

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
JUNE 6, 2022
6:30 PM

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on June 6, 2022 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. Consideration and action regarding May 16, 2022 Regular Session City Council Minutes
2. Consideration and action regarding Resolution R2022-010: Oncor 2022 general rate case-suspension.

NEW BUSINESS:

3. Public Hearing, consideration regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 128.673-acre tract of land situated in the JOHN M. ROSS Survey, Abstract No. 737, generally located East of North Cummings Drive and South of County Road 508, where both roads intersect, in Alvarado, Johnson County, Texas. AGAVE TRAIL, LLC is the owner/applicant/developer. (Moline - Agave Zoning)
4. Consideration and Action regarding a resolution of the City of Alvarado, Texas, accepting the petition for annexation by 215 67 ALVARADO LLC. for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 and being all of the same tract of land described in

Regular City Council Meeting Agenda

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deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 327, in Johnson County, Texas, and being all of the same tract of land described in deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas, generally located on the North side of E. US Highway 67 and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas; setting an annexation schedule, providing for open meetings and other related matters. (Moline - Lennar Annexation Petition)

5. Consideration and Action regarding a resolution of the City of Alvarado, Texas, accepting the petition for annexation by BLOOMFIELD HOMES, LP. for A TRACT OF LAND OF 174.77 ACRES SITUATED IN THE ROBERT BELL SURVEY, ABSTRACT NO. 44, THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, AND THE ANDREW J. PATTON SURVEY, ABSTRACT NO. 684, JOHNSON COUNTY, TEXAS; setting an annexation schedule, providing for open meetings and other related matters. (Moline - Whisper Park Annexation Petition)
6. Consideration and action regarding agreement between the City of Alvarado and Strategic Government Resources to provide assistance to the finance department. (DeBuff)
7. Hold public hearing and consideration and action regarding Ordinance 2022-007 of the City of Alvarado, Texas, annexing by voluntary petition approximately 76.93 acres in Johnson County, Texas situated generally east of the N. Cummings Drive and County Road 508 intersection and east of County Road 607, into the Corporate limits of the City of Alvarado, Texas. (Lone Oak Tract B Annexation) (Moline)

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in closed session to deliberate regarding the following matters:

COUNCIL COMMENTS:

Pursuant to LGC Section 551.0415, City Council 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 salutary 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 salutary

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.

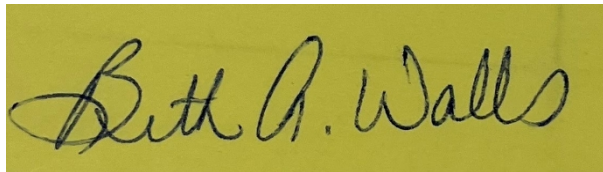
ACCESSIBILITY STATEMENT

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: 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 June 3, 2022 at 4:30 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 on a yellow background. The signature reads "Beth A. Walls" in a cursive script.

Beth A Walls, TRMC, IPMA-SCP, CPM
Interim City SecretaryHRM

CITY OF ALVARADO
County of Johnson
State of Texas
05/16/2022
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, May 16, 2022 at 6:30 p.m. The following were present for roll call:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Cherry Bryant	Councilperson
Kevin Thomas	Councilperson
Beverly Short	Councilperson
Scott Arthur	Councilperson
Michael Bennett	Councilperson

The following were absent for roll call:
None

Others Present:

Paul DeBuff	City Manager
Beth A Walls	Interim City Secretary
Ashley Dierker	City Attorney
Michael Dwiggins	Public Works Director
Teddy May	Police Chief
Paula Hardison	Finance Director
Reyth Garcia	Court Clerk
Emile Moline	Planning and Zoning Director

Mayor Jacob Wheat call the meeting to order at 6:48 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

CONSENT AGENDA

Motion was made by Councilmember Bryant and seconded by Mayor Pro-Tem Moon to approve the consent agenda as presented This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF ALVARADO AND AGAVE TRAIL DEVELOPMENT, LLC.**

City Manager DeBuff spoke to deal points on the Agave Trail Development. Mayor Pro-Tem Moon moved to approve the Development Agreement. Councilmember Thomas seconded the motion. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF ALVARADO AND BLOOMFIELD HOMES, L.P.**

City Manager DeBuff spoke to deal points on the Bloomfield Homes development. Mayor Pro-Tem Moon moved to approve the Development Agreement. Councilmember Short seconded. This motion supported five votes in approval and one vote opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN INTERLOCAL AGREEMENT
BETWEEN JOHNSON COUNTY AND THE CITY OF ALVARADO FOR FURNISHING
ROAD REPAIR MATERIAL TO THE CITY.**

Public Works Director, Michael Dwiggins presented the interlocal agreement with Johnson County for road repair materials. Motion was made by Councilmember Beverly Short to approve the agreement with the County and seconded by Councilmember Short and seconded by Councilmember Bennett. This motion supported six votes in approval and zero votes opposed. Motion Carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN
ORDINANCE OF THE CITY OF ALVARADO, TEXAS ANNEXING BY VOLUNTARY
PETITION APPROXIMATELY 76.3 ACRES IN JOHNSON COUNTY, TEXAS,
SITUATED GENERALLY EAST OF THE N. CUMMINGS DRIVE AND COUNT ROAD
508 INTERSECTION AND EAST OF COUNTY ROAD 607, INTO THE CORPORATE
LIMITS OF THE CITY OF ALVARADO, TEXAS. (LONE OAK TRACT B ANNEXATION)**

Mayor called the public hearing at 7:15 pm. Hearing was opened and continued to the next council meeting with no action taken.

**CONSIDER AND ACCEPT TEMPORARY EASEMENT FROM PROPERTY OWNER ,
LEE A. FLATT NEEDED FOR THE MAPLE STREET PROJECT AND AUTHORIZE THE
CITY MANAGER TO NEGOTIATE AND EXECUTE ALL NECESSARY DOCUMENTS
AND TO EXPEND FUNDS FOR THE ACQUISITION OF SAID EASEMENT RIGHTS**

Motion by Mayor Pro-Tem Moon, seconded by Councilmember Bennett to approve the acceptance of a temporary easement. The motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDER AND ACCEPT PERMANENT EASEMENT FROM PROPERTY OWNER,
LEE A. FLATT NEEDED FOR THE MAPLE STREET PROJECT AND ATHORIZE THE
CITY MANAGER TO NEGOTIATE AND EXECUTE NECESSARY DOCUMENTS AND
TO EXPEND FUNDS FOR THE ACQUISITION OF SAID EASEMENT RIGHTS.**

Motion by Councilmember Bryant, seconded by Councilmember Short to approve the acceptance of a permanent easement. The motion supported six votes in approval and zero votes opposed. Motion carried.

There being no further business, the Mayor adjourned the meeting at 7:19 p.m.

Passed and approved this the 6th day of June, 2022.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls- Interim City Secretary

RESOLUTION NO. R2022-010

**RESOLUTION OF THE CITY OF ALVARADO
SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF
ONCOR ELECTRIC DELIVERY COMPANY'S
REQUESTED RATE CHANGE TO PERMIT THE CITY
TIME TO STUDY THE REQUEST AND TO ESTABLISH
REASONABLE RATES; APPROVING COOPERATION
WITH THE STEERING COMMITTEE OF CITIES SERVED
BY ONCOR TO HIRE LEGAL AND CONSULTING
SERVICES AND TO NEGOTIATE WITH THE COMPANY
AND DIRECT ANY NECESSARY LITIGATION AND
APPEALS; FINDING THAT THE MEETING AT WHICH
THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC
AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS
RESOLUTION TO THE COMPANY AND LEGAL
COUNSEL FOR THE STEERING COMMITTEE**

WHEREAS, on or about May 13, 2022, Oncor Electric Delivery Company (Oncor), pursuant to PURA §§ 33.001 and 36.001 filed with the City of Alvarado a Statement of Intent to increase electric transmission and distribution rates in all municipalities exercising original jurisdiction within its service area effective June 17, 2022; and

WHEREAS, the City of Alvarado is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee") and will cooperate with the 169 similarly situated city members and other city participants in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company prior to getting reasonable rates and direct any necessary litigation; and

WHEREAS, PURA § 36.108 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days after the date the rate change would otherwise be effective; and

WHEREAS, PURA § 33.023 provides that costs incurred by Cities in ratemaking proceedings are to be reimbursed by the regulated utility.

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

1. That the June 17, 2022 effective date of the rate request submitted by Oncor on or about May 13, 2022, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

2. As indicated in the City's resolution approving membership in the Steering Committee, the Executive Committee of Steering Committee is authorized to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations regarding reasonable rates, and to intervene and direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Public Utility Commission.

3. That the City's reasonable rate case expenses shall be reimbursed by Oncor.

4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

5. A copy of this Resolution shall be sent to Oncor, Care of Howard V. Fisher, Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this the 6th day of June, 2022.

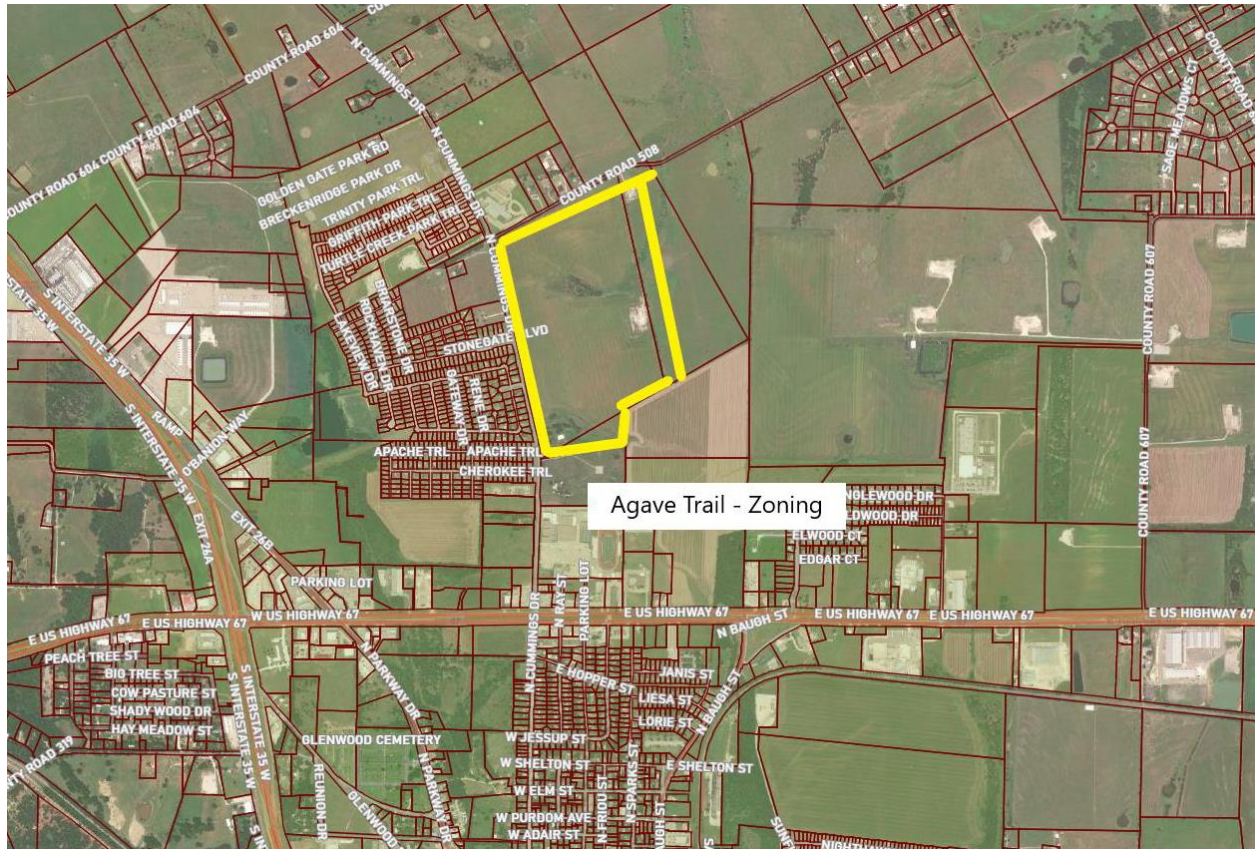
Jacob Wheat, Mayor, City of Alvarado

ATTEST:

Beth A Walls, Interim City Secretary

Exhibit 1

Agave Trail – Location Reference



CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 8.30.21 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Will Gladbach, DE Corp. PH: (214) 304.9636

MAILING ADDRESS: 3030 LBJ Freeway, Ste 910, Dallas, TX 75234

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

NAME OF OWNER: AGAVE TRAIL DEVELOPMENT PH: (817) 897.7737

MAILING ADDRESS: 300 LAMAR ST., ROANOKE, TX 76262

STREET ADDRESS OF PROPERTY: 1220 N. CUMMINGS DR ACREAGE: 128.673

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT ZONE OF PROPERTY: N/A PRESENT USE: AGRICULTURE

REQUESTED ZONE: Multi Family & PD-40-foot lot width PROPOSED USE: Multi Family & RESIDENTIAL

REASON FOR CHANGE: ANNEXATION, RESIDENTIAL DEVELOPMENT

USAGE OF ADJACENT PROPERTY NORTH: Elementary School; Residential

SOUTH: Open-Proposed H.S.; Jr H.S.

EAST: Agricultural - proposed residential

WEST: Residential

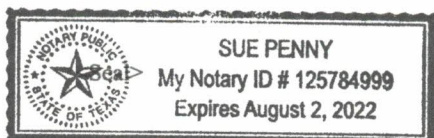
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

SWORN TO AND SUBSCRIBED before me this 3rd day of September, 2021, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires Aug 2, 2022

Agave Trail Planned Development: single-family residential district: Exhibit L-1

- (a) *Purpose.* The Agave Trail district is applied in an area where smaller residential lots are appropriate and in areas of transition between institutional and commercial uses along US 67 and the existing single-family residential district. This district also functions as a buffer or transition between the future major arterial North Cummings Drive and future residential developments to the east.
- (b) *Permitted uses and parking regulations.* In the PD single-family residential district, no building or land shall be used and no building shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	0 spaces
Home occupation	0 spaces
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Single-family dwelling, detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area

- (c) *Development requirements.*

Minimum lot area:	4,500 square feet
Minimum lot width:	40 linear feet
Minimum lot depth:	120 linear feet
Minimum front yard:	20 linear feet
Minimum side yard:	5/10 linear feet ¹
Minimum rear yard:	10 linear feet
Maximum ground coverage:	45% / 60% ²
Maximum density per acre:	4.00 DU
Height:	35 linear feet

¹ 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.

² The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

- (d) *Specific uses.* Agave Trail Home-Owners Association covenants shall describe the specific uses allowed in the PD district when authorized under this provision.
- (e) *Special construction requirements.*
- (1) All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products, and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.
 - (2) *Attic space.* All residential structures must have at least six feet of attic space from the attic floor to the highest point of the attic framing.
 - (3) *Architectural Style / Living space.* 70% of residential structures shall be of a Farmhouse style; whereas, all residential structures must have at least 1,200 square feet of living space.

Alvarado Trail: Multi-Family Development Standard Exhibit L-2

Sec. 42-28. MF multifamily residential district.

- (a) *Purpose.* The MF district allows medium to high density multifamily development. This district is intended to be a buffer or transition zone from major streets and nonresidential uses to lower density residential zones. Density in this district does not ordinarily exceed 15 units per gross acre but can reach a maximum of 25 units per gross acre if special fire protection requirements are observed.
- (b) *Permitted uses and parking regulations.* In the MF district, no building or land shall be used and no building shall be hereinafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	1 space per employee to be occupying the building
Carport	0 spaces
Concrete, asphalt batching plant (temporary)	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 for each 1,000 square feet of gross floor area, whichever is greater
Construction yard (temporary)	1 space per employee to be occupying the area
Electrical transmission line	0 spaces
Field or sales office, temporary	1 space per employee
Home occupation	0 spaces
Local utility distribution lines	0 spaces
Multiple-family residence	For residence 1-99 units, 1.5 spaces per unit For residence over 100 units, 1.5 spaces per unit with 20% being a covered space
Park, playground or recreation center (public)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Railroad track and right-of-way	1 space per employee
Residence hotel	1 space for each sleeping room per unit, plus 1 space for each 300 square feet of commercial floor area
Retirement housing	1 space for each 6 beds per unit
Sewage pumping station	0 spaces
Single-family dwelling, attached or detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Telephone line	0 spaces
Townhouse or row dwelling	2 spaces per unit, 1 covered
Transit station or turnaround	1 space per intended user
Two-family dwelling	2 spaces per unit, 1 covered
Water pumping station or well	0 spaces

(c) *Development requirements.*

Minimum lot area:	10,000 square feet or 1,500 square feet per DU, whichever is greater ¹
Minimum lot width:	For multifamily, townhouse and zero lot line lots, 20 linear feet per ground floor unit plus the side yard setback. For all other permitted uses, 60 linear feet.
Minimum lot depth:	120 linear feet
Minimum front yard:	25/35 linear feet ²
Minimum side yard:	8/25 linear feet ³
Minimum rear yard:	25 linear feet ⁴
Maximum ground coverage:	60/65 ⁵
Maximum density per acre:	15.0/25.0 DU
Height:	45 feet ⁶

¹ Minimum lot size for townhouses shall be 3,000 square feet per dwelling unit. Minimum lot size for all other permitted uses shall be 10,000 square feet or 1,500 square feet per dwelling unit, whichever is greater.

² The first number in the column is the required setback for a front yard abutting a residential street; the second number in the column is the required setback for a front yard abutting a collector or major street.

³ 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 street. If a side yard is adjacent to a single-family residential district, there shall be a 25-foot setback and a 60-foot setback from the adjacent property line for buildings in excess of one story in height. If more than one building is located on the same lot, there shall be a ten-foot separation between buildings without openings (windows) and a 15-foot separation between buildings with openings.

⁴ If a rear yard is adjacent to a single-family residential district, there shall be a 25-foot setback and a 60-foot setback from the adjacent property line for buildings in excess of one story in height. If more than one building is located on the same lot, there shall be a ten-foot separation between buildings without openings (windows) and a 15-foot separation between buildings with openings.

⁵ The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

⁶ The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of 60 feet from the single-family district boundary or the lot on which the single-family dwelling is located.

(d) *Specific uses.* The following specific uses are allowed in the MF district when authorized under the provisions of section 42-45:

USE	PARKING REGULATIONS
Assisted living facility	1 space per employee to be occupying the building
Bed and breakfast inn	2 enclosed spaces per unit, must be attached to main structure
Boarding home facility	1 space per employee to be occupying the building
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area

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Child care center	1 space per ten pupils/clients (design capacity)
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, private	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	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	1 space per employee to be occupying the building
Country club (private)	1 space for each 250 square feet of gross floor area or for every 5 members, whichever is greater
Dormitory	1 space for each 2 beds
Electrical substation	1 space per employee
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Hospital (acute care)	1 space for every 2 beds
Hospital (chronic care); long term health care facility	1 space for each 2 beds
Household care facility	1 space per employee
Household care institution	1 space per employee
Library	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
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
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
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee

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(Supp. No. 8)

Sewage treatment plant	1 space per employee
Swimming pool, commercial	1 space for each 100 square feet of gross water surface and deck area
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

- (e) *Additional parking requirements.* At least 20 percent of the parking required to be provided shall be designated visitor parking only. A minimum of 50 percent of the required parking spaces of a multifamily development shall be either an attached enclosed garage or a detached multi-car covered parking structure. Detached covered parking shall function unobtrusively and shall be compatible with the main buildings of the multifamily development in terms of materials design, style and color. Detached covered parking structures, if used, shall be located near the building served. No detached covered parking structure shall accommodate more than ten parking spaces or be located closer than ten feet to another parking structure. When garages are used within dwellings, one-car garages shall be a minimum of ten feet wide and 20 feet long.
- (f) *Leasing office/clubhouse required.* A leasing office shall be constructed with each multifamily development. A clubhouse, which shall be available to all residents of the development, with a minimum of 2,500 square feet in size shall be provided for any multifamily development of 200 units or less; a minimum of 3,500 square feet in size for 201 to 350 units; and 4,000 square feet for 351 or more units.
- (g) *General landscaping and screening provisions.*
- (1) A standard ten-foot wide landscaped screening buffer meeting the requirements of section 42-58(f). shall be constructed around the entire perimeter of the multifamily lot or premises. Not less than one tree shall be planted and maintained for each 25 linear feet or portion thereof the landscaped buffer strip. Each tree used in landscaped open space buffer strips shall be not less than six feet in height upon planting and shall have a caliper of not less than two inches measured 12 inches from the ground.
 - (2) Border fencing of wood or masonry of not less than six feet in height shall be installed by the owner, builder or developer at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way. This screening shall be maintained throughout the existence of the multifamily complex by the owner of the complex.
- (h) *Refuse facilities.* Every dwelling unit in a multifamily complex shall be located within 250 feet of a refuse facility, measured along the designated pedestrian and vehicular travel way. There shall be available at all times at least six cubic yards of refuse container per 30 multifamily dwelling units. For complexes with less than 30 units, no less than four cubic yards of refuse container shall be provided. Each refuse facility shall be screened from view on three sides from persons standing at ground level on the site or immediately adjoining property, by an opaque fence or wall of wood or masonry not less than six feet nor more than eight feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy city public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
- (i) *Special fire protection requirements.*
- (1) For multifamily densities of greater than 15 units per acre, each building in the development shall contain an automatic sprinkler system to be installed at the time of construction, and thereafter operated in accordance with currently applicable fire safety codes.
 - (2) In addition, each unit in any multistory design, regardless of density, shall be provided with two points of entry and exit with each providing separate access to places of safety in the event of fire or other emergency.
- (j) *Masonry requirements.*

-
- (1) All single-story buildings hereafter constructed or placed in the MF district shall have at least 75 percent of the exterior wall surface constructed of masonry and/or glass pane.
 - (2) All buildings having more than a single story hereafter constructed or placed in the MF district shall have at least 50 percent of the exterior wall surface constructed of masonry and/or glass pane.
 - (3) All additions hereafter constructed to buildings in the MF district shall have at least 50 percent of the exterior wall surface constructed of masonry and/or glass pane.
- (k) *Courts and open space requirements.*
- (1) *Courts.* Where an apartment building is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of 30 feet apart and no balcony or canopy shall extend into such court area for a distance greater than five feet.
 - (2) *Usable open space.* Each lot or parcel of land which is used for multifamily residences shall provide on the same lot or parcel of land usable open space in accordance with the table below:
 - a. Usable open space requirements are as follows:

Number of Bedrooms or Sleeping Rooms	Square Feet
One or less	600
Each additional bedroom over one	300

 - b. In those instances where a parcel of land has been zoned for multifamily use with a specific use permit or planned development classification and the permitted densities do not conform exactly with those permitted in the MF district, usable open space shall be provided in accordance with that required for the multifamily zoning district which most closely approximates the density permitted under the SUP or PD.
 - c. In meeting this requirement, a credit of three square feet may be applied for each square foot utilized for swimming pools and adjacent decks, patios, or lounge areas within ten feet of a pool; developed and equipped children's play areas; and usable portions of recreational buildings. Tennis courts are specifically excluded from this increased credit allowance. At the time of site plan approval, the city council may allow a credit not to exceed ten percent of the total required usable open space for adjacent and immediately accessible public parks. The combined credit for areas calculated at a three-to-one basis and for public parks shall not exceed 50 percent of the total usable open space for an individual lot or parcel of land.
 - d. At the time of site plan approval, the city council may give full or partial credit for open areas that exceed the maximum slope, if it is determined that such areas are environmentally significant and that their preservation would enhance the development.
- (l) *Site plan required.* A site plan, meeting the requirements of section 42-56, site plan requirements, shall be required for each development application for any permitted use in the MF district.
- (Ord. No. 2015-005, § 1, 4-20-2015)

PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF ALVARADO,
JOHNSON COUNTY, TEXAS:

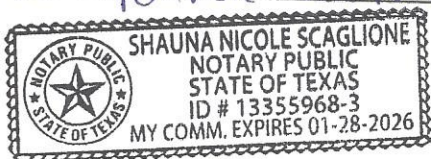
The undersigned owner of a portion of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Alvarado so that the entire Area shall be included within the incorporated City of Alvarado, Texas, and does hereby certify and represent the following:

1. The Area is contiguous to the existing corporate limits of City of Alvarado; and
 2. The area is not included in the extra territorial jurisdiction of any other municipality;
- and
3. The Area is vacant and without residents or has less than three qualified resident voters.

Mina Cash
Owner

STATE OF TEXAS :
 :
COUNTY OF JOHNSON :

This instrument was acknowledged before me on the 17 day of May, 2022 by Mina Cash.



My Commission Expires:

01-28-2026

Shauna Scaglione
Notary Public in and for the
State of Texas
Shauna Scaglione
Type or Print Notary's Name

Legal description of land:

TRACT I:

BEING a tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327, in Johnson County, Texas, and being all of the same tract of land described in deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, from which a 1/2-inch iron rod with orange plastic cap stamped "FOX" found, bears North 71 deg 42 min 31 sec West, a distance of 0.54 feet, said point being the Northeasterly corner of said Southwestern Gas Pipeline, Inc. tract, said point being situated on the Southerly line of a tract of land as described in deed to Billy R. and Michelle W. Jennings:

THENCE South 30 deg 21 min 30 sec East, departing the Southerly line of said Billy R. and Michelle W. Jennings tract and along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,575.12 feet to a point for corner from which a 1/2-inch iron rod found bears North 71 deg 47 min 22 sec West, a distance of 0.33 feet, said point being the Southwest corner of said Southwestern Gas Pipeline, Inc. tract;

THENCE South 59 deg 48 min 23 sec West, departing the Northeasterly line and along the Southeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 656.35 feet to a point for corner from which a 1/2- inch iron rod found bears South 23 deg 12 min 58 sec East, a distance of 0.99 feet;

THENCE North 27 deg 47 min 07 sec West, departing the Southeasterly line and along the Southwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 151.94 feet to a point for corner from which a 1/2inch iron rod found bears South 83 deg 43 min 39 sec West, a distance of 0.24 feet;

THENCE North 30 deg 09 min 04 sec West, continuing along the Southwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,430.29 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set corner, said MAG nail being situated in the Southerly line of said Billy R. and Michelle W. Jennings tract;

THENCE North 60 deg 25 min 51 sec East, departing the Southwesterly line and along the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 640.80 feet to the POINT OF BEGINNING. CONTAINING within these metes and bounds 38.217 acre of 1,664.745 square feet of land, more or less.

TRACT II:

BEING a tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327, in Johnson County, Texas, and being all of the same tract of land described in deed to Southwestern Gas Pipeline, Inc., as recorded in Instrument No. 201100030357 [correct reference is 201200000284], Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for corner, said iron rod being the Northeasterly corner of said Southwestern Gas Pipeline, Inc. tract, the Southeasterly corner of a tract of land as described in deed to M.K. Brown, recorded in Volume 1839, Page 529, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being situated in the Southwesterly line of a tract of land described in deed to Deborah L. Rayfield, recorded in Volume 1596, Page 723, D.R.J.C.T.;

THENCE South 29 deg 55 min 22 sec East, departing the Southeasterly line of M.K. Brown tract, the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract and along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 2,244.04 feet to a point for corner from which a 3/8-inch iron rod found bears North 48 deg 33 min 03 sec West, a distance of 0.29 feet;

THENCE South 30 deg 30 min 10 sec East, continuing along said Northeasterly line, a distance of 1,582.17 feet to a 1/20-inch iron rod found for corner, said iron rod being the Southwesterly corner of a tract of land as described in deed to B. Holnam TX LP, recorded in Volume 2453, Page 429, D.R.J.C.T.;

THENCE North 60 deg 15 min 07 sec East, continuing along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract and along the Southeasterly line of said Holnam TX LP tract, a distance of 40.22 feet to a 1/2-inch iron rod with red plastic cap stamped "TOPOGRAPH" found for corner;

THENCE South 30 deg 43 min 27 sec East, departing the Southeasterly line of said Holnam TX LP tract and continuing along the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 1,606.69 feet to a 5/8-inch iron rod found with orange plastic cap stamped "MUSTANG LP" found for corner, said iron rod being situated in the Southwesterly line of a tract of land described in deed to The Matriarch Trust, recorded in Volume 1546, Page 725, D.R.J.C.T., iron rod being situated in the Northwesterly right-of-way line of Highway 67 (variable width right-of-way), said iron rod also being the beginning of a non-tangent curve to the left having a radius of 23,069.39 feet, a central angle of 00 deg 28 min 33 sec, a chord bearing of South 60 deg 39 min 28 sec West and a chord length of 191.62 feet;

THENCE departing the Southwesterly line of said The Matriarch Trust tract and the Northeasterly line of said Southwestern Gas Pipeline, Inc. tract and along the Northwesterly right-of-way line and along the non-tangent curve to the left, an arc distance of 191.62 feet to a point corner from which a TXDOT (Texas Department of Transportation) brass monument found bears South 37 deg 37 min 02 sec East, a distance of 0.26 feet;

THENCE South 43 deg 42 min 54 sec West, continuing along said Northwesterly right-of-way line, a distance of 68.66 feet to a TXDOT brass monument found for corner and the beginning of a curve to the left having a radius of 23,860.33 feet, a central angle of 00 deg 59 min 05 sec, a chord bearing of South 59 deg 49 min 23 sec West and a chord length of 410.02 feet;

THENCE continuing along said Northwesterly right-of-way line and along said curve to the left, an arc distance of 410.03 feet to a TXDOT brass monument found for corner;

THENCE South 59 deg 18 min 03 sec West, continuing along said Northwesterly right-of-way line, a distance of 360.98 feet to a TXDOT brass monument found for corner;

THENCE North 30 deg 21 min 57 sec West, departing the Northwesterly right-of-way line of said Highway 67, a distance of 531.17 feet to a 1/2-inch iron rod found for corner;

THENCE South 59 deg 38 min 36 sec West, a distance of 399.90 feet to a 1/2-inch iron rod found for corner;

THENCE South 30 deg 20 min 59 sec East, a distance of 550.41 feet to a 1/2-inch iron rod found for corner, said iron rod being situated in the Northwesterly right-of-way line of said Highway 67;

THENCE South 59 deg 19 min 45 sec West, along said Northwesterly right-of-way line, a distance of 59.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "FORT WORTH SURVEYING" found for corner;

THENCE North 30 deg 21 min 30 sec West, departing said Northwesterly right-of-way line, a distance of 5,480.21 feet to a point for corner from which a 1/2-inch iron rod with orange plastic cap stamped "FOX" bears North 71 deg 42 min 31 sec West, a distance of 0.54 feet, said point being situated in the Southerly line of a tract of land described in deed to Billy R. and Michelle W. Jennings;

THENCE North 60 deg 06 min 10 sec East, departing the Southwesterly line and along the Northwesterly line of said Southwestern Gas Pipeline, Inc. tract, a distance of 1,451.25 feet to the POINT OF BEGINNING.

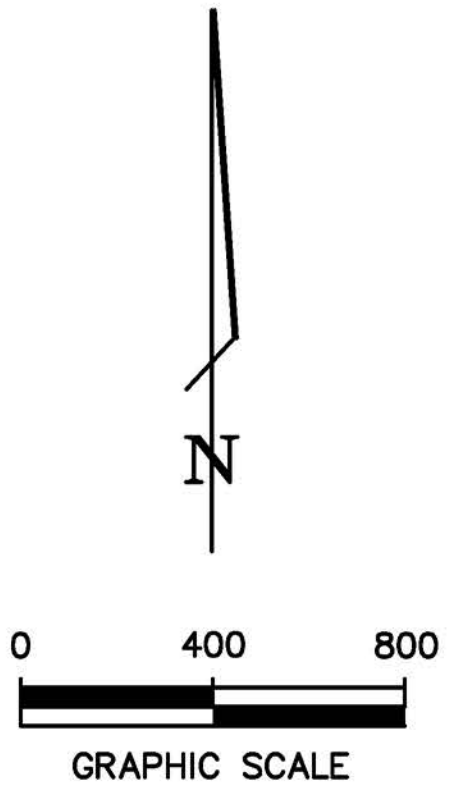
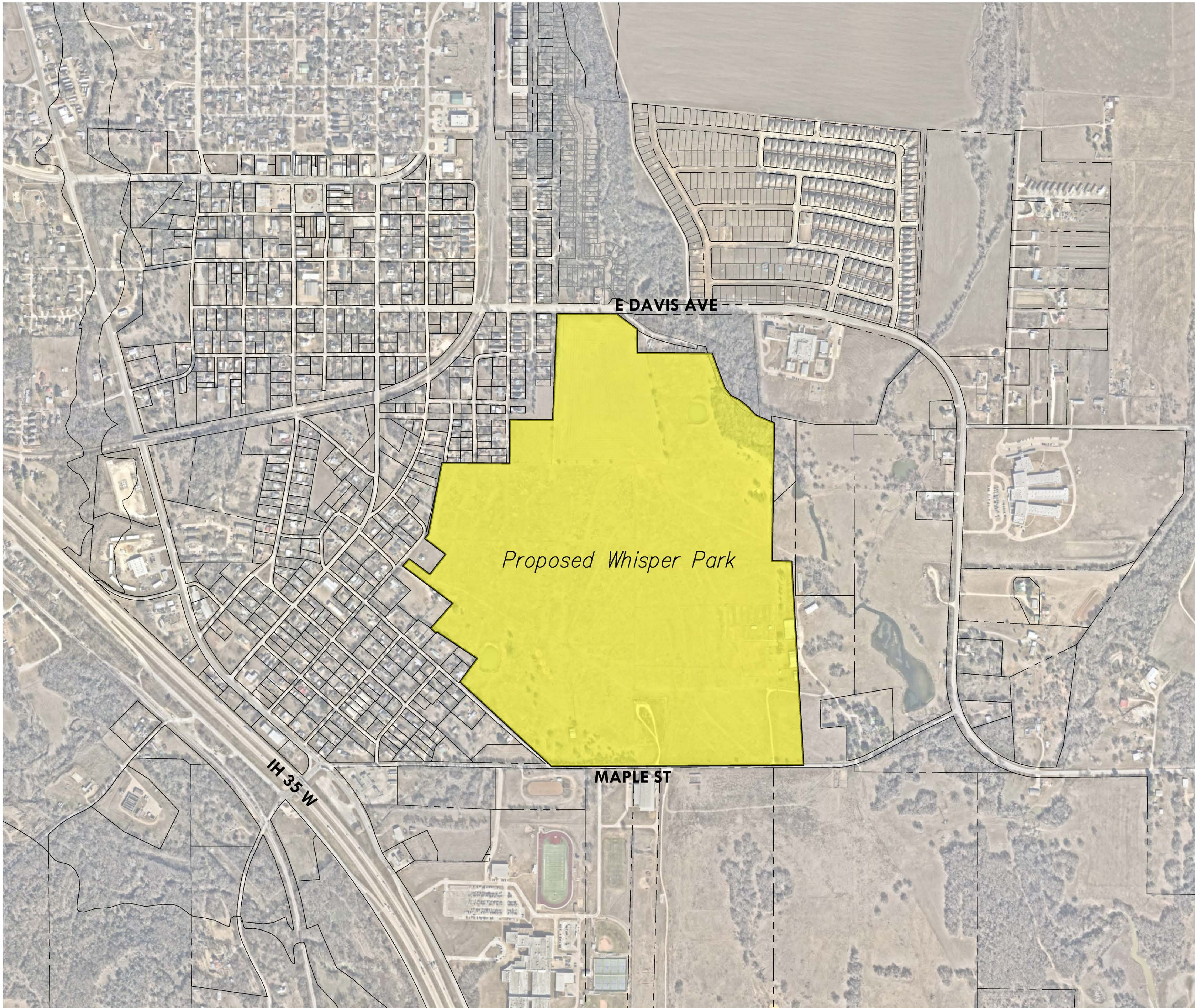
CONTAINING within these metes and bounds 176.983 acres or 7,709,381 square feet of land, more or less.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.



ALVARADO 215

LOCATION MAP **JB**
JOHNSON COUNTY, TEXAS PARTNERS




teague nall & perkins
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpinc.com

Whisper Park

Location Map

PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

**TO THE MAYOR AND GOVERNING BODY OF THE CITY OF ALVARADO,
JOHNSON COUNTY, TEXAS:**

The undersigned owner of a portion of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Alvarado so that the entire Area shall be included within the incorporated City of Alvarado, Texas, and does hereby certify and represent the following:

1. The Area is contiguous to the existing corporate limits of City of Alvarado; and
2. The area is not included in the extra territorial jurisdiction of any other municipality;
and
- 3 The Area is vacant and without residents or has less than three qualified resident
voters.

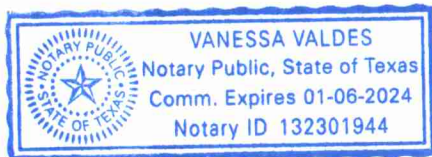


Owner

Clint Vincent
Attorney In Fact
Bloomfield Properties, INC.
General Partner

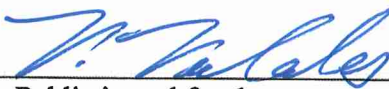
STATE OF TEXAS '
 '
COUNTY OF JOHNSON '

This instrument was acknowledged before me on the 27th day of May,
2022, by Clint Vincent.



My Commission Expires:

01-06-2024



Notary Public in and for the
State of Texas

Vanessa Valdes

Type or Print Notary's Name