

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
FEBRUARY 13, 2025
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Thursday, February 13, 2025 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting.

APPROVAL OF MINUTES

1. Consideration and action to approve Minutes from the 1/16/2025 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Public Hearing, consideration, and possible action on an ordinance amending Article I, "Applicability of Ordinance" and Article II, "Districts and Land Uses," of Chapter 42, "Zoning," of the Code of Ordinances, City of Alvarado, Texas by creating the DT Downtown Overlay District and providing for its regulations; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof; providing a savings clause; providing for publication; and providing an effective date.

3. Public Hearing, consideration, and possible action on an ordinance rezoning approximately 17.14 acres of land located in the A.J. Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & Russell Street (Closed) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & Russell Street (Closed) of Block 22, Lots 1, 1R, 2 aka Lots 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2PT, 3PT, 4, 4PT 5PT, 6PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado Plat, a subdivision recorded in volume 26, page 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to "DT" (Downtown Overlay) Zoning District, City of Alvarado, Johnson County, Texas: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

4. Workshop and discussion on kick off of Resilient Communities Program grant project.

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its attorney about pending or

contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

COMMISSIONER COMMENTS:

Pursuant to LGC Section 551.0415, Commission Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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: wallsb@cityofalvarado.org. Please call 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 at the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said agenda was posted on February 10, 2025 before 5:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director
City of Alvarado, Texas

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION**

**104 W. COLLEGE
January 16, 2025 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regular session on Thursday, January 16, 2025 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Kelly Richardson
Joshua Rendon
Ryan Banister

The following alternate was present for roll call:
Coleman Reed

The following alternate was absent for roll call:
Flint Webb

City personnel present:
Justin French, Community Development Director
Hillary Cromer, Economic/Downtown Revitalization Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner McBee moved to approve the November 7, 2024 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Workshop and discussion on a Downtown Overlay District.

Mr. French presented a brief overview to kick off the discussion. The Commission discuss then being no further discussion, Chairman Thornton summarized the Commission’s thoughts, which included the following: 1) Full waiver of SUP application fees within the Downtown Overlay District, 2) Limit shipping containers to three days within any 30-day period, 3) Remove the SUP requirement for single-family residential, 4) Limit masonry requirements to front facades only, and 5) All public parking to count toward existing buildings or something protecting interests of existing building owners.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:45 p.m.

Passed and approved this _____ day of _____, 2025.

Bryan Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: February 13, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public Hearing, consideration, and possible action on an ordinance amending Article I, “Applicability of Ordinance” and Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code of Ordinances, City of Alvarado, Texas by creating the DT Downtown Overlay District and providing for its regulations; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof; providing a savings clause; providing for publication; and providing an effective date.

BACKGROUND & FINDINGS:

On October 23, 2024, the City Council approved a professional services agreement with LJA Engineering, Inc. to proposal a Downtown Overlay District, and revision to the agreement was approved by City Council on November 18, 2024. On January 16, 2025, the Planning and Zoning Commission workshopped and discussed the proposed Downtown Overlay District, and on January 22, 2025, the City Council workshopped and discussed the proposed Downtown Overlay District.

The purpose of the Downtown Overlay District is to establish safeguards for the core of Downtown Alvarado and ensure that any new development reflects a historic character, is functional, and has organized design. This zoning overlay provides a framework for thoughtful development and redevelopment while preserving the downtown area’s unique assets and character. Any regulations not mentioned within this overlay default to the underlying zoning district. In cases of conflict, the most restrictive regulations shall apply.

The Downtown Overlay District is designed to manage development through the use of Specific Use Permits (SUPs), with waived fees for property owners and businesses within the downtown area (pending City Council approval). This approach provides flexibility and adaptability during the interim period while the City of Alvarado completes its new comprehensive plan. The comprehensive plan will guide future zoning changes based on the community's collective wants and desires. Once the plan is finalized, permanent zoning regulations tailored to the Downtown will replace the overlay.

Key Highlights:

- Design Standards:
 - New developments must harmonize with the historic architectural style and integrate features from the 1800s and early 1900s.
 - Masonry requirements apply to maintain visual cohesion.
- Permitted Uses and Parking:
 - A wide range of uses is allowed, with parking requirements outlined for each.
 - Shared parking and parking reductions are encouraged where applicable.
- Signage and Transparency:
 - Signage size, placement, and design must align with historic aesthetics.
 - Transparency standards for building facades ensure street-level engagement.

- Future Transition:
 - The overlay ensures downtown remains functional and appealing until comprehensive community-driven zoning is implemented.

The proposed framework emphasizes preserving the historic character of Downtown Alvarado while accommodating responsible growth and preparing for a future alignment with community input.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

The proposed Downtown Overlay District is consistent with the 2017 Comprehensive Plan.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Proposed Downtown Overlay District Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE I, “APPLICABILITY OF ORDINANCE” AND ARTICLE II, “DISTRICTS AND LAND USES,” OF CHAPTER 42, “ZONING” OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY CREATING THE DT DOWNTOWN OVERLAY DISTRICT AND PROVIDING FOR ITS REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has previously adopted zoning regulations that regulate the location and use of buildings, other structures and land for business, industrial, residential, or other purposes, for the purpose of promoting the public health, safety, morals, and general welfare, all in accordance with a comprehensive plan and that otherwise regulates the development and use of properties within the city limits of the City; and

WHEREAS, the City Council deems it necessary and in the best interest of the public health, safety, and welfare to adopt a Downtown Overlay zoning district to ensure that new development is compatible with existing development and to reflect and maintain the City’s historic character; and

WHEREAS, the Planning and Zoning Commission held a public hearing on February 13, 2025, and the City Council held a public hearing on February 17, 2025, with respect to the amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Code of Ordinances, City of Alvarado, Texas (the “Code”), and all other laws dealing with notice, publication, and procedural requirements for amending the zoning regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1.

Section 42-4, “Zoning Districts,” of Article I, “Applicability of Ordinance” of Chapter 42, “Zoning,” of the Code is hereby amended by amending subsection (a) by adding “DT Downtown Overlay District” to the list of uses to be inserted alphabetically.

SECTION 2.

Section 42-4, “Zoning Districts,” of Article I, “Applicability of Ordinance” of Chapter 42, “Zoning,” of the Code is hereby amended by amending subsection (c) by adding a new section (18) to read as follows:

“(18) DT---Downtown overlay district. The Downtown Overlay District is established to safeguard the core of Downtown Alvarado and ensure that any new development is compatible with existing development and also reflects a historic character, is functional, and has organized design. See section 42-38 for DT downtown overlay district regulations.”

SECTION 3.

Article II, “Districts and Land Uses,” of Chapter 42, “Zoning,” of the Code is hereby amended by adding a new Section 42-38, “DT downtown overlay district” to read as follows:

“§ 42-38 **DT downtown overlay district.**

- (a) Purpose. The Downtown Overlay District is established to safeguard the core of Downtown Alvarado and ensure that any new development is compatible with existing development and also reflects a historic character, is functional, and has organized design. The overlay district is intended to provide a framework for the thoughtful consideration of development and redevelopment, while preserving the Downtown Area’s unique assets and character. Any regulations not mentioned within the overlay district shall default to the underlying zoning district. When there is a conflict, the most restrictive regulations shall apply.
- (b) Permitted uses and parking regulations. Within the overlay district encompassing the core of Downtown Alvarado, the use and development of buildings and land shall adhere to standards contained herein. No buildings or land shall be used, and no buildings shall be erected, placed, reconstructed, altered, or enlarged, unless otherwise provided herein. Permitted uses include those as specified in the Permitted Uses and Parking Requirements Table below. Minimum residential unit sizes shall be controlled only by the Building Code (outside any dimensional standards for lots and structures for any use contained herein). All buildings within the overlay district must harmonize with the downtown character through thoughtful design and architectural features that integrate development harmoniously. In cases where regulations from the underlying zoning districts conflict, the most restrictive requirement shall apply to ensure consistency and preserve the cohesive character of the area. Any land use within the below table that requires a specific use permit (S) shall only be permitted under the provisions of Articles III and V of Alvarado’s zoning ordinance, as applicable; except that the specific use permit application fee shall be waived for such requests within the Downtown Overlay District.

Use	Downtown Overlay	Parking Regulations
Accessory building to main use (including shipping, cargo, Conex, and like containers)	S	1 space per employee to be occupying the building
Amusement, commercial (indoor or outdoor)	S	<p>1 space per 150 sq. ft. for uses not otherwise listed below</p> <p>Bowling, miniature golf, axe-throwing or similar use: 2 spaces per lane or hole</p> <p>Stadiums, outdoor theaters, or similar uses: 1 space per 4 seats in assembly areas or 1 space per 8 linear feet of seating</p> <p>Playing fields: 40 spaces per field. If fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating</p> <p>Golf course: 5 spaces per hole</p> <p>Miniature golf or driving range: 3 spaces per hole; or 1.5 spaces per driving bay</p> <p>Sports courts: 4 spaces per court; or if fixed seating is provided the ratio shall be 1 space per 4 seats or 1 space per 8 linear feet of seating</p>
Antique shop	P	1/200 sq. ft.
Arcade	S	1/200 sq. ft.
Arts, crafts store (inside sales)	P	1/200 sq. ft.
Arts, crafts store (outdoor sales)	S	1/200 sq. ft.
Assisted living facility		
Auto laundry		
Auto parts sales (inside)		
Auto repair, minor		

Use	Downtown Overlay	Parking Regulations
Automobile and trailer sales area, new or used		
Automobile service station (no garage or automobile repair facilities)	S	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Bakery and confectionary, commercial	S	1/300 sq. ft.
Bakery and confectionary, retail sales	P	1/300 sq. ft.
Bank, savings and loan, credit union	S	1/200 sq. ft.
Bar, tavern, nightclub	S	1/300 sq. ft.
Barber school or college		
Barbershop	P	1/200 sq. ft.
Beauty culture school; cosmetology spec. shop		
Beauty shop	P	1/200 sq. ft.
Bed and breakfast inn	S	One (1) space per guest room in addition to the requirements for a normal residential use
Boarding home facility	S	1 space per employee, plus 1 space for each 6 beds
Boat sales and storage		
Bowling alley	S	6 spaces for each lane
Building materials, hardware (inside storage)	S	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 sq. ft.
Building materials, hardware (outside storage)		
Business service	P	1/300 sq. ft.
Cabinet and upholstery shop		
Candle manufacturing	S	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater

Use	Downtown Overlay	Parking Regulations
Carport	P	0 spaces
Carwash		
Cemetery or mausoleum	S	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Child care center	S	1/300 sq. ft.
Church, rectory, place of worship	P	1 space for every 4 seats in the main auditorium
Civic center	P	10 spaces plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet. In an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Cleaning and dyeing, small shop		
Clinic, medical or dental	S	1/200 sq. ft.
College or university		
Community center, private	S	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community center, public	S	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community home	S	1 space per employee, plus 1 space for each 6 beds

Use	Downtown Overlay	Parking Regulations
Concrete, asphalt batching plant (allowed only on a temporary basis in a new subdivision composed of no less than 100 lots, to cease upon completion and dedication of the streets)		
Concrete, asphalt batching plant (temporary)		
Construction yard (temporary)		
Convenience store	S	1 space per 300 square feet of gross floor area or 32 [sic]
Country club (private)		
Custom personal service shop	P	1/200 sq. ft.
Dance hall	S	1/100 sq. ft.
Discount, variety, or department store of not greater than 20,000 square feet floor space	S	1/200 sq. ft.
Dormitory		
Drapery, needlework, or weaving shop	P	1/300 sq. ft.
Electrical substation	S	1 space per employee
Electrical transmission line	S	0 spaces
Exhibition area	S	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Fairgrounds	S	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Farm, ranch, or orchard		
Feed and farm supply (inside sales/storage)		
Field or sales office, temporary	S	1 space per employee
Florist	P	1/300 sq. ft.
Food store; grocery store with floor space not greater than 20,000 square feet	S	1/300 sq. ft.

Use	Downtown Overlay	Parking Regulations
Forge plant		
Foundry (iron, steel, brass or copper)		
Fraternal organization, lodge		
Fraternal organization, lodge or civic club		
Furniture, appliance store	S	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 sq. ft.
Garage, private		1 space per employee to be occupying the garage
Garden center (retail sales)	S	1/200 sq. ft.
Gas metering station	S	1 space per employee
General merchandise indoor auction		
General merchandise store	P	1/200 sq. ft.
Glass products		
Golf course		
Golf driving range		
Greenhouse or plant nursery, commercial		
Greenhouse or plant nursery, noncommercial		
Guest house	S	1 space per unit
Gymnastic or dance studio	S	1/200 sp. Ft
Handcraft shop	P	1/300 sq. ft.
Health club; gymnasium	S	1 space per employee plus 1 space per 100 square feet of floor area
Heliport or helistop		
Home occupation	P	0 spaces
Hospital (acute care)		
Hospital (chronic care); long term health care facility		

Use	Downtown Overlay	Parking Regulations
Hotel, motel, motor hotel, or motor lodge	S	1 space for each sleeping room, unit or guest accommodation, plus 1 space for each 300 square feet of commercial floor area
Household care facility		
Household care institution		
Kennel (no outside pens)		
Laboratory, medical or dental		
Laundry and cleaning, commercial		
Library	P	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Local utility distribution lines	P	0 spaces
Medical supplies, sales and service		
Metal dealer, crafted precious	S	1/300 sq. ft.
Metal fabrication		
Mobile food vendor	S	0 spaces
Mortuary or funeral home		
Motorcycle sales and service		
Museum or art gallery	P	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Musical instrument manufacturing		
Nonprofit animal shelter		

Use	Downtown Overlay	Parking Regulations
Nursery school, kindergarten	S	1 space per 10 pupils/clients (design capacity)
Office center	S	1/300 sq. ft.
Office, professional or general administrative	S	1/300 sq. ft.
Office-showroom/warehouse		
Oil, gas, other mineral extraction		
Park, playground or recreation center (private)	S	1 space per acre plus additional parking per facility constructed as herein provided
Park, playground or recreation center (public)	S	1 space per acre plus additional parking per facility constructed as herein provided
Parking lot or parking garage, automobile	S	1 space per employee, plus 1 space per vehicle to be parked
Personal service shop	S	1/200 sq. ft.
Pet shop		
Pharmacy		
Post office, government and private		
Print shop	S	1/300 sq. ft.
Prison, jail or place of incarceration		
Private open space as a part of a planned residential development	P	0 spaces required
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	S	1 space per employee
Racetrack		
Racquetball facilities		
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	S	1 space per employee
Railroad track and right-of-way	S	1 space per employee
Registered family home	S	1 space per employee

Use	Downtown Overlay	Parking Regulations
Residence hotel		
Restaurant or cafeteria, with drive-in or drive-through service		
Restaurant or cafeteria, without drive-in or drive-through service	P	1/100 sq. ft.
Retirement housing	s	1 per dwelling unit
Rodeo arena and grounds		
School, commercial		1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
School, private (primary and/or secondary)		1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)		1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, trade	S	
School, trade or commercial	S	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Second hand store, furniture/clothing	S	1/200 sq. ft.
Servant's, caretaker's or guard's residence	S	1 space per unit
Service yards of government agency	S	1 space per employee
Service, retail	S	1/200 sq. ft.
Sewage pumping station	S	0 spaces
Sewage treatment plant		
Shooting range, target range		

Use	Downtown Overlay	Parking Regulations
Shopping center	S	1 space per 200 square feet of gross floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds 10 percent of the shopping center floor area, shall require an additional 1 parking space per 100 square feet of gross floor area
Single-family dwelling, attached		
Single-family dwelling, detached	S	2 spaces per unit
Stadium or playfield		
Studio (photographer, musician, artist)	P	1/200 sq. ft.
Studio for radio and television		
Swimming pool, commercial	S	1 space for each 100 square feet of gross water surface and deck area
Swimming pool, private	S	1 space for each 100 square feet of gross water surface and deck area
Tanning salon		
Tattoo parlor/body piercing studio	S	1/200 sq. ft.
Taxidermist		
Telephone exchange		
Telephone line	P	0 spaces
Theater (indoor)	S	1 parking space for each 4 seats
Tire dealer (with outside storage)		
Tobacco sales		
Tool rental shop		
Townhouse or row dwelling	S	2 spaces per unit, 1 covered
Transit station or turnaround	S	1 space per intended user
Two-family dwelling	S	2 spaces per unit, 1 covered
Vendor, stationary	S	1/200 sq. ft.
Veterinarian clinic (no outside pens)		
Washateria		

Use	Downtown Overlay	Parking Regulations
Water pumping station or well	S	0 spaces
Water storage, elevated	S	0 spaces
Water storage, ground		
Water treatment plant	S	1 space per employee
Zero lot line house		

(c) Parking requirement reduction. Developments seeking a parking reduction shall submit a formal request, with justification and explanation, as part of the site plan review process. Eligibility for a reduction is based on compliance with one or more of the parking reduction criteria established below. Approval of any parking reduction request is discretionary and shall be considered on a case-by-case basis to ensure the request aligns with the purpose of the Downtown Overlay District and to ensure that adequate provision of parking is provided. Final approval shall be subject to review and determination by city council.

(1) Shared parking.

a. Review criteria. Under specific circumstances listed below, some off-street parking spaces may be shared between different uses and properties. Reductions can be for up to 50 percent of the parking spaces required, as outlined below.

1. For any shared parking arrangement or off-site parking arrangement described above, a written parking agreement ensuring retention of parking spaces for such purposes, shall be properly drawn and executed by the parties concerned, approved as to form by the city attorney and shall be filed with the County as part of the Site Plan approval process. The agreement shall meet the following:

i. A permanent easement for shared or off-site parking facilities shall be dedicated and recorded as a condition of such use.

ii. The city shall be made a party to any shared parking agreement necessary for meeting parking requirements.

Option	Requirements
Off-Peak Shared Parking	Parking spaces may be shared if the peak business hours do not overlap for the businesses that propose to share. Businesses sharing parking shall be within 500 feet of one another.
Surplus Shared Parking	Parking spaces may be shared if they exceed a use's minimum requirements and are located on non-residential property within 500 feet of the other use to share parking. Parking spaces may also be utilized from an off-site parking lot within 500 feet as long as they are not being utilized by another use.
Parking Reductions for Developments with Parking Garages	A reduction of up to 20 percent in the minimum parking requirements, based on land use, may be considered for developments that incorporate a parking garage as part of the project.

- b. Application requirements. The applicant shall submit a formal Parking Reduction Request as part of the site plan review process. The Request shall include data, studies, or other supporting documentation sufficient to demonstrate that the proposed reduction will not negatively affect parking availability, site functionality, or surrounding properties.
- c. Final determination. All parking reduction requests within the overlay district shall be subject to review by city staff and shall require final approval by city council.

(d) Dimensional standards.

Minimum Lot Area:	1600'
Minimum Lot Width:	20'
Minimum Lot Depth:	80'
Minimum Front Yard:	Setback Averaging ¹
Minimum Side Yard for Interior Unit:	0'
Minimum Side Yard not abutting street:	5'
Minimum Side Yard abutting residential street:	10'
Minimum Side Yard abutting collector or major street:	15'
Minimum Rear Yard Setback adjacent to Overlay boundary properties:	10'
Minimum Rear Yard Setback adjacent to Overlay boundary properties:	25'
Max Imperious Coverage:	90%
Max Density/Acre:	8 DU/A
Max Height:	35'

¹The proposed building shall be located within the range of existing primary street setbacks, no closer than the smallest setback in the range and no further than the largest setback in the range. On an interior lot, the range of setbacks is measured on the basis of the two closest lots in either direction along the block face. On a corner lot, the range of setbacks is measured on the basis of the three closest lots along the block face.

(e) Masonry requirements.

- (1) Masonry shall mean and include that form of construction defined below and composed of brick, stone, granite, marble, stucco (three-step hard coat), and exterior insulation finish systems (EIFS).
- (2) All single-story buildings hereafter constructed or placed in the overlay district shall have at least 75 percent of their exterior wall surface constructed of masonry and/or glass pane.
- (3) All buildings having more than a single-story hereafter constructed or placed in the overlay district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.
- (4) All additions hereafter constructed to buildings in the overlay district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.

(f) Architectural guidelines.

- (1) New development sites, signage, and other structural elements within the overlay district shall not be permitted unless architecturally consistent with other historic buildings within the area to maintain the functional and visual appearance of the historic architectural style.
- (2) Buildings within the overlay district shall be oriented toward the street in order to create a cohesive, pedestrian-oriented development plan. Front building facades and sidewalks may be utilized for outdoor uses such as cafes, restaurant seating, street side seating, etc., provided these uses do not obstruct pedestrian movement or disrupt the streetscape's aesthetic continuity. Parking areas shall be located primarily in the rear of buildings to preserve the visual integrity of the streetscape and minimize disruptions to the pedestrian environment.
- (3) New development/renovation in the overlay district shall incorporate design elements dating from the 1800's and early 1900's. Retail uses are preferred with parking in common areas. Roof lines featuring parapets, articulated cornice line, articulated ground floor levels, and strong corner treatments are a few of the design options. Exterior finishes should utilize the classic base colors of the natural environment, e.g., tan, ochre, beige, and terra cotta.

(4) A high quality durable base material, such as terra cotta, natural stone, cast stone, clay fired tile, or other approved masonry material is suggested for building facades abutting the sidewalk. The base should be a minimum of 18 inches in height and appropriately proportioned and detailed for the facade of the building.

(g) Design. A minimum of three of the following elements must be incorporated in the design of a new or refurbished building in the overlay district:

- (1) Overhangs
- (2) Cornices
- (3) String courses
- (4) Peaked roof forms
- (5) Arches
- (6) Lintels
- (7) Pilasters
- (8) Rustication
- (9) Canopies
- (10) Awnings or porticos
- (11) Outdoor patios

(h) Window transparency. The following transparency standards apply to building façades to ensure visibility and engagement at the street level:

- (1) Transparency percentages refer to the area of clear, unobstructed glass that allows views into the building interior.
- (2) Reflective, mirrored, or opaque treatments that obstruct visibility shall not qualify as transparent.
- (3) The remaining window area may be used for signage, decorative elements, or illustrative graphics, provided they do not obstruct transparency minimums.

Level	Minimum Transparency Requirement
Floor 1	65%
Floor 2	30%

(i) Signage. The types of signage listed in the table below shall be permitted within the overlay district, provided all applicable requirements of this section are met.

- (1) Any permanent signage not explicitly listed herein shall be prohibited within the overlay district.
- (2) All permitted signage shall comply with the size, placement, design, and operational standards established by this section.

- (3) Any sign authorized by this section is allowed to contain a noncommercial message in place of any other authorized message.

Sign regulation/ Sign Type	Permit Required	Maximum Gross Surface Area (sq.ft.)	Sign Height	Number of Signs	Setback	Spacing of Signs
Wall	Yes	25% of wall	Attached to structure and not to exceed the roofline	One sign for each exterior wall; not to exceed four in total.	---	---
Ground	Yes	Off-premises 150' On- premises 300'	Off-premises 20' On-premises 25' 10' from bottom of sign to ground. On-premises signs on property with I-35 or Hwy 67 frontage 70'	One for each premises, or for each street frontage	10' (any portion of the sign)	100' separation from adjacent ground sign on each premises. Minimum of 50' on adjacent premises
Wall— Residential	Yes	1'	Attached to structure and not to exceed the roofline	One sign for each exterior wall; not to exceed four in total.	---	---
Canopy, marquee or projection	Yes	50% of canopy, marquee or projection	---	One for each premises, or for each street frontage	---	---
Window	No	See window transparency standard listed in (g) above.	---	---	---	---

Sign regulation/ Sign Type	Permit Required	Maximum Gross Surface Area (sq.ft.)	Sign Height	Number of Signs	Setback	Spacing of Signs
Monument	Yes	Off-premises 150' On- premises 300'	8 feet	One for each premises (multitenant sites see § 30-12)	10' (any portion of the sign)	No restrictions
Nameplate	No	5 sf in SF-1, -2, -3, MH-1, MH-2, MF, TF 10 sf in C-1, C-2, M- 1, M-2	10' from top of roof, not to exceed a total distance of 40' from ground	One for each premises, or for each street frontage	---	---
Roof	Yes	200 sf in C- 1, C-2, CBD, M-1, M-2	10' from top of roof, not to exceed a total distance of 40' from ground	One for each main structure	---	---

§ 42-39 through § 42-44. (Reserved)”

SECTION 4.

This Ordinance shall be cumulative of all provisions and ordinances of the Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and section of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6.

Any person, firm or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1-12, of the Code. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 7.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as provided by the City's Charter.

SECTION 8.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Alvarado on this the ____ day of _____, 2025.

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary



Planning and Zoning Commission Meeting Management Report

Meeting Date: February 13, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public Hearing, consideration, and possible action on an ordinance rezoning approximately 17.14 acres of land located in the A.J. Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & Russell Street (Closed) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & Russell Street (Closed) of Block 22, Lots 1, 1R, 2 aka Lots 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2PT, 3PT, 4, 4PT 5PT, 6PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado Plat, a subdivision recorded in volume 26, page 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to "DT" (Downtown Overlay) Zoning District, City of Alvarado, Johnson County, Texas: providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date.

BACKGROUND & FINDINGS:

On October 23, 2024, the City Council approved a professional services agreement with LJA Engineering, Inc. to proposal a Downtown Overlay District, and revision to the agreement was approved by City Council on November 18, 2024. On January 16, 2025, the Planning and Zoning Commission workshopped and discussed the proposed Downtown Overlay District, and on January 22, 2025, the City Council workshopped and discussed the proposed Downtown Overlay District.

The previous agenda item was an ordinance placing the Downtown Overlay District in the zoning ordinance and this agenda item is an ordinance to rezone property to the Downtown Overlay District. Numerous efforts to notify occupants within the subject area, property owners within the subject area, property owners within 200 feet of the subject area, and the general public were conducted by mailings, conversations by email, phone, and in person, and by publications to the Cleburne Times Review, the City website, and the bulletin outside City Hall.

FINANCIAL IMPACT: None.

RECOMMENDATION:

The proposed rezoning of the subject site to the Downtown Overlay District is consistent with the Future Land Use map within the 2017 Comprehensive Plan.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Location Map

Future Land Use Map

Zoning Map

Notice in Cleburne Times Review

Notice to Occupants w/in Proposed DT Overlay

Occupant Notice List

Draft Ordinance

Notice to Property Owners within Proposed DT Overlay

Property Owner Notice List

Notice to Property Owners w/in 200 ft of Proposed DT Overlay

Property Owner within 200 feet Notice List

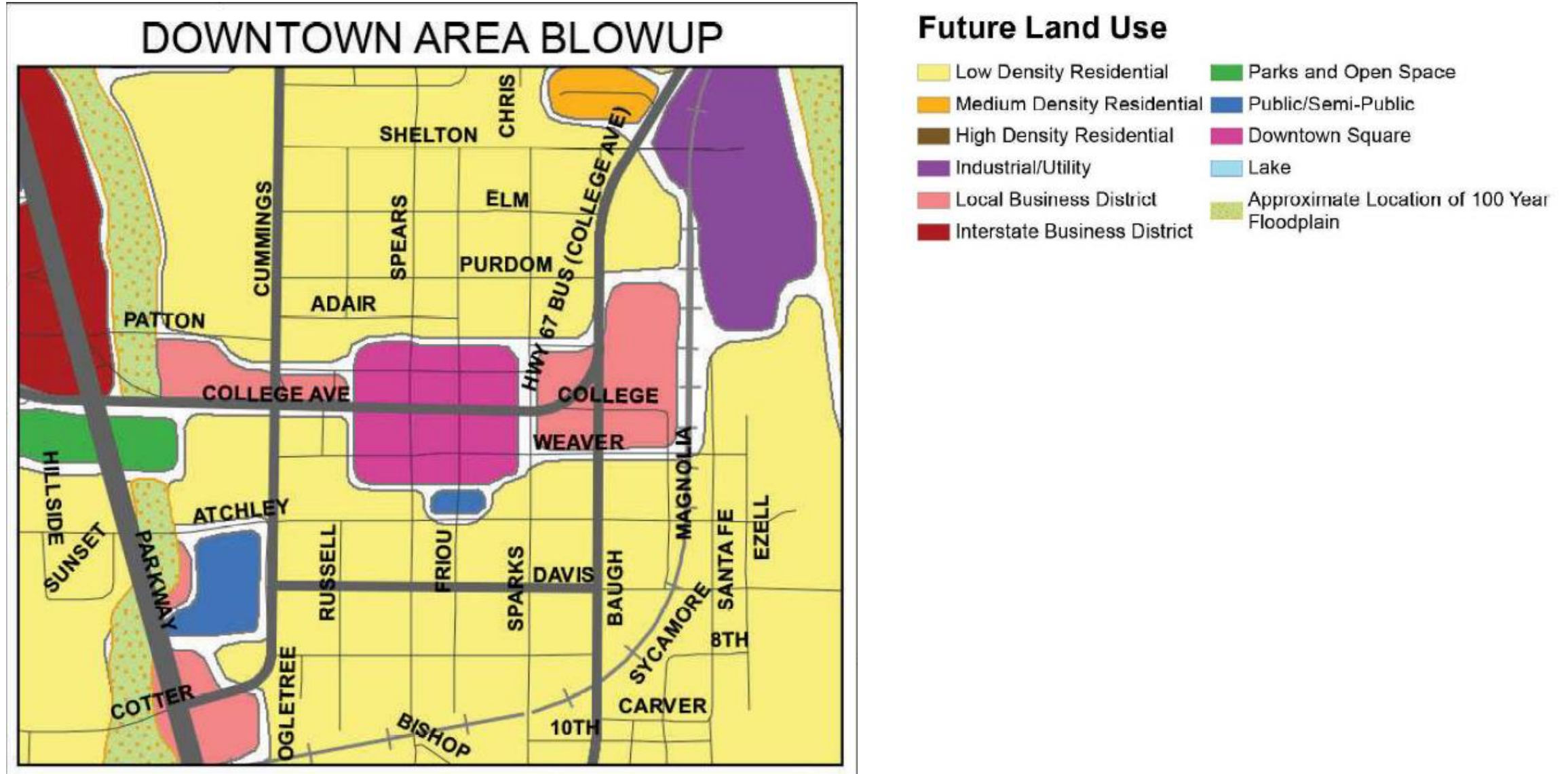


A yellow boundary highlights a specific block bounded by W College Ave to the north, E College Ave to the south, N Spears St to the west, and S Friou St to the east. The highlighted area contains several buildings and lots, including:

- 104 B (Two Sisters Artic)
- 104 (Alvarado City Hall)
- 100 B (Teamone Logistics)
- 107 (Fort Worth Surveying)
- 115-A (Kiddie Korral Daycare)
- 105 (Dance Fusion)
- 110 (Ed Miller's Bookkeeping Tax Service)
- 111 (David's Market)
- 118 (Walraven Barber Shop)
- 117 (G & L General Store)
- 103 (Alvarado Masonic Lodge)
- 106 (Alvarado Pk)
- 104 (Alvarado Pk)
- 101 (Alvarado Pk)
- 102 (Alvarado Pk)
- 108 (Alvarado Pk)
- 112 (Alvarado Pk)
- 114 (Alvarado Pk)
- 118 (Alvarado Pk)
- 204 (Alvarado Pk)
- 208 (Alvarado Pk)
- 212 (Alvarado Pk)
- 216 (Alvarado Pk)
- 218 (Alvarado Pk)

200 ft

Figure 18. Future Land Use



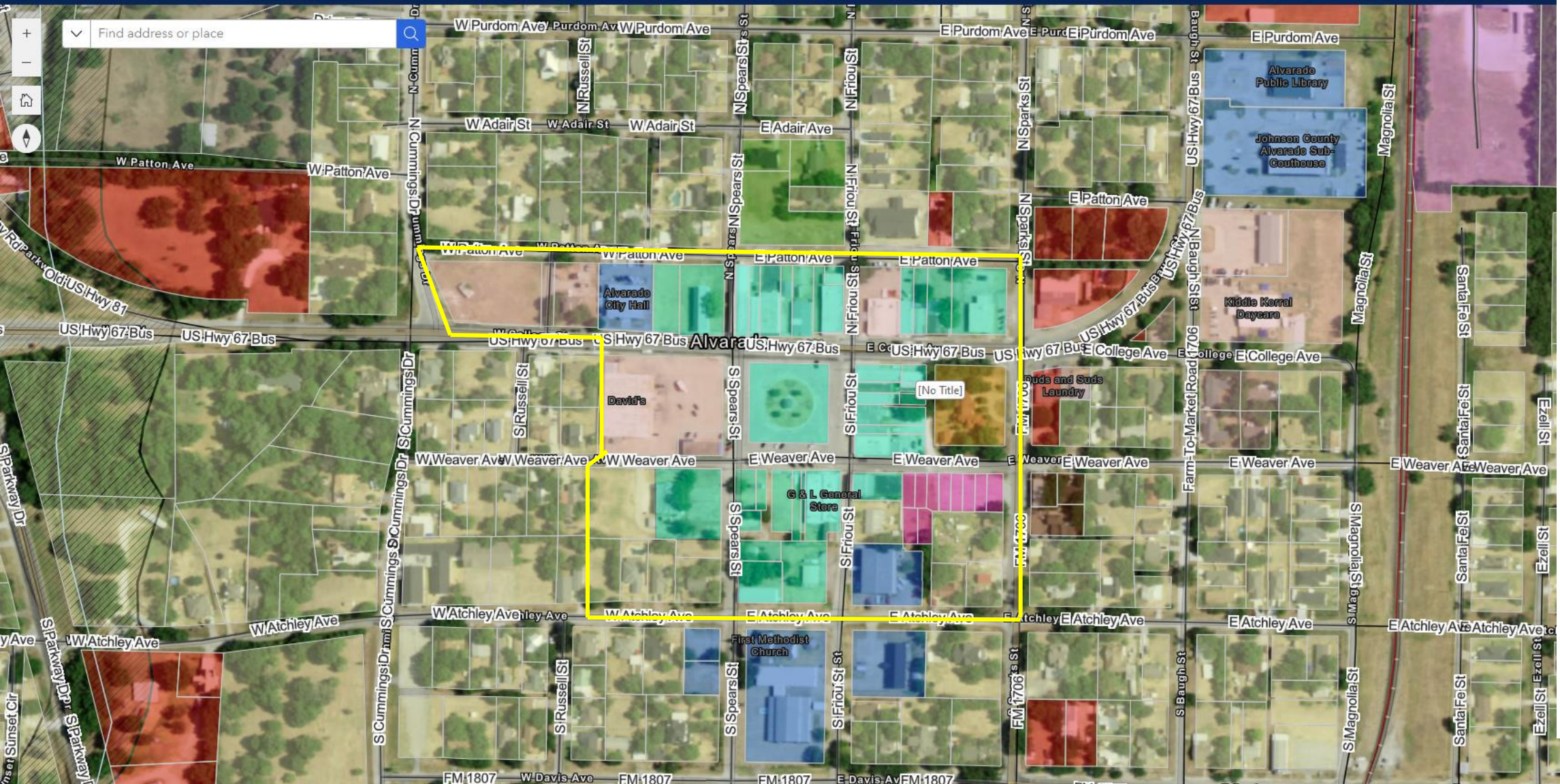
Zoning Map



All In One Interactive Map

Map Layers Legend

Legend



- A
- C-1
- C-2
- CBD
- GH
- I
- M-1
- M-2
- MF
- MH-1
- MH-2
- MH-3
- PD
- SF-1
- SF-2
- SFA
- TF
- FP



City of Alvarado

104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

CITY OF ALVARADO, TEXAS - NOTICE OF PUBLIC HEARINGS – ZONING AND CODE OF ORDINANCES AMENDMENT

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at 6:30 PM on January 16th, 2025 at in the Council Chambers, 104 W. College Avenue, Alvarado, Texas. Further notice is given that the City Council will hold public hearings at 6:30 PM on January 22nd, 2025 in the Council Chambers. At such times and place, the Commission and the Council will receive testimony and consider the following two items: (1) The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District; (2) the City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the proposed Overlay boundary. The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.). Information regarding the application may be obtained at 817.240.9585, or at frenchj@cityofalvarado.org. A public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

January 10, 2025

Dear Occupant:

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that public hearings will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 13th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.).

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 17th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to

properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.).

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

THE CITY OF ALVARADO IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING THE ABOVE-REFERENCED PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

SUBJECT PROPERTY MAP:



Name	Street Address		City	State	Zip Code	Returned to Sender	
G & L ENTERPRISES	102	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
LAFOUNTAIN GREG	207	S	SPEARS ST	CITY OF ALVARADO	TX	76009	
WALRAVEN TIM	110	S	SPEARS ST	CITY OF ALVARADO	TX	76009	
DAVIDS SUPERMARKETS INC	100	S	SPEARS ST	CITY OF ALVARADO	TX	76009	
G & L ENTERPRISES	110	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
SOUTHWESTERN BELL	103	W	WEAVER ST	CITY OF ALVARADO	TX	76009	
SWINDLE KENNETH M	209	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
STANLEY ROGER	207	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
ALVARADO ECONOMIC	201	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
WELBORN RONALD TRUSTEE	205	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
HANKS DEBORA K	219	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
STEEL CITY HOLDINGS LLC	208	W	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
STEEL CITY HOLDINGS LLC	110	W	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
CITY OF ALVARADO	100	W	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
CITY OF ALVARADO	104	W	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
CITY OF ALVARADO	104	W	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
FALK JOHN F TRUST	203	S	FRIOU ST	CITY OF ALVARADO	TX	76009	Returned to Sender
SOHI ARSHDEEP & RUPINDER SINGH	202	E	WEAVER ST	CITY OF ALVARADO	TX	76009	Returned to Sender
LOPER ROBERT E SR ETUX	204	S	SPARKS ST	CITY OF ALVARADO	TX	76009	
NEATHERY JAMES C ETUX JANA KAYE	117	S	FRIOU ST	CITY OF ALVARADO	TX	76009	Returned to Sender
NEATHERY JAMES C ETUX JANA KAYE	115	S	FRIOU ST	CITY OF ALVARADO	TX	76009	
NEELEY LINDA	109	S	FRIOU ST	CITY OF ALVARADO	TX	76009	Returned to Sender
COSTANZA MIKE ETUX MARY	101	S	FRIOU ST	CITY OF ALVARADO	TX	76009	
LAMBERT & GREEN LLC	105	S	FRIOU ST	CITY OF ALVARADO	TX	76009	Returned to Sender
PATTERSON FAMILY TRUST	209	S	SPEARS ST	CITY OF ALVARADO	TX	76009	
ALVARADO CENTRAL BAPTIST CHURCH INC	101	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
ALVARADO CENTRAL BAPTIST CHURCH INC	103	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
CITY OF ALVARADO	107	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
SPENCER JAMES MARK ETUX	111	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
DAVIS BARBARA ALINE	115	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	
RIDER VIRGINIA K	105	N	FRIOU ST	CITY OF ALVARADO	TX	76009	
LAFOUNTAIN LANNA	112	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
G & L ENTERPRISES	118	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
G & L ENTERPRISES LLC	104	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
G & L ENTERPRISES	108	E	WEAVER ST	CITY OF ALVARADO	TX	76009	
THORNTON BRYAN	119	E	COLLEGE AVE	CITY OF ALVARADO	TX	76009	Returned to Sender
CITY OF ALVARADO	105	E	WEAVER ST	CITY OF ALVARADO	TX	76009	

KEETON WILL & CARRIE	103	S FRIOU ST	CITY OF ALVARADO TX	76009	Returned to Sender
LAMBERT & GREEN LLC	105	S FRIOU ST	CITY OF ALVARADO TX	76009	
DANCE FUSION LLC	206	E COLLEGE AVE	CITY OF ALVARADO TX	76009	
ALVARADO RENTALS LLC	110	S SPARKS ST	CITY OF ALVARADO TX	76009	
GIPSON JERRON	106	W ATCHLEY ST	CITY OF ALVARADO TX	76009	
WETHERBY MARTHA	200	W ATCHLEY ST	CITY OF ALVARADO TX	76009	
HARDEGREE JAMES S	210	S SPEARS ST	CITY OF ALVARADO TX	76009	
CITY OF ALVARADO	205	S FRIOU ST	CITY OF ALVARADO TX	76009	
ALVARADO MASONIC LODGE	101	E ATCHLEY ST	CITY OF ALVARADO TX	76009	
CITY OF ALVARADO	204	S FRIOU ST	CITY OF ALVARADO TX	76009	
TEAFATILLER MICHAEL	206	S SPARKS ST	CITY OF ALVARADO TX	76009	
CALHOUN JAMES ETUX DETTA K	209	E ATCHLEY ST	CITY OF ALVARADO TX	76009	
BARMONT LP	206	E WEAVER ST	CITY OF ALVARADO TX	76009	Returned to Sender
BARMONT LP	208	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	210	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	212	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	214	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	216	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	218	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	204	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	206	E WEAVER ST	CITY OF ALVARADO TX	76009	
BARMONT LP	204	E WEAVER ST	CITY OF ALVARADO TX	76009	
CRUZ RAFAEL ETUX MARTHA Y	104	W ATCHLEY ST	CITY OF ALVARADO TX	76009	
SW BELL TELEPHONE CO	103	W WEAVER ST	CITY OF ALVARADO TX	76009	
DORAN LARRY	110	W COLLEGE AVE	CITY OF ALVARADO TX	76009	Returned to Sender



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

January 10, 2025

Dear Property Owner:

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that public hearings will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 13th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.).

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 17th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.).

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

THE CITY OF ALVARADO IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

SUBJECT PROPERTY MAP:



Name	Street Address	City	State	Zip Code
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
LAFOUNTAIN GREG	PO BOX 1829	ALVARADO	TX	760090000
WALRAVEN TIM	6633 E CR 405	ALVARADO	TX	760095495
DAVIDS SUPERMARKETS INC	1201 ELLEN TROUT DR	LUFKIN	TX	759040000
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
SOUTHWESTERN BELL	ONE SBC CENTER 36 M 1	ST LOUIS	MO	631013002
SWINDLE KENNETH M	106 E JESSUP ST	ALVARADO	TX	760090000
STANLEY ROGER	207 E COLLEGE AVE	ALVARADO	TX	76009
ALVARADO ECONOMIC	104 W COLLEGE AVE	ALVARADO	TX	760090000
WELBORN RONALD TRUSTEE	11701 S FREEWAY	BURLESON	TX	760280000
HANKS DEBORA K	2900 WHISPERING CREEK LN	BURLESON	TX	760281522
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	75154
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE AVE	ALVARADO	TX	760090000
FALK JOHN F TRUST	P O BOX 1878	ALVARADO	TX	760090000
SOHI ARSHDEEP & RUPINDER SINGH	5808 BAY CLUB DR	ARLINGTON	TX	760130000
LOPER ROBERT E SR ETUX	204 S SPARKS	ALVARADO	TX	760090000
NEATHERY JAMES C ETUX JANA KAYE	P.O.BOX 1879	ALVARADO	TX	760090000
NEATHERY JAMES C ETUX JANA KAYE	P.O.BOX 1879	ALVARADO	TX	760090000
NEELEY LINDA	BOX 325	ALVARADO	TX	760090000
COSTANZA MIKE ETUX MARY	9366 TRANQUIL ACRE RD	FORT WORTH	TX	761790000
LAMBERT & GREEN LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
PATTERSON FAMILY TRUST	310 S SPEARS	ALVARADO	TX	760090000
ALVARADO CENTRAL BAPTIST CHURCH INC	P O BOX 832	ALVARADO	TX	760090832
ALVARADO CENTRAL BAPTIST CHURCH INC	P O BOX 832	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
SPENCER JAMES MARK ETUX	2320 N CUMMINGS DR	ALVARADO	TX	760090000
DAVIS BARBARA ALINE	3609 CR 607	ALVARADO	TX	760096585
RIDER VIRGINIA K	PO BOX 553	ALVARADO	TX	760090553
LAFOUNTAIN LANNA	2308 COUNTY ROAD 401	ALVARADO	TX	760095492
G & L ENTERPRISES	PO BOX 1829	ALVARADO	TX	760090000
G & L ENTERPRISES LLC	PO BOX 1829	ALVARADO	TX	760091829
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
THORNTON BRYAN	103 SHAWNEE TR	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
KEETON WILL & CARRIE	11824 C R 502	VENUS	TX	760840000
LAMBERT & GREEN LLC	100 HIGH VIEW CT	OVILLA	TX	751540000

Returned to Sender

DANCE FUSION LLC	206 E COLLEGE AVE	ALVARADO	TX	760094309
ALVARADO RENTALS LLC	6701 FM 2415	ALVARADO	TX	760090000
GIPSON JERRON	106 W ATCHLEY AVE	ALVARADO	TX	760090000
WETHERBY MARTHA	200 W ATCHLEY AVE	ALVARADO	TX	760090000
HARDEGREE JAMES S	210 S SPEARS ST	ALVARADO	TX	760094355
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
ALVARADO MASONIC LODGE	P O BOX 1384	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
TEAFATILLER MICHAEL	206 S SPARKS	ALVARADO	TX	760090000
CALHOUN JAMES ETUX DETTA K	209 E ATCHLEY AVE	ALVARADO	TX	760090000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
BARMONT LP	2363 HWY 287 N NO 105	MANSFIELD	TX	760630000
CRUZ RAFAEL ETUX MARTHA Y	104 W ATCHLEY AVE	ALVARADO	TX	760090000
SW BELL TELEPHONE CO	PROPERTY TAX DEPT ONE SBC CENTER	SAINT LOUIS	MO	63101
DORAN LARRY	100 HIGHVIEW CT	OVILLA	TX	751540000



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

January 10, 2025

Dear Property Owner:

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the below-referenced zoning change request. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

Notice is hereby given that public hearings will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 13th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

The underlying zoning districts affected include the central business district (CBD), commercial district—Office, light retail and neighborhood services (C-1), institutional district (I), single family—Attached dwelling district (SFA), single-family residential district (SF-2), and two-family residential (duplex) district (TF) on approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.).

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 17th day of February 2025, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m. The City of Alvarado has initiated a Code of Ordinances amendment to add a Downtown Overlay District to Chapter 42 Zoning, Article II Districts and Land Uses, and to establish land

use permissions, parking requirements, dimensional standards, architectural controls, design standards, and signage requirements within the Downtown Overlay District. The City of Alvarado has also initiated a zoning district change to apply the proposed Downtown Overlay District to properties located within the boundary of the attached subject property map. The Planning and Zoning Commission will forward a recommendation to the City Council on both items.

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For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

SUBJECT PROPERTY MAP:



Name	Street Address	City	State	Zip Code
SANCHEZ BEATRIZ ADRIANA	P O BOX 184	ALVARADO	TX	760090000
LOPEZ BEATRIZ	P O BOX 184	ALVARADO	TX	760090000
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
LAFOUNTAIN GREG	PO BOX 1829	ALVARADO	TX	760090000
HOLMES CHARLES C	305 W COLLEGE AVE	ALVARADO	TX	760090000
EPPERS PAUL M ETUX JAMIE A	300 W COLLEGE AVE	ALVARADO	TX	760090000
SCARBERRY DOUGLAS	5333 CR 703	ALVARADO	TX	760090000
LOPEZ BEATRIZ	201 N CUMMINGS	ALVARADO	TX	760090000
SINGLETON ARIELLA ETVIR AUSTIN GETER	209 E DAVIS AVE	ALVARADO	TX	760090000
MEZA ADRIAN MICHAEL & KYRA DANIELLE ORMES	310 S SPARKS ST	ALVARADO	TX	76009
ALVARADO RENTALS LLC	6701 FM 2415	ALVARADO	TX	760090000
VAUGHAN FAMILY REV LVG TRUST	1 BOUNTY RD W	BENBROOK	TX	76132
JASTER JEFFREY ANDREW	210 W WEAVER AVE	ALVARADO	TX	76009
MC CHESNEY BRENNAN	211 W COLLEGE	ALVARADO	TX	760090000
JORDAN KADE HASTIN & MOLLY MOORE	209 W COLLEGE AVE	ALVARADO	TX	760090000
GARCIA ROBERT ETUX SULEMA V	2809 MAVERICK	DALLAS	TX	752280000
WALRAVEN TIM	6633 E CR 405	ALVARADO	TX	760095495
DAVIDS SUPERMARKETS INC	1201 ELLEN TROUT DR	LUFKIN	TX	759040000
GALLOWAY DEBRA ETVIR GORDON CARLSON III	306 ERIE ST	CLEBURNE	TX	760310000
CASTILLO ROBERT ETUX VERONICA	108 W WEAVER AVE	ALVARADO	TX	760094362
ESPINOZA LUIS	110 W WEAVER	ALVARADO	TX	760090000
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	75154
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
WOODALL JAMES	1035 WILLOW CREEK DR	BURLESON	TX	760280000
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
SOUTHWESTERN BELL	ONE SBC CENTER 36 M 1	ST LOUIS	MO	631013002
SWINDLE KENNETH	6146 BELZ RD	SANGER	TX	762660000
HERNANDEZ SHARLIN ETVIR MIGUEL A	304 E PATTON AVE	ALVARADO	TX	76009
HICKMAN JOANN ESTATE OF	110 N SPARKS	ALVARADO	TX	760090000
SWINDLE KENNETH M	106 E JESSUP ST	ALVARADO	TX	760090000
STANLEY ROGER	207 E COLLEGE AVE	ALVARADO	TX	76009
ALVARADO ECONOMIC	104 W COLLEGE AVE	ALVARADO	TX	760090000
WELBORN RONALD TRUSTEE	11701 S FREEWAY	BURLESON	TX	760280000
HANKS DEBORA K	2900 WHISPERING CREEK LN	BURLESON	TX	760281522
GILLASPIE LARRY DON	201 N SPARKS	ALVARADO	TX	760090000
FARMER RUSSELL W ETUX KATHERINE	205 N SPARKS	ALVARADO	TX	760090000
MC KINLEY SEAN & TAYLOR GRESHAM	5310 WILD WEST DR	ARLINGTON	TX	76017
ROBLES GILBERT M ETUX LUE ANN	301 W COLLEGE AVE	ALVARADO	TX	760090000
VALENZUELA RAMON ALEJANDRO	109 W ADAIR ST	ALVARADO	TX	76009

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POWELL DAL ETUX LOLA FAYE	106 W PATTON AVE	ALVARADO	TX	760090000
WININGHAM SKYLAR M	207 N SPEARS ST	ALVARADO	TX	760090000
STACKS SHERRY LYNN	107 W ADAIR ST	ALVARADO	TX	760090000
LEGACY RENOVATIONS DFW LLC	3206 CR 530B	BURLESON	TX	760280000
SANTILLAN MELISSA CHAPARRO &	3500 ROBBIE JO RD	ALVARADO	TX	760090000
FIRST UNITED METHODIST CHURCH	P O BOX 364	ALVARADO	TX	760090000
PATTERSON JOE J & GENEVA A	310 S SPEARS	ALVARADO	TX	760090000
PATTERSON FAMILY TRUST	310 S SPEARS ST	ALVARADO	TX	760094356
HARRIS LARRY L	305 S RUSSELL ST	ALVARADO	TX	760090000
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	75154
ALVAREZ VIRGINIA	204 W PATTON AVE	ALVARADO	TX	760090000
CLARK DONALD R ETUX KATE H	200 N CUMMINGS	ALVARADO	TX	760090000
STEPHENS RABIN DEAN &	3800 N CUMMINGS DR	ALVARADO	TX	76009
GOMEZ FIDEL & CAROLINA	206 W PATTON AVE	ALVARADO	TX	76009
STEEL CITY HOLDINGS LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE AVE	ALVARADO	TX	760090000
LOVE JAMES LOVAN	111 W ADAIR	ALVARADO	TX	760090000
GARZA LILIANA VAQUERA	108 W PATTON AVE	ALVARADO	TX	760093842
FALK JOHN F TRUST	P O BOX 1878	ALVARADO	TX	760090000
SOHI ARSHDEEP & RUPINDER SINGH	5808 BAY CLUB DR	ARLINGTON	TX	760130000
LOPER ROBERT E SR ETUX	204 S SPARKS	ALVARADO	TX	760090000
NEATHERY JAMES C ETUX JANA KAYE	P.O.BOX 1879	ALVARADO	TX	760090000
NEATHERY JAMES C ETUX JANA KAYE	P.O.BOX 1879	ALVARADO	TX	760090000
NEELEY LINDA	BOX 325	ALVARADO	TX	760090000
COSTANZA MIKE ETUX MARY	9366 TRANQUIL ACRE RD	FORT WORTH	TX	761790000
LAMBERT & GREEN LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
VAUGHN FAMILY INVESTMENTS LLC	P O BOX 808	ALVARADO	TX	760090808
LAX ANNA JEAN	P O BOX 808	ALVARADO	TX	760090000
FANNON CONNIE LIFE ESTATE	304 E WEAVER	ALVARADO	TX	760090000
JANNAHS REAL ESTATE LLC	7808 PIRATE POINT CIR	ARLINGTON	TX	760160000
TRIANA PEDRO	302 E WEAVER ST	ALVARADO	TX	76009
GARCIA SIOMARA C	203 S SPARKS ST	ALVARADO	TX	760090000
MARTINEZ MARCO	205 S SPARKS ST	ALVARADO	TX	760094352
PATTERSON FAMILY TRUST	310 S SPEARS	ALVARADO	TX	760090000
TORRES LETICIA	205 W WEAVER AVE	ALVARADO	TX	760094364
SHELFER KENNETH ETUX JOYCE ANN	205 N SPEARS	ALVARADO	TX	760090000
CARRIER RESIDENTIAL PROPERTIES INC	13465 MIDWAY RD STE 102	DALLAS	TX	752445191
PAULA RAYBURN MINISTRIES INC	PO BOX 12	ALVARADO	TX	760090000

Returned to Sender

Returned to Sender

Returned to Sender

ALVARADO CENTRAL BAPTIST CHURCH INC	P O BOX 832	ALVARADO	TX	760090832
ALVARADO CENTRAL BAPTIST CHURCH INC	P O BOX 832	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
SPENCER JAMES MARK ETUX	2320 N CUMMINGS DR	ALVARADO	TX	760090000
DAVIS BARBARA ALINE	3609 CR 607	ALVARADO	TX	760096585
RIDER VIRGINIA K	PO BOX 553	ALVARADO	TX	760090553
SCARBERRY DOUGLAS	5333 CR 703	ALVARADO	TX	760090000
LAFOUNTAIN LANNA	2308 COUNTY ROAD 401	ALVARADO	TX	760095492
G & L ENTERPRISES	PO BOX 1829	ALVARADO	TX	760090000
PAULA RAYBURN MINISTRIES INC	PO BOX 12	ALVARADO	TX	760090000
CRUZ RAFAEL	106 W ATCHLEY AVE	ALVARADO	TX	760090000
MEARS WALTER R	111 W COLLEGE ST	ALVARADO	TX	760094314
G & L ENTERPRISES LLC	PO BOX 1829	ALVARADO	TX	760091829
G & L ENTERPRISES	P O BOX 1829	ALVARADO	TX	760090000
GARCIA ROBERT	2809 MAVERICK	DALLAS	TX	752280000
PAULA RAYBURN MINISTRIES INC	PO BOX 12	ALVARADO	TX	760090000
DAVILA ADRIAN L	211 FRIOU ST	ALVARADO	TX	760090000
THORNTON BRYAN	103 SHAWNEE TR	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
KEETON WILL & CARRIE	11824 C R 502	VENUS	TX	760840000
LAMBERT & GREEN LLC	100 HIGH VIEW CT	OVILLA	TX	751540000
DANCE FUSION LLC	206 E COLLEGE AVE	ALVARADO	TX	760094309
ALVARADO RENTALS LLC	6701 FM 2415	ALVARADO	TX	760090000
GIPSON JERRON	106 W ATCHLEY AVE	ALVARADO	TX	760090000
DEAN BARBARA	300 S SPARKS ST	ALVARADO	TX	760090000
TRUSTEES OF CHRISTIAN TEMPLE	301 S FRIOU	ALVARADO	TX	760090000
VAUGHAN FAMILY REV LVG TRUST	1 BOUNTY RD W	BENBROOK	TX	761320000
KUHN DOUGLAS ETUX SONYA	306 E ATCHLEY	ALVARADO	TX	760090000
FIRST UNITED METHODIST CHURCH	P O BOX 364	ALVARADO	TX	760090000
WETHERBY MARTHA	200 W ATCHLEY AVE	ALVARADO	TX	760090000
HARDEGREE JAMES S	210 S SPEARS ST	ALVARADO	TX	760094355
ALVAREZ MIA KIM	203 W ATCHLEY AVE	ALVARADO	TX	760090000
CLOSE KEVIN & LANNA	7308 TALL RD	ALVARADO	TX	760097191
MARC TREE INVESTMENTS LLC	8108 CARLOS ST	WHITE SETTLEMENT	TX	76108
ROSARIO MARIA DEL	107 W ATCHLEY ST	ALVARADO	TX	760090000
OROCIO ERIK	PO BOX 107	ALVARADO	TX	760090000
FIRST UNITED METHODIST CHURCH	P O BOX 364	ALVARADO	TX	760090000
CITY OF ALVARADO	104 W COLLEGE ST	ALVARADO	TX	760090000
BARTULA BRIAN ETUX DEBORAH	201 E COTTER AVE	ALVARADO	TX	760090000
THOMAS FRANCES	211 S SPARKS ST	ALVARADO	TX	760090000

Returned to Sender

ALVARADO MASONIC LODGE
CITY OF ALVARADO
A CHANGE FOR CHRIST
TEAFATILLER MICHAEL
CALHOUN JAMES ETUX DETTA K
CROWELL JAMES ANDREW
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
BARMONT LP
CRUZ RAFAEL ETUX MARTHA Y
WOODALL JAMES
DHW HOLDINGS LLC
DHW HOLDINGS LLC
SW BELL TELEPHONE CO
DORAN LARRY
CHAVEZ LEONARDO AARON
RIVERA RACHEL A & ANGEL P GONZALEZ
SOTO JORGE L & MELISSA CHAPARRO SANTILLAN
WININGHAM LAURISSA D ETVIR DONALD H LUCAS
GONZALES ANGEL P & RACHEL A RIVERA

P O BOX 1384
104 W COLLEGE ST
205 E CARVER ST
206 S SPARKS
209 E ATCHLEY AVE
113 W ADAIR ST
2363 HWY 287 N NO 105
2363 HWY 287 N NO 105
2363 HWY 287 N NO 105
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2363 HWY 287 N NO 105
104 W ATCHLEY AVE
1035 WILLOW CREEK DR
5420 CR 707
5420 CR 707
PROPERTY TAX DEPT ONE SBC CENTER
100 HIGHVIEW CT
200 N SPARKS ST
103 N BAUGH ST
3500 ROBBIE JO RD
207 N SPEARS ST
103 N BAUGH ST

ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760093803
MANSFIELD TX 760630000
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MANSFIELD TX 760630000
ALVARADO TX 760090000
BURLESON TX 760280000
ALVARADO TX 760090000
ALVARADO TX 760090000
SAINT LOUIS MO 63101
OVILLA TX 751540000
ALVARADO TX 76009
ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760090000
ALVARADO TX 760090000

Returned to Sender

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING APPROXIMATELY 17.14 ACRES OF LAND LOCATED IN THE AJ PATTON SURVEY, A-684, JOHNSON COUNTY, TEXAS, BEING KNOWN AS A PORTION OF TRACT 2, LOTS 1-10 OF BLOCK 1, LOTS 3, 4, & RUSSEL ST (CLOSED) OF BLOCK 21, LOTS 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) OF BLOCK 22, LOTS 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A OF BLOCK 23, LOTS 3, 3A, 3B, 3C, 4, & 4A OF BLOCK 24, LOTS 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 OF BLOCK 29, LOTS 1-8 & 2A OF BLOCK 31, LOTS 1, 3 WPT, & 4EPT OF BLOCK 33, LOTS 1,1A,1B, 2, 3A, 4A, 4B, & 4C OF BLOCK 34, LOTS 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 OF BLOCK 35, AND LOTS 1, 2, 2B, 3, 4, 4A, & 4B OF BLOCK 36 OF THE ORIGINAL TOWN OF ALVARADO PLAT, A SUBDIVISION RECORDED IN VOL, 26, PG. 640 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS (M.R.T.C.T.) TO “DT” (DOWNTOWN OVERLAY) ZONING DISTRICT, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS: PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant of Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1.

The Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the land use designation on the hereinafter described property and area as shown below:

Approximately 17.14 acres of land located in the AJ Patton Survey, A-684, Johnson County, Texas, being known as a portion of Tract 2, Lots 1-10 of Block 1, Lots 3, 4, & RUSSEL ST (CLOSED) of Block 21, Lots 1A, 3, 4A, 3A, 4, 4B, & RUSSEL ST (CLOSED) of Block 22, Lots 1, 1R, 2 AKA LT 7, 3, 4, 4A, 5B, 5A, 6A, 5, 7B, & 8A of Block 23, Lots 3, 3A, 3B, 3C, 4, & 4A of Block 24, Lots 1, 2 PT, 3PT, 4, 4PT 5 PT, 6 PT, 6A, 7, 7A, & 8 of Block 29, Lots 1-8 & 2A of Block 31, Lots 1, 3 WPT, & 4EPT of Block 33, Lots 1,1A,1B, 2, 3A, 4A, 4B, & 4C of Block 34, Lots 1, 2, 1A, 2D, 2A, 2B, 2C, 3, 3A, 4, 5, 5A, 6B, 6, 6A, 7, & 8 of Block 35, and Lots 1, 2, 2B, 3, 4, 4A, & 4B of Block 36 of the Original Town of Alvarado plat, a subdivision recorded in Vol, 26, Pg. 640 of the Deed Records of Johnson County, Texas (M.R.T.C.T.) to “DT” (Downtown Overlay) zoning district, City of Alvarado, Johnson County, Texas, and more fully described in Exhibit “A” hereto.

SECTION 2.

This Ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances, City of Alvarado, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and section of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

Any person, firm or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1-12, of the Code. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 5.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as provided by the City's Charter.

SECTION 6.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

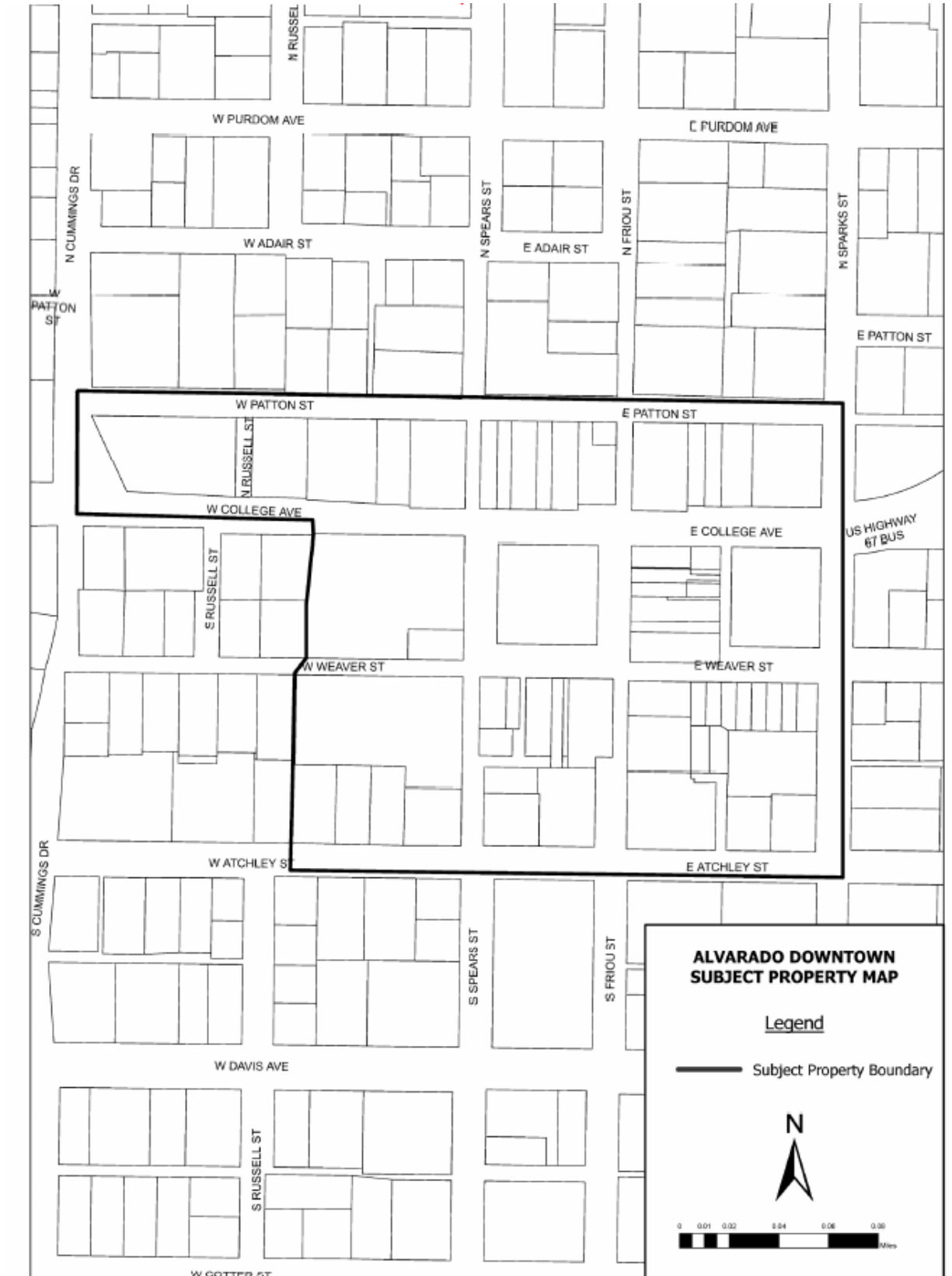
PASSED AND APPROVED by the City Council of the City of Alvarado on this the ____ day of _____, 2025.

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary

Exhibit "A"





Planning and Zoning Commission Meeting Management Report

Meeting Date: February 13, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Workshop and discussion on kick off of Resilient Communities Program grant project.

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the GLO for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's CDBG-MIT.

On November 18, 2024, the City Council approved Resolution No. R2024-0023 of the City of Alvarado, Texas, authorizing a professional service with LJA for the management of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program grant through the Texas General Land Office (GLO), while also retaining other elements with the cost to the City of \$75,000.

On January 10, 2025, the professional service agreement with LJA for the RCP grant was executed and work on the project commenced immediately.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

NA

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENT:

Tentative Project Timeline

CITY OF ALVARADO – MASTER PLAN SET

Tentative Timeline:

Events	Date/Timeframe	Status
Phase 1: Kickoff + Base Studies		
Project Kickoff Meeting	January 29, 2025	Scheduled
RCP required forms + data request deadline	January 29, 2025	Scheduled
PAC contact finalization	February 5, 2025	Scheduled
Existing Conditions Analysis	January - March 2025	In progress
Website Launch	February 7, 2025	Tentative
P&Z 1	February 13, 2025	Scheduled
City Council 1	February 17, 2025	Scheduled
PAC Meeting 1	February / March 2025	
TAC Meeting 1	February / March 2025	
Stakeholder Interviews (Virtual)	February / March 2025	
Community Forum 1	Late March 2025	
Phase 2: Visioning + Refinement		
Community Survey Launch	February / March 2025	
TAC2	April / May 2025	
PAC2	April / May 2025	
City Council 2	April / May 2025	
Downtown Stakeholders Workshop	April / May 2025	
Community Forum 2 (Design Studio)	June / July 2025	
Design Focus Groups	June / July 2025	
TAC3	June / July 2025	
PAC3	June / July 2025	
Phase 3: Plan Adoption		
TAC4	Fall 2025	
PAC4	Fall 2025	
Joint P&Z + City Council Workshop	Fall 2025	
Community Forum 3 (Virtual Townhall)	Fall 2025	
Draft plan online	Winter 2025	
P&Z Public Hearing	Winter 2025	
City Council Public Hearing	Winter 2025	
Phase 4: Zoning Ordinance/Closeout		
Public Hearing on Preliminary Zoning Report	Winter 2025	
P&Z Public Hearing	January 15, 2026	Tentative
City Council Public Hearing	January 21, 2026	Tentative
Project Closeout	March 10, 2026	