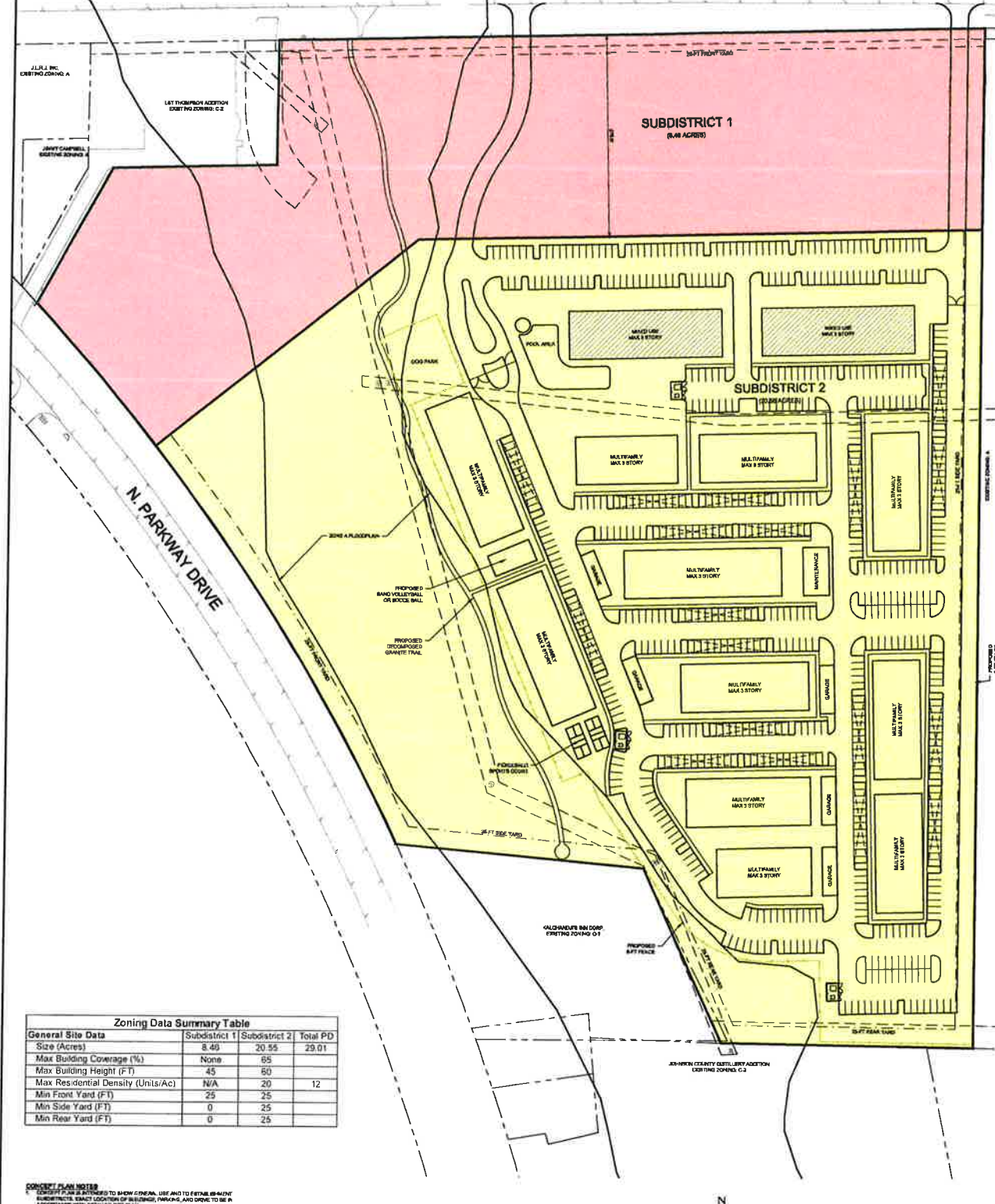
SWORN TO AND SUBSCRIBED before me this 16 day of August, 2021, by the person whose signature appears directly above.



[Signature]  
Notary Public in and for The State of Texas.  
My Commission expires 05-27-2024



U.S. HIGHWAY 67

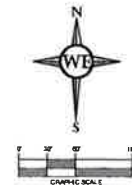


**Zoning Data Summary Table**

General Site Data	Subdistrict 1	Subdistrict 2	Total PD
Size (Acres)	8.48	20.55	29.01
Max Building Coverage (%)	None	65	
Max Building Height (FT)	45	60	
Max Residential Density (Units/Ac)	N/A	20	12
Min Front Yard (FT)	25	25	
Min Side Yard (FT)	0	25	
Min Rear Yard (FT)	0	25	

- CONCEPT PLAN NOTES**
- CONCEPT PLAN IS INTENDED TO SHOW GENERAL USE AND TO ESTABLISH BOUNDARIES FOR FURTHER STUDY. EXACT LOCATION OF BUILDINGS, PARKING, AND DRIVE TO BE APPROVED WITH DETAILED SITE PLAN.
  - STORMWATER SHALL FOLLOW ZONING ORDINANCE.
  - PROPERTY IS INTENDED TO BE PLATTED.
  - IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONCEPT PLAN AND THE ZONING DEVELOPMENT STANDARDS, THE DEVELOPMENT STANDARDS SHALL PREVAIL.

**CONCEPT PLAN  
THE PARK ON HENDERSON APARTMENTS  
29.01 ACRE PLANNED DEVELOPMENT**



**WESTFALL ENGINEERING**  
 1718 ANNE'S PARKWAY  
 STE 400-206 ALLEN, TX 75002  
 PHONE NO. (214) 948-4587  
 TYPED FROM REC. #18101

## PERMITTED USES

- (a) Subdistrict 1. The main uses and specific uses permitted for Subdistrict 1 are those uses permitted in the C-2 General Commercial District.
- (b) Subdistrict 2. The main uses and specific uses permitted for Subdistrict 2 are those uses permitted in the MF Multifamily Residential District. In addition, the following additional main uses are permitted by right for buildings noted as mixed use on the Concept Plan:
- Arts, crafts store
  - Antique shop
  - Bakery and confectionary, retail sales
  - Bank, savings and loan, credit union
  - Bar, tavern, nightclub
  - Barbershop
  - Beauty shop
  - Brew Pub
  - Business service
  - Clinic, medical or dental
  - Discount, variety, or department store
  - Florist
  - Food store; grocery store
  - General merchandise store
  - Gymnastic or dance studio
  - Handcraft shop
  - Health club; gymnasium
  - Laundry and cleaning, commercial
  - Mobile food vendor
  - Office, professional or general administrative
  - Pet Shop
  - Pharmacy
  - Racquetball facilities
  - Restaurant or cafeteria, with drive-in or drive-through service
  - Studio (photographer, musician, artist)
  - Tanning salon
  - Washateria

## DEVELOPMENT STANDARDS

- (a) Subdistrict 1.
- i. Except as provided in this section, the yard, lot, and space regulations for the C-2 General Commercial District apply.
    1. Minimum rear yard is 25 feet. Except within Subdistrict 1 or abutting Subdistrict 2, where the minimum front yard is 0 feet.
  - ii. Except as provided in this section, screening regulations for the C-2 General Commercial District apply. Windows are permitted above ten feet on building sides facing residential. Screening is not required, but permitted, along the boundary with Subdistrict 2.

- iii. Except as provided in this section, masonry requirements for the C-2 General Commercial District apply.

(b) Subdistrict 2.

- i. Except as provided in this section, the yard, lot, and space regulations for the MF Multifamily Residential District.
  - 1. Maximum height for buildings greater than one story is 60 feet.
  - 2. Maximum residential density shall be based on the area of the subdistrict as whole as shown on the Concept Plan.
  - 3. Minimum front yard is 25 feet. Except within Subdistrict 2 or abutting Subdistrict 1, where the minimum front yard is 0 feet.
  - 4. Minimum side yard is 25 feet. Except within Subdistrict 2 or abutting Subdistrict 1, where the minimum front yard is 0 feet.
  - 5. Minimum rear yard is 25 feet. Except within Subdistrict 2 or abutting Subdistrict 1, where the minimum front yard is 0 feet.
- ii. Except as provided in this section, general landscaping and screening provisions for the MF Multifamily Residential District apply. Screening is not required, but permitted, along the boundary with Subdistrict 1.
- iii. Except as provided in this section, refuse facilities requirements for the MF Multifamily Residential District apply.
  - 1. If a waste valet service is provided, only a single refuse facility is required.
  - 2. If a waste valet service is not provided, a minimum of three refuse areas will be required for the subdistrict.
- iv. Except as provided in this section, masonry requirements for the MF Multifamily Residential District apply.
- v. Except as provided in this section, usable open space requirements for the MF Multifamily Residential District apply.
  - 1. If parkland is dedicated in excess of what is required, this area may count as usable open space providing it is located in Subdistrict 1 or Subdistrict 2.
- vi. Except as provided in this section parkland dedication requirements apply.
  - 1. A minimum of 25% of the required parkland dedication shall be located outside of the 100-year floodplain.
  - 2. Natural topography is permitted to remain except where amenities are proposed which will be modified as appropriate to serve these areas.

Rezoning Request - Shaw Development

