

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

**MINUTES**

**CALL TO ORDER - Roll Call**

The Alvarado Zoning Board of Adjustments met in Regular Called Session on Monday, March 21, 2022 at 6:25 p.m. in the Council Chambers at City Hall. The following were present for roll call:

|               |   |              |
|---------------|---|--------------|
| Jacob Wheat   | * | Chairperson  |
| Beverly Short | * | Board Member |
| Cherry Bryant | * | Board Member |
| Scott Arthur  | * | Board Member |
| Kevin Thomas  | * | Board Member |
| Lydia Moon    | * | Board Member |

**Absent:**

|                 |   |              |
|-----------------|---|--------------|
| Michael Bennett | * | Board Member |
|-----------------|---|--------------|

**Others present:**

|               |   |                           |
|---------------|---|---------------------------|
| Emile Moline  | * | Planning and EDC Director |
| Debbie Thomas | * | City Secretary            |

**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.

There were no citizen comments at this meeting.

**CONSENT AGENDA:**

## Regular Board of Adjustments Meeting Agenda

March 21, 2022

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

Motion was made by Member Lydia Moon, duly seconded by Member Beverly Short to approve the consent agenda with the noted corrections.. This motion supported five votes in approval and zero votes opposed. Motion carried.

### **NEW BUSINESS:**

### 2. Public Hearing and consideration and action regarding a request from Jose Rodrigo, 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.

Chairperson Jacob Wheat then opened this public hearing at 6:35 p.m. Emile Moline explained to the board that a variance was needed for the minimum lot size since this lot did not meet our minimum lot size since it was so old. Chairperson Jacob Wheat then closed this Public Hearing at 6:37 p.m. Motion was made by Member Lydia Moon, duly seconded by Member Beverly Short to grant the variance as presented.. This motion supported five votes in approval and zero votes opposed. Motion carried.

### 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.

Chairperson Jacob Wheat opened this Public Hearing at 6:38 p.m. Emile Moline explained that this was a request for a variance from the 100 feet for a tangent to approximately 50 feet. He stated that he had consulted with engineers and TXDOT and they had no problem with the reduced distance. He then closed this public hearing at 6:41 p.m. Motion was made by Board Member Lydia Moon, duly seconded by Board Member Kevin Thomas, to approve the variance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

### **ADJOURNMENT**

Chairperson Jacob Wheat adjourned this meeting at 6:42.p.m.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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Jacob Wheat, Chairperson

Attest:

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Debbie Thomas, City Secretary

