

**REGULAR MEETING OF THE CITY OF ALVARADO BOARD OF ADJUSTMENTS**  
**104 W. COLLEGE**  
**JULY 18, 2022**  
6:25 PM

**AGENDA**

The Zoning Board of Adjustments of the City of Alvarado will meet in a Regular Called Session on Monday, July 18, 2022 at 6:25 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 convened board of this meeting 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 convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board 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 a future meeting.

**CONSENT AGENDA:**

1. Minutes from the Regular Meeting held on May 16, 2022.

**NEW BUSINESS:**

2. Public Hearing, consideration and action regarding a request for a variance from the requirements of Section 42-22 of the Code of Ordinances: SF-2 Single-Family Residential District, specifically a reduction of the minimum rear setback to allow minimum rear setback of fifteen (15) feet, reduction of the minimum front setback to allow minimum front setback of twenty (20) feet, and reduction of the minimum side setback to allow minimum side setback of five (5) feet for property known as Lot 4, Block 1, Brown Section 1 Addition, also known as 208 Cotton Street, Alvarado, Johnson County, Texas, as requested by Frederick Moore."

**EXECUTIVE SESSION:**

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

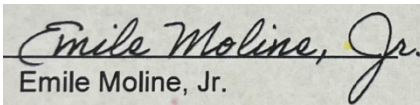
**ACCESSIBILITY STATEMENT**

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: [wallsb@cityofalvarado.org](mailto:wallsb@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 July 15, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Emile Moline, Jr.

Planning and Development/Economic Development Director

**REGULAR MEETING OF  
CITY OF ALVARADO ZONING BOARD OF ADJUSTMENTS  
104 W. COLLEGE  
MAY 16, 2022 @ 6:25 PM**

**MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in a Regular Called Session on May 16, 2022 at 6:25 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Scott Arthur

Cherry Bryant

Beverly Short

Lydia Moon

Michael Bennet

Jacob Wheat

The following were absent for roll call:

N/A

Mayor Wheat called the meeting to order at 6:39 p.m. followed by:

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

CONSENT AGENDA

1. Minutes from the Regular Meeting held on April 4, 2022. - Tabled

NEW BUSINESS:

1. Public Hearing and consideration and action regarding a request from Stephanie Diaz for a variance of minimum rear setback to allow minimum rear setback of ten (10) feet for property known as Lot 7A,8A, Block 2, New Town, AKA Missouri Pacific Addition, also known as 211 S. 5<sup>th</sup> Street, Alvarado, Johnson County, Texas.

The Public Hearing was opened at 6:43 p.m. and closed at 6:44 p.m.

Lydia Moon moved to approve the request. Second by Michael Bennett.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved:

Scott Arthur, Cherry Bryant, Beverly Short, Lydia Moon, Michael Bennet, Jacob Wheat

Opposed: None

Absent: None

2. Public Hearing and consideration and action regarding a request from Conrad Jackson for a variance of minimum setbacks to allow minimum front setback of twenty (20) feet, minimum side setback of five (5) feet, and rear minimum setback of fifteen (15) feet for property known as Lot 10, Block 1, Brown's First Addition, an addition to the City of Alvarado, Johnson County, Texas, also known as 107 Brown Street, Alvarado, Johnson County, Texas.

The Public Hearing was opened at 6:45 p.m. and closed at 6:47 p.m.

Lydia Moon moved to approve the request. Second by Michael Bennett.

Motion was supported three votes in approval and zero votes opposed as follows:

Approved:

Scott Arthur, Cherry Bryant, Beverly Short, Lydia Moon, Michael Bennet, Jacob Wheat

Opposed: None

Absent: None

## Adjournment

Mayor Wheat adjourned this regular meeting.

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

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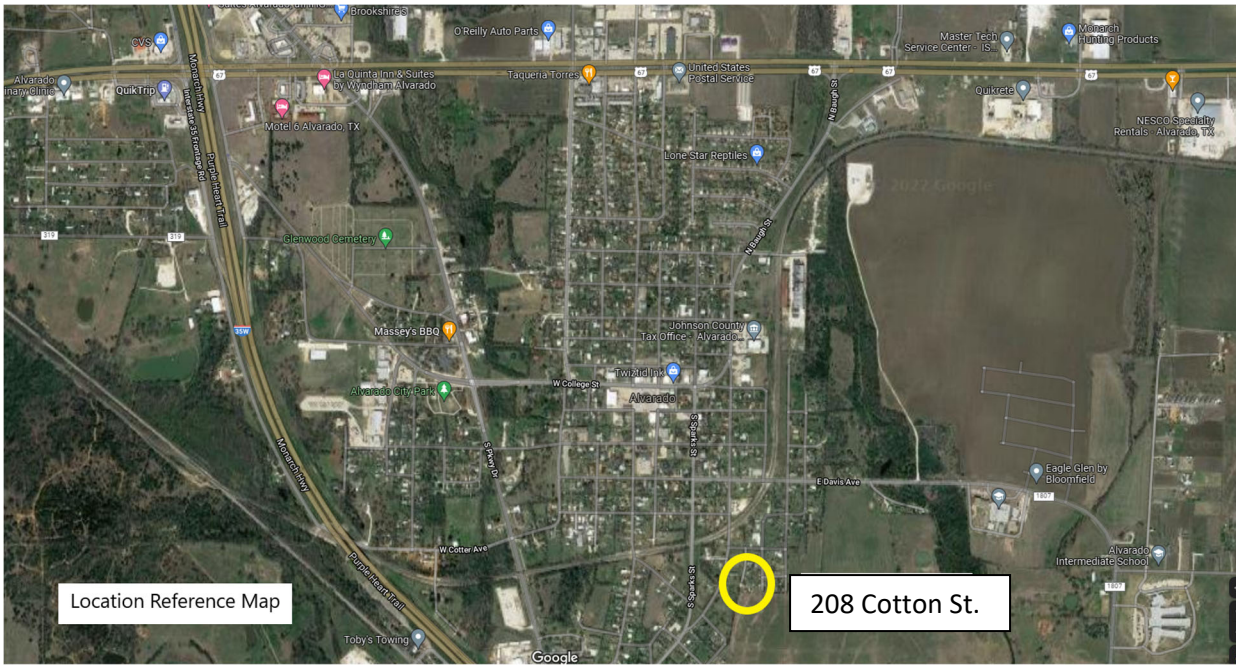
Jacob Wheat, Mayor

Attest:

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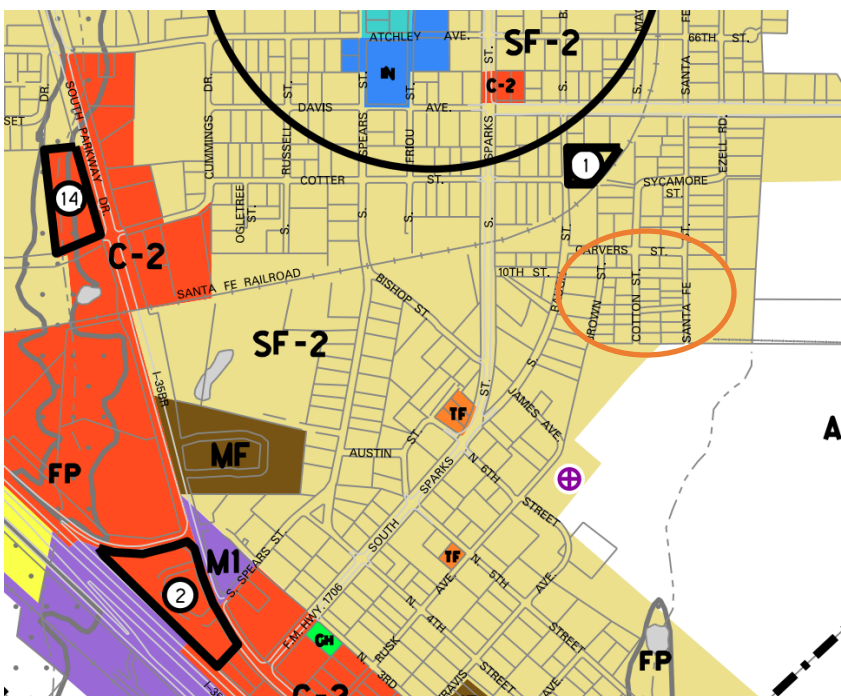
Beth Walls, City Secretary

# 208 Cotton St - Location Reference Map



208 Cotton

Comparison Chart for Reference	Single Family 2 (SF-2)	Setbacks Requested
Minimum lot area:	6,000 square feet <sup>1</sup>	N/A
Minimum lot width:	50 linear feet	N/A
Minimum lot depth:	120 linear feet	N/A
Minimum front yard:	25/35 linear feet <sup>2</sup>	20 Linear Feet
Minimum side yard:	8/10/15 linear feet <sup>3</sup>	5 Linear Feet
Minimum rear yard:	25 linear feet <sup>4</sup>	15 Linear Feet
Maximum ground coverage:	45/55 <sup>5</sup>	N/A
Maximum density per acre:	6.00 DU	N/A
Height:	35 linear feet	N/A



# CITY OF ALVARADO

## REQUEST FOR A VARIANCE

DATE: June 8, 2022 CLERK: \_\_\_\_\_ FEE: \$200 CASE NO: \_\_\_\_\_

NAME OF APPLICANT: Moore Developments & Holdings, LLC. PH: ( 214 ) 708-0561

MAILING ADDRESS: 1515 Shady Tree Place Duncanville, TX 75137

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

NAME OF OWNER: Moore Developments & Holdings, LLC. PH: ( 214 ) 708-0561

MAILING ADDRESS: 1515 Shady Tree Place Duncanville, TX 75137

STREET ADDRESS OF PROPERTY: 208 Cotton Street, Alvarado TX ACREAGE: 0.107 (4,691 sq ft)

LEGAL DESCRIPTION: LOT 4 BLK 1 BROWN SECTION 1 Addition

PRESENT USE: Vacant Lot PROPOSED USE: Single-family Residence Home

REASON FOR NEEDING A VARIANCE: For the purpose of building a 2-car garage home. Requesting a setback variance of 20 feet in the front, 5 feet on the sides and 15 feet in the back.

USAGE OF ADJACENT PROPERTY NORTH: Vacant Lot

SOUTH: Single Family Residence

EAST: Single Family Residence

WEST: Single Family Residence

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 discription 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: *K Moore* *Laduek*  
mm

APPLICANT

SIGNED: *Laduek* *K Moore*  
mm

OWNER