

REGULAR MEETING OF THE CITY OF ALVARADO BOARD OF ADJUSTMENTS
104 W. COLLEGE
MARCH 21, 2022
6:25 PM

AGENDA

The Zoning Board of Adjustments of the City of Alvarado will meet in a Regular Called Session on DAY, MONTH DD, YYYY 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 City Council 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 City Council has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the City Council 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 future City Council meeting.

CONSENT AGENDA:

1. Minutes from the Regular Meeting held on February 21, 2022

NEW BUSINESS:

2. Public Hearing and consideration and action regarding a request from Jose Rodirgo, for a variance of minimum lot size for property known as A. J. Patton Survey, Abstract No. 684, also known as 403 S. Baugh, Alvarado, Johnson County, Texas.
3. Public Hearing and consideration and action regarding a request by Bloomfield Homes for a variance for a tangent section of roadway between two reverse curves to be less than the 100 foot required for property known as 58.703 acres of land situated in the John Dixon Survey, Abstract No. 214 and the John M. Ross Survey, Abstract No. 737, City of Alvarado, Johnson County, Texas.

ACCESSIBILITY STATEMENT

Regular Board of Adjustments Meeting Agenda

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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: thomasd@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 in 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 MONTH DD, YYYY at 4:30 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
ZONING BOARD OF ADJUSTMENTS
Regular Called Meeting
County of Johnson
State of Texas
February 21, 2022
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday February 21, 2022 at 6:00 p.m. in the City Council Chambers at City Hall. The following were present for roll call:

Jacob Wheat	*	Member
Lydia Moon	*	Member
Michael Bennett	*	Member
Beverly Short	*	Member
Cherry Bryant	*	Member
Cherry Bryant	*	Member

Others Present:

Emile Moline	*	Economic Development Director
Debbie Thomas	*	City Secretary

Chairperson Jacob Wheat called this regular called meeting to order at 6:00P.M.

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

Motion was made by Member Kevin Thomas, duly seconded by Member Beverly Short, to approve the consent agenda with the corrections as noted. This motion supported six votes in approval and zero votes opposed.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST BY CONRAD JACKSON FOR A VARIANCE FROM THE MINIMUM LOT SIZE OF 4,369 FEET FOR LOT 9, BLOCK 1, BROWN SECTION 1, ALSO KNOWN AS 109 BROWN STREET, ALVARADO, JOHNSON COUNTY, TEXAS.

Chairperson Jacob Wheat opened the public hearing at 6:05 P.M. Emile Moline, Economic Development Director explained to the board that this lot was in the old town of Alvarado and did not meet the current lot size.

Zoning Board of Adjustments
Regular Meeting
February 21, 2022
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He then closed this public hearing at 6:06 p.m. After discussion, motion was made by Member Cherry Bryant duly seconded by Member Michael Bennett to approve the variance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FROM CONRAD JACKSON, FOR A VARIANCE OF MINIMUM SETBACKS TO FRONT OF 20 FEET, SIDES OF 5 FEET, AND REAR OF 15 FEET.

Chairperson Jacob Wheat opened this public hearing at 6:07 p.m. Emile Moline, Economic Development Director explained to the board that the setback variance is required due to the minimum size of this lot. Chairperson Jacob Wheat then closed this public hearing at 6:09 p.m. Motion was made by Member Michael Bennett, duly seconded by Member Beverly Short to approve the setback variance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

Chairperson Jacob Wheat then adjourned this regular meeting at 6:10 p.m.

Passed and approved this this ____ day of _____, 2022.

Jacob Wheat, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

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ZONING BOARD OF ADJUSTMENTS
Regular Called Meeting
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State of Texas
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Passed and approved this this ____ day of _____, 2022.

Jacob Wheat, Chairperson

ATTEST:

Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

REQUEST FOR A VARIANCE

DATE: 3/1/2022 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Bloomfield Homes, Clint Vincent PH: (817) 416-1572

MAILING ADDRESS: 1050 Highway 114, Suite 210, Southlake, TX 76092

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

NAME OF OWNER: _____ PH: ()

MAILING ADDRESS: _____

STREET ADDRESS OF PROPERTY: North of US 67, West of N. Cummings ACREAGE: 51.23
associated with Sunset Ridge

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

PRESENT USE: Single-Family Development PROPOSED USE: Single-Family Development

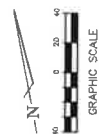
REASON FOR NEEDING A VARIANCE: Variance request for a tangent section of roadway between two
reverse curves to be less than the 100' requirement.

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 indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: 
APPLICANT

SIGNED: 
OWNER

[illegible]