

**REGULAR CALLED MEETING OF THE CITY OF ALVARADO PLANNING AND
ZONING COMMISSION
104 W. COLLEGE
December 7, 2020
6:00 P.M.**

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Monday December 7, 2020 at 6:00 p.m. by videoconference. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available at: <https://us02web.zoom.us/j/98967890821>. Meeting I.D. Number 989 6789 0821.

THE CITY COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA VIDEOCONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 pm: 1-346-248-7799 #1 (Houston) 1-669-900-6833 #2 (San Jose). Please email the City Secretary at: thomasd@cityofalvarado.org if you plan to provide public hearing comments during the meeting on Items 2 or 3 and indicate which item you would like to comment on. In order to facilitate the public hearings during the meeting, each name on the speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing

CALL TO ORDER- Roll Call

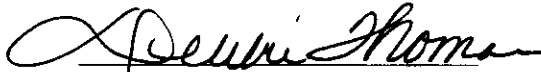
1. Consent Agenda – minutes from Regular Called Meeting – November 16, 2020.
2. Public Hearing and consideration and action regarding request for a zoning change for 51.23 acres out of the J. Dixon Survey, Abstract No. 214 and the J. M Ross Survey, Abstract No. 737, Alvarado, Johnson County, Texas, from an SF-1 (Single Family) to a PD (Planned Development) zoning district.
3. Consideration and action regarding a Preliminary plat for 51.23 acres out of the J. Dixon Survey, Abstract No. 214 and the J. M Ross Survey, Abstract No. 737, Alvarado, Johnson County, Texas, from an SF-1 (Single Family) to a PD (Planned Development) zoning district.
4. Adjourn.

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

Planning and Zoning Commission
Special Called Meeting
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authority do hereby certify that the above Agenda was posted on the City's website at :<https://www.cityofalvarado.org/index.asp?> on November 30, 2020 at 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, appearing to read "Debbie Thomas", written over a horizontal line.

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
Regular Called Meeting
County of Johnson
State of Texas
November 16, 2020
MINUTES

The Planning and Zoning Commission of the City of Alvarado met in Regular Called Session on Monday, November 16, 2020 at 5:30 p.m. via videoconferencing. The following were present for roll call:

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

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Brian Thornton called this regular called meeting to order at 5:30 P.M. and gave the invocation.

CONSENT AGENDA

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

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING
REQUEST FOR A RE-PLAT FOR PROPERTY KNOWN AS LOTS 1R THRU
14r, BLOCK 38, ORIGINAL TOWN ADDITION, ALSO KNOWN AS BAAUGH
STREET AND MAGNOLIA ST., ALVARADO, JOHNSON COUNTY, TEXAS.**

Chairperson Brian Thornton opened this public hearing at 5:35 p.m. He then closed the public hearing at 5:39 p.m. After discussion, motion was made by Member Tracy Melson, duly seconded by Member Gayla Robison to approve this re-plat as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A
REQUEST FOR SPECIFIC USE PERMIT FOR INSTALLATION OF AN
ICE/WATER MACHINE LOCATED ON PROPERTY KNOWN AS LOT 2,
BLOCK 1, SLEDGE ADDITION, ALVARADO, JOHNSON COUNTY, TEXAS
ALSO KNOWN AS 905 N. CUMMINGS.**

Chairperson Bryan Thornton opened this public hearing at 5:41 p.m. He then closed the public hearing at 5:47 p.m. Motion was made by Member Gayla Robison, duly seconded by Member Tracy Melson, to deny the specific use permit until a more suitable location is found. This motion supported four votes in approval and zero votes opposed. Motion carried..

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting at 5:51 p.m..

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

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 11/4/2020 CLERK: Dana FEE: 1424.60 CASE NO: 2021-0057

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.

NAME OF OWNER: Jesper A + M Trust PH: (817) 980-9141

MAILING ADDRESS: P.O. Box 673 Alvarado Ltr 76009

STREET ADDRESS OF PROPERTY: N/A ACREAGE: 51.23

LEGAL DESCRIPTION: 51.23 acres out of the J. Dixon Survey, Abstract 214, and J. M. Ross Survey, Abstract 737, Johnson County Texas

PRESENT ZONE OF PROPERTY: SF-1 PRESENT USE: Agricultural

REQUESTED ZONE: PD PROPOSED USE: Single-Family Development

REASON FOR CHANGE: Development of Single-Family Subdivision

USAGE OF ADJACENT PROPERTY NORTH: SF-1

SOUTH: C-2

EAST: SF-1

WEST: C-2

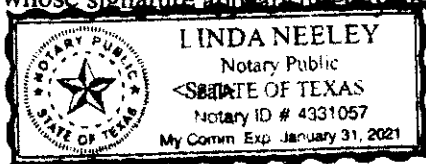
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

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

OWNER: Jesper A + M Trust John Reinhold Trustee

SWORN TO AND SUBSCRIBED before me this 5th day of November, 2020, by the person whose signature appears directly above.



Linda Neeley
Notary Public in and for The State of Texas.
My Commission expires _____

SUNSET RIDGE

PD DEVELOPMENT STANDARDS

- I. Purpose and Intent. The purpose of this Planned Development district is to allow for the development of the Sunset Ridge residential community.
- II. Permitted Uses.
 - a. Uses are permitted in accordance with Section 42-22 of the Zoning Ordinance.
 - b. Model homes associated with the sale of single family residences are permitted on the Property until all single family residences are occupied. Temporary sales offices (ie. Trailers) are allowed only until model homes are built and certificate of occupancy is issued.
- III. Single Family uses.
 - a. For purposes of applying provisions in the Zoning Ordinance, single family uses shall be considered to be in a Single Family SF-2 District.
 - b. This Section III shall apply to all single family uses, as well as temporary model homes except as noted in the PD ordinance.
 - c. Permitted uses shall be as defined in Section 42-22 of the Zoning Ordinance.
 - d. Area and height Regulations.
 - i. See Table 1 for area and height regulations.
- IV. Landscaping. See Article 42-839 of the Zoning Ordinance.
- V. Planned Development District Design Standards. All of the standards associated with Section 42-22 (SF-2 Single-Family Residential District) shall apply except as amended herein (Table 1).

TABLE 1
AREA, SETBACK, HEIGHT AND COVERAGE REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(average linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
SF-2	6,000	50	100	20	5/10	10	35	50/55	1,500 SF	6.0

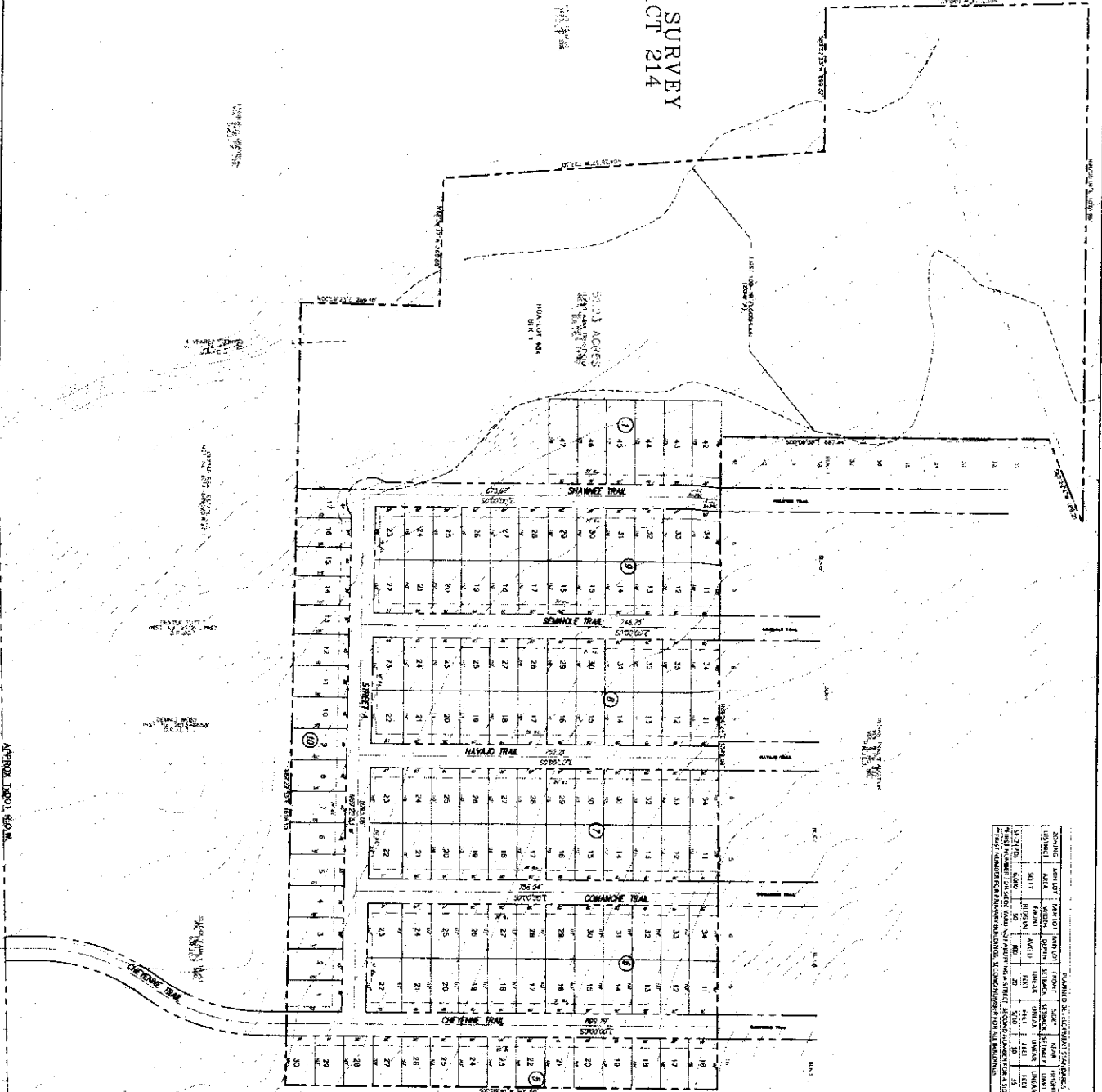
* The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

This chart is not complete for all districts and uses. See district regulations (article III of this chapter) for additional regulations.

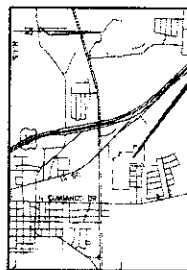
- VI. **Development Plan.** Development of the Property shall comply with the attached as Exhibit "B" to this Ordinance. Inclusion of the Development Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Development Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.
- VII. **Amendments to the Planned Development Ordinance.** If the City receives an application to rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
- VIII. **Timing of Certain Improvements.**
- Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
 - Model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

J. DIXON SURVEY ABSTRACT 214



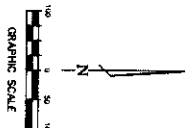
EXAMINEE'S CERTIFICATE OF SURVEY											
DATE	BY	FOR	TO	FROM	TO	FROM	TO	FROM	TO	FROM	TO
10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20
10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20
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10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20	10/10/20

VICINITY MAP



LAND USE SUMMARY TABLE											
LAND USE	ACRES	PERCENT	LAND USE	ACRES	PERCENT	LAND USE	ACRES	PERCENT	LAND USE	ACRES	PERCENT
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
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RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%
RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%	RESIDENTIAL	1.00	100%

LEGEND
PROPERTY LINE



DEVELOPMENT PLAN FOR
SUNSET RIDGE
51.23 ACRES SITUATED IN THE J. DIXON SURVEY, ABSTRACT
NO. 214, AND J.M. ROSS SURVEY, ABSTRACT 737,
ALVARADO, TEXAS
NOVEMBER 4, 2020

OWNER
BOB LAM, JR.
10000 BOB LAM, JR. DRIVE
ALVARADO, TX 76009-0000
817-496-8141

DEVELOPER
BOB LAM, JR.
10000 BOB LAM, JR. DRIVE
ALVARADO, TX 76009-0000
817-496-8141

ENGINEER/PLANNING
BOB LAM, JR.
10000 BOB LAM, JR. DRIVE
ALVARADO, TX 76009-0000
817-496-8141

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: 11/4/2020 CLERK: Dana FEE: 870.00 CASE NO: 2021-0056

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: Jean Ann Trust PH: ()

MAILING ADDRESS: P.O. Box 673 Alvarado Texas 76009

STREET ADDRESS OF PROPERTY: N/A

LEGAL DESCRIPTION: 51.23 acres out of the J. Dixon Survey, Abstract 214, and J. M. Ross Survey,

Abstract 737, Johnson County Texas

ACREAGE: 51.23 134 lots 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]

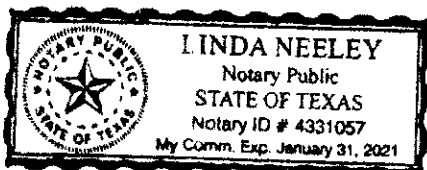
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Jean Ann Trust John Benfield Trustee

SWORN TO AND SUBSCRIBED before me this 5th day of November, 2020, by the person whose signature appears directly above.

<Seal>

[Signature]
Notary Public in and for The State of Texas.
My Commission expires _____



[illegible]

LOT SIZE AVERAGES	
NUMBER LOT SIZE (SQ FT)	7,335.7
SMALLEST LOT (SQ) AND MAX. S. - OF A LOT	5,460.5
LARGEST LOT (SQ) AND MAX. S. - OF A LOT	8,925.7

OWNER	DEVELOPER	ENGINEER/SURVEYOR
IDEAS AMT TRUST ETLA P.O. BOX 873 ALBUQUERQUE, NM 80008-0873 817-400-9141	ROBERTO MARRAS, L.P. 1000 E. HWY 14, SUITE 710 SOLICITING, IDEAS 78082 817-416-1522	SCOTT HALL AND ASSOCIATES, INC. 2527 W. HENDERSON AVE. SUITE 100 PORT ARTHUR, TEXAS 75227 (817) 335-5277 CONTACT: SARA P. KROBATH, P.E.