

City of Alvarado
County of Johnson
State of Texas
Planning and Zoning Commission
February 15, 2022
6:30 p.m.

AGENDA

The City of Alvarado Planning and Zoning Commission will meet in a Regular Called Session on Tuesday, February 15, 2022 at 6:30 p.m. in the Council Chambers at City Hall located at 104 W. College Street in Alvarado, Texas, for the following agenda:

CALL TO ORDER/ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:

A. Minutes from the Regular meeting held on November 9, 2022.

1. Public Hearing and consideration and action regarding a request rezoning on a tract of land in the Andrew Spiva Survey, Abstract No. 770, City of Alvarado, Johnson County, Texas from C-2 (Commercial) to a M-1 (Manufacturing) zoning district.
2. Consideration and action regarding a request for a final plat on property known as Tract 52, Block 63 PT, College Hill Addition, also known as 318 Watson Street, Alvarado, Johnson County, Texas.
3. Adjourn.

ACCESSIBILITY STATEMENT

City Hall is wheelchair accessible. The exit and parking ramp are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, should contact the City Secretary's Office at 817-790-3351, by FAX 817-783-7925, or by e-mail thomasd@cityofalvarado.org. Please contact the city at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

Planning and Zoning Agenda
Regular Called Meeting
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I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board at the City Hall of the City of Alvarado, Texas, at a place that is convenient and readily accessible to the general public at all times and said Agenda was posted on February 11, 2022 by 4:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Debbie Thomas, TRMC, City Secretary

CITY OF ALVARADO
Planning and Zoning Commission
Regular Called Meeting
County of Johnson
State of Texas
November 9, 2021
MINUTES

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

Ryan Banister	*	Member
Mike McBee	*	Member
Scot Arthur	*	Member
Bryan Thornton	*	Chairperson

Absent:

Gayla Robison	*	Member
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Others Present:

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

CONSENT AGENDA

Motion was made by Member Ryan Banister, duly seconded by Member Mike McBee to approve the consent agenda with the corrections as amended. This motion supported four votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN ICE KIOSK ON PROPERTY KNOWN AS LOT 1R, BLOCK 1, QT 955 ADDITION, ALSO KNOWN AS 6940 HIGHWAY 67 E, ALVARADO, JOHNSON COUNTY, TEXAS.

After discussion, motion was made by Member Ryan Banister, duly seconded by Member Scot Arthur to approve this Specific Use Permit as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A REQUEST FOR
REZONING OF PROPERTY KNOWN AS TRACT 1, ABSTRACT NO. 214,
TRACT 29A, J. DIXON SURVEY, TRACT 1A AND 2, ABSTRACT NO. 737, J.M.
ROSS SURVEY, TRACT 3 AND 161, ABSTRACT NO. 313, IRA GLAZE
SURVEY, ALSO KNOWN AS THE CORNER OF I-35 AND HWY 67, CITY OF
ALVARADO, JOHNSON COUNTY, TEXAS FROM AN "A" (AGRICULTURE)
ZONING DISTRICT TO A "PD" (PLANNED DEVELOPMENT) ZONING
DISTRICT.**

. Motion was made by Chairperson Bryan Thornton, duly seconded by Member Mike McBee, to approve the rezoning as presented and grant the city manager to finalize the PD standards with final approval to be by the city council. This motion supported four votes in approval and zero votes opposed. Motion carried..

ADJOURNMENT

Chairperson Bryan Thornton adjourned this regular meeting.

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

Brian Thornton, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 11/18/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701, South Freeway, Burleson, TX 76028

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

NAME OF OWNER: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701, South Freeway, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: N/A ACREAGE: 18 +/-

LEGAL DESCRIPTION: A tract of land situated in the Andrew Spiva Survey, Abstract No. 770 City of Alvarado, Johnson County, TX

PRESENT ZONE OF PROPERTY: C-2 PRESENT USE: Undeveloped

REQUESTED ZONE: M-1 PROPOSED USE: Industrial

REASON FOR CHANGE: Development of property

USAGE OF ADJACENT PROPERTY NORTH: M-2

SOUTH: PD - Residential

EAST: M-2

WEST: PD- Residential

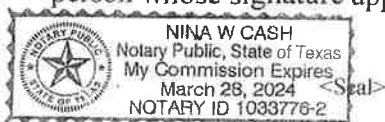
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

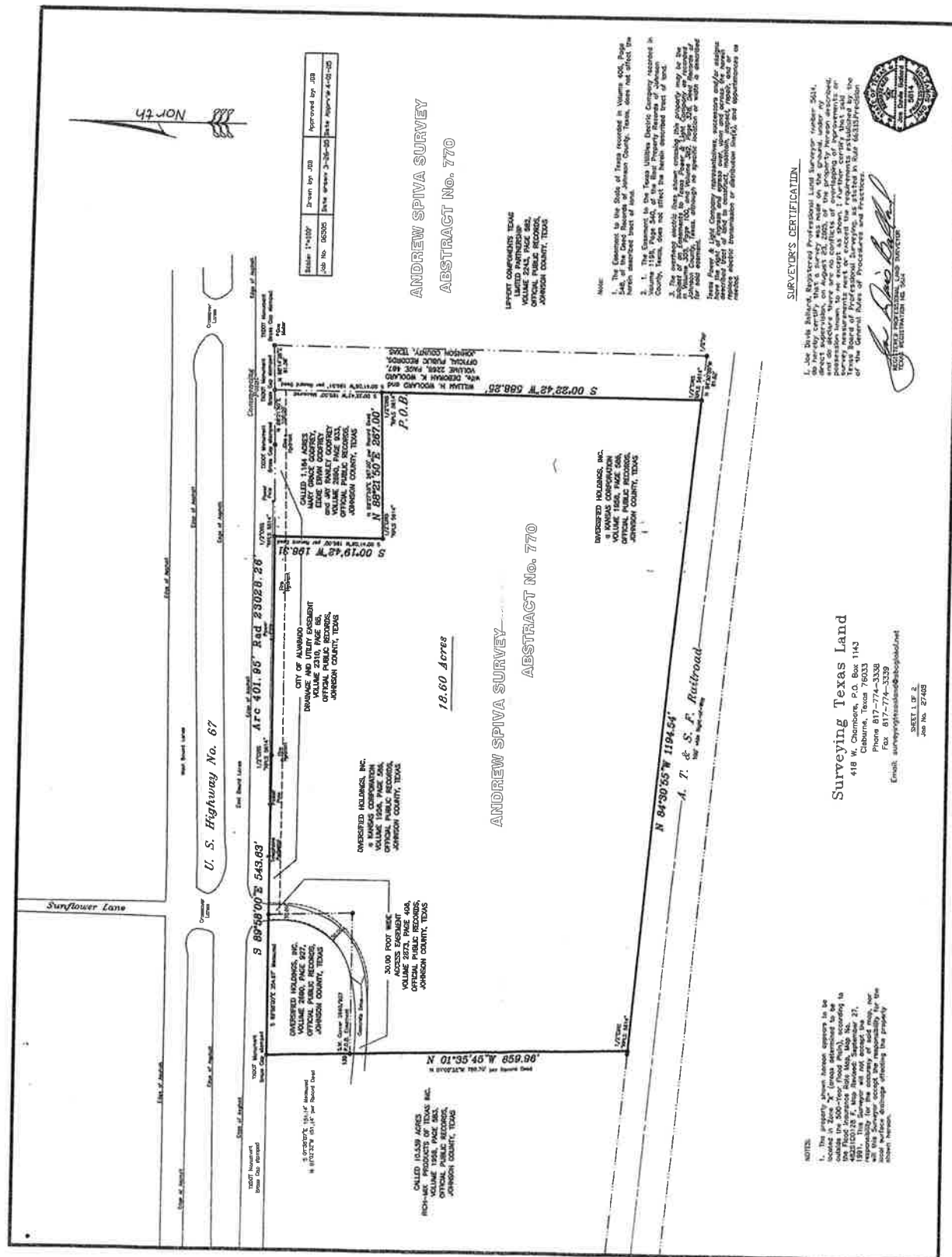
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Ronald W. Weiborn / 275 Alvarado LLC

SWORN TO AND SUBSCRIBED before me this 18 day of November, 2021, by the person whose signature appears directly above.



Nina W. Cash
Notary Public in and for The State of Texas.
My Commission expires March 28, 2024



Scale: 1"=100'	Drawn by: JDB	Approved by: JDB
Job No. 05305	Survey dates: 3-30-05	State Approval: 4-2-05

ANDREW SPIVA SURVEY
ABSTRACT No. 770

SPRINT COMPANIES, INC.
11000 N. CENTRAL EXPRESSWAY
VOLUME 2841, PAGE 861
OFFICIAL PUBLIC RECORDS,
JOHNSON COUNTY, TEXAS

NOTE:

- The Commission to the State of Texas, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas, does not affect the herein abstracted tract of land.
- The Commission to the Texas Utilities Electric Company, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas, does not affect the herein abstracted tract of land.
- The surveying records show that the property may be the same as the property shown in the Survey of the Texas Utilities Electric Company, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas, although no specific location is made in the Survey of the Texas Utilities Electric Company, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas, and the surveying records show that the property may be the same as the property shown in the Survey of the Texas Utilities Electric Company, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas, although no specific location is made in the Survey of the Texas Utilities Electric Company, recorded in Volume 405, Page 246, of the Deed Records of Johnson County, Texas.

SURVEYOR'S CERTIFICATION

I, Joe Davis, Registered Professional Land Surveyor, under No. 5614, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land, and that the same is in accordance with the provisions of the General Rules of Procedure and Practice of the State of Texas, and that the same is in accordance with the provisions of the General Rules of Procedure and Practice of the State of Texas.



Surveying Texas Land

418 W. Commerce, P.O. Box 1143

Phone 817-774-3339

Fax 817-774-3339

Email: surveying@stl.com

STELLER 2

Job No. 27403

NOTES:

- This property shown herein appears to be located in Zone "X" (areas determined to be in the Flood Insurance Rate Map, No. 17, 1991). This surveyor will not insure the property for the company of said map, nor will this surveyor be responsible for any loss or damage resulting from the property being insured.

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: 01.06.21 CLERK: [Signature] FEE: 210⁰⁰ CASE NO: 2022 0100 Pa
cc

NAME OF APPLICANT: Fernando Lariz PH: (817) 829-2710

MAILING ADDRESS: 8101 Harvest Dr. Grandview, TX. 76050

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

circle one

NAME OF OWNER: Fernando Lariz PH: (817) 829-2710

MAILING ADDRESS: 8101 Harvest Dr. Grandview, TX 76050

STREET ADDRESS OF PROPERTY: 318 Watson St.

LEGAL DESCRIPTION: Block 1, lots 1+2

ACREAGE: .361 PRESENT USE: Empty lot

PROPOSED USE OF PROPERTY: _____

USAGE OF ADJACENT PROPERTY NORTH: House

SOUTH: House

EAST: House

WEST: House

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: Fernando Lariz

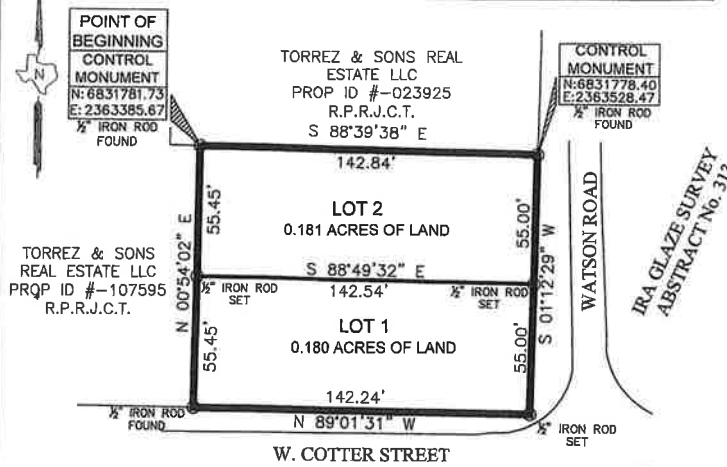
SWORN TO AND SUBSCRIBED before me this 6th day of JANUARY, 2022, by the person whose signature appears directly above.

<Seal>

[Signature]

Notary Public in and for The State of Texas.

My Commission expires 8-17-2024



NOTE: BASES OF BEARINGS AND ALL BEARINGS AND DISTANCES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM (NAD83) NORTH CENTRAL ZONE GRID.

ALL BOUNDARY CORNERS ARE 1/2" IRON RODS SET WITH YELLOW CAPS UNLESS SHOWN OTHERWISE. THIS PROPERTY IS LOCATED IN THE CITY LIMITS OF ALVARADO, TEXAS. ACCESS AND UTILITY EASEMENTS ARE AS SHOWN.

ACCORDING TO FEMA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, NO PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD ZONE ACCORDING TO COMMUNITY PANEL NUMBER 4081021M DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.

WATER SERVICE IS PROVIDED BY CITY OF ALVARADO. SEWER SERVICES WILL BE PROVIDED BY THE CITY OF ALVARADO. ELECTRIC SERVICE IS PROVIDED BY ONCOR ELECTRIC DELIVERY. PHONE SERVICE IS PROVIDED BY AT&T.

LOTS 1 & 2, BLOCK 1, EL JORDAN ADDITION, AN ADDITION TO THE CITY OF ALVARADO TEXAS, JOHNSON COUNTY, TEXAS.

THIS DAY OF 2022.

FERNANDO LAJES
8101 MARVIST DRIVE
GRANDVIEW, TEXAS 76060
LAJESFERNANDO@GMAIL.COM

FERNANDO LAJES
817-428-2715

Before me, Notary Public in and for Johnson County, Texas, appeared Fernando Lajes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose and consideration therein expressed.

Notary Public in and for Johnson County, Texas



KNOW ALL BY THESE PRESENTS:

THAT, RICKY LYNN HICKMAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES AND A PART THEREOF FROM AN ACCESSION AND ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS, MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBSCRIBER REGULATIONS OF THE CITY OF ALVARADO, TX.

RICKY LYNN HICKMAN RPLS # 4974

My Commission Expires

APPROVED THIS DAY OF 2022 BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF ALVARADO, TEXAS, AS AUTHORIZED BY SECTION 44 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ALVARADO, TEXAS.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE

BLOCK 1, LOT 1, 0.180 ACRES
BLOCK 1, LOT 2, 0.181 ACRES
TOTAL ACRES IN BLOCK 1 = 0.361 ACRES
THIS PLAT WAS PREPARED IN DECEMBER 2021.
PLAT RECORDED IN VOLUME PAGE SLIDE

DATE

PLAT
of
EL JORDAN ADDITION
318 WATSON STREET
BLOCK 1, LOTS 1 & 2
0.361 ACRES OF LAND
AN ADDITION TO THE CITY OF ALVARADO,
JOHNSON COUNTY, TEXAS, BEING A PART OF
THE IRA GLAZE SURVEY,
ABSTRACT No. 313

FORT WORTH SURVEYING
P.O. BOX 780
ALVARADO, TEXAS 76009
817-819-7391

JOB # 2021_057

DATE: 01-05-22

DRAWN: CGH

CHECKED: RLH