

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING
104 W. COLLEGE AVENUE
MARCH 14, 2023
6:30 PM**

AGENDA

The Planning and Zoning Commission of the City of Alvarado will meet in a regular called session on Tuesday, March 14, 2023 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 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.

APPROVAL OF MINUTES:

1. Approval of the November 14, 2022 minutes of the Planning and Zoning Commission.

CONSENT AGENDA:

NEW BUSINESS:

2. Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of Lot 1, Block 1 of the Original Town of Alvarado Addition preliminary plat on 0.36 of an acre known as a portion of a tract in the A. J. Patton Survey, A-685, addressed 705 E. Davis Avenue. (French)
3. Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of the Alvarado North Addition preliminary plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N.

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Cummings Drive.

4. Hold a public hearing and consideration and action on the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of a zoning change from Planned Development (PD) District to Institutional Overlay – Agricultural (I-A) District on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive, and an amendment to the Future Land Use map in the Alvarado Comprehensive Plan. (French)
5. Presentation and possible action regarding the annual report of available parking in the Central Business District.
(French)

EXECUTIVE SESSION: (OPTIONAL WITH ADVANCED NOTICE TO CITY ATTORNEY)

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: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

COMMISSIONER COMMENTS:

ACCESSIBILITY STATEMENT:

NON-DISCRIMINATION STATEMENT:

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 Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

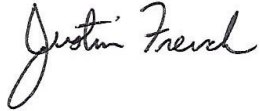
The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

Regular Planning and Zoning Meeting Agenda

March 14, 2023

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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 March 10, 2023 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Justin French, AICP
Community Development Director
City of Alvarado, Texas



Planning and Zoning Commission Meeting Management Report

Meeting Date: March 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Stephanie Torrez on behalf of Rez Real Estate Investments, LLC for approval of the Lot 1, Block 86 of the Original Town of Alvarado Addition preliminary plat being 0.36 of an acre and known as a portion of tract in the A. J. Patton Survey, A-685, addressed at 705 E. Davis Avenue.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on February 19, 2023. Per Section 34-34.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential, and the property is zoned Single-Family Residential (SF-2) District. Staff finds the preliminary plat and sanitary sewer construction plans to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Recommended Conditions of Approval Letter
Preliminary Plat
Sanitary Sewer Construction Plans

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: 8/29/2022 CLERK: Pray FEE: 205⁰⁰ CASE NO: 2022-0470

NAME OF APPLICANT: Stephanie Torrez PH: (214) 980-1443

MAILING ADDRESS: PO Box 961, Waxahachie, TX 75168

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

circle one

NAME OF OWNER: Stephanie Torrez PH: (214) 980-1443

MAILING ADDRESS: PO Box 961, Waxahachie, TX 75168

STREET ADDRESS OF PROPERTY: 705 E Davis, Alvarado, TX 76009

LEGAL DESCRIPTION: _____

ACREAGE: 0.36 PRESENT USE: lot

PROPOSED USE OF PROPERTY: new residential construction

USAGE OF ADJACENT PROPERTY NORTH: _____

SOUTH: _____

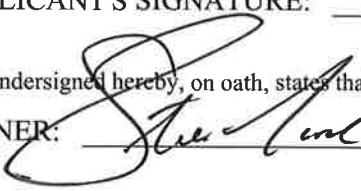
EAST: _____

WEST: _____

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.

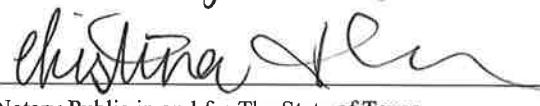
APPLICANT'S SIGNATURE: _____

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

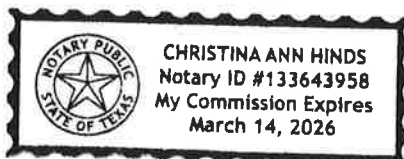
OWNER: 

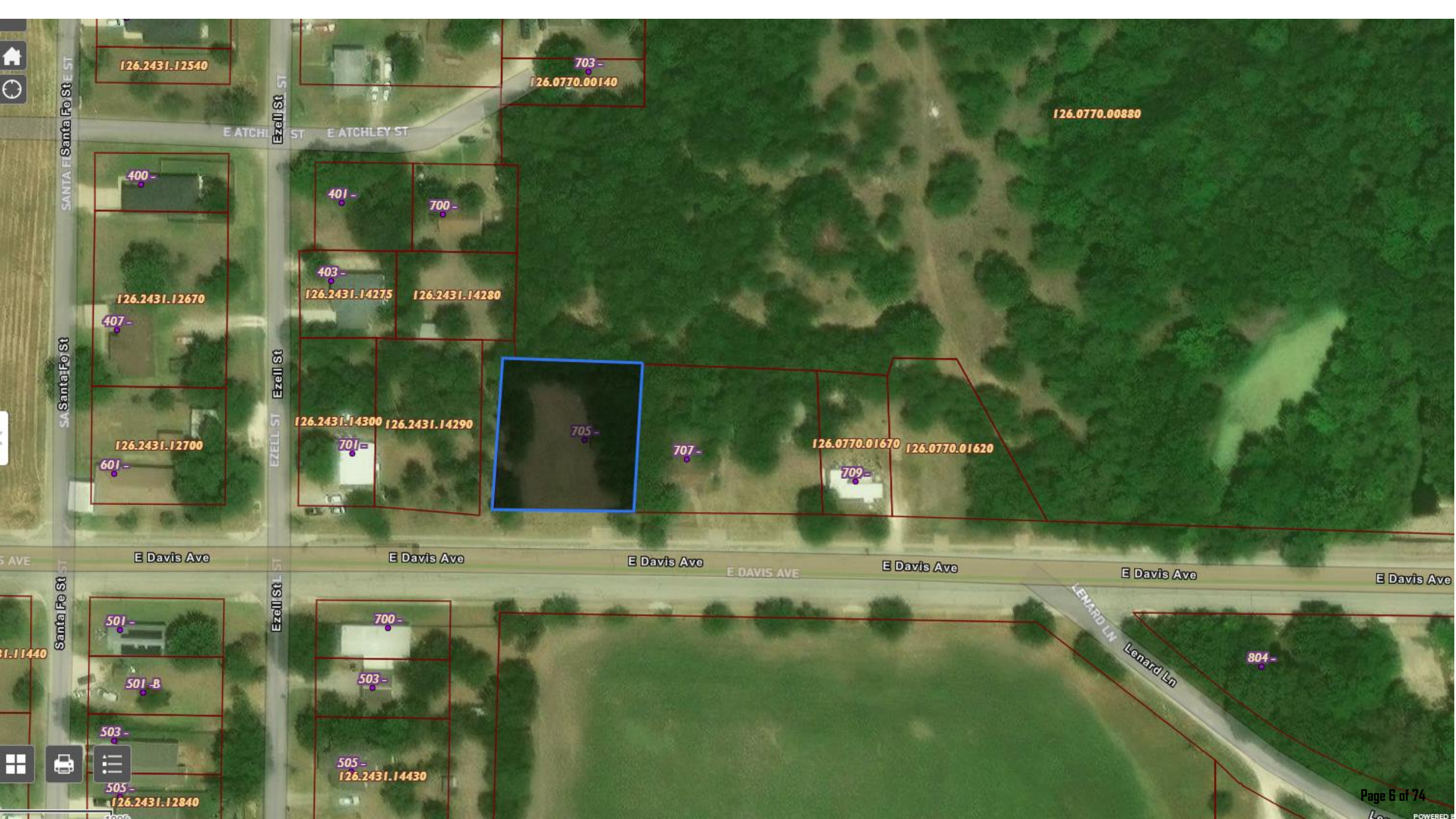
SWORN TO AND SUBSCRIBED before me this 29th day of August, 2022, by the person whose signature appears directly above.

<Seal>


Notary Public in and for The State of Texas.

My Commission expires March 14, 2026







City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

March 14, 2023

Rez Real Estate Investments, LLC
Attn: Stephanie Torrez
PO Box 961
Waxahachie, TX 75168
214.980.1443
rezsonsre@gmail.com

Re: Lot 1, Block 86 of the Original Town of Alvarado Addition Preliminary Plat

Dear Ms. Torrez,

This letter is to inform you that on March 14, 2023, the Alvarado Planning and Zoning Commission recommended approval of the preliminary plat and sanitary sewer construction plans for Lot 1, Block 86 of the Original Town of Alvarado Addition with the following conditions that must be addressed on the final plat submittal.

1. The front yard setback from E. Davis Avenue must be 35 feet because this lot fronts to an arterial.
2. Remove or clarify the 425.59' label in the plat drawing.
3. All text must be clear, legible and reproducible. Control monument labels for northwest and southwest corners are difficult to read.
4. Remove the duplicated graphic scale.
5. Remove the duplicated north arrow.
6. Move the Owner's Signature block and Notary Statement below the Owner's Certification block and Dedication Statement.
7. Change the year from 2022 to 2023 in the owner's signature block.
8. Change the City approval block to the following:

Approved this ____ day of _____, 20____, by the City Council of the City of Alvarado, Texas.

Mayor

City Secretary

9. Change the County Approval block to the following:

Plat recorded in Volume _____, Page _____, Drawer _____.
Instrument # _____.

Date: _____

County Clerk, Johnson County, Texas

Deputy, Johnson County, Texas

10. Add the following dedication statement to the plat following the metes and bounds legal description and above the owner's signature block.

Now Therefore, Know All Men by These Presents:

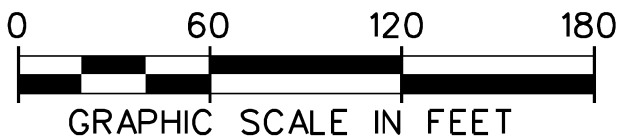
That, Rez Real Estate Investments, LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the hereinabove described real property as Original Town of Alvarado Addition, Lot 1, Block 86, an addition to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public's use the streets, alleys, rights-of-way, easements and any other public areas shown on this plat.

11. The sanitary sewer construction plans must be signed and sealed by the design engineer.
12. TxDOT permit must be obtained for the installation of sanitary sewer in the FM 1807 (aka E. Davis Avenue) right-of-way. The design engineer must upload the construction plans through TxDOT's UIR system, as a consultant. The Administrator in the UIR system from the City will then have to submit in the UIR system.
13. The final diameter and slope of the sanitary sewer extension must be reviewed by the Public Works Director to best optimize the design.
14. The details on Sheet 4 of the sanitary sewer construction plans must be from or in compliance with the City and NCTCOG standards for construction.
15. The design engineer must provide the engineer's opinion of probable cost of construction (EOPCC) with the final plat submittal.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org



FINAL-PLAT
LOT 1, BLOCK 86,
ORIGINAL TOWN OF ALVARADO, TEXAS,
JOHNSON COUNTY, TEXAS.

THIS _____ DAY OF _____ 2022.

Rez Real Estate Investments, LLC.
P.O. BOX 961
Waxahachie Texas, 75168
254-205-7708

Stephanie Torrez (Agent)

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

Notary Public in and for Johnson County, Texas

My Commission expires _____

APPROVED THIS _____ DAY OF _____, 2____, BY THE
DIRECTOR OF COMMUNITY DEVELOPMENT OF THE CITY OF
ALVARADO, TEXAS, AS AUTHORIZED BY SECTION 4.6 OF THE
SUBDIVISION ORDINANCE OF THE CITY OF ALVARADO, TEXAS.

DIRECTOR OF COMMUNITY DEVELOPMENT

CITY SECRETARY

DATE

BLOCK 86:
LOT 1
TOTAL ACRES IN LOTS = 0.36 ACRES
THIS FINAL-PLAT WAS PREPARED IN AUGUST 2022.

PLAT RECORDED IN INSTRUMENT # _____, & SLIDE _____

DATE: _____

COUNTY CLERK: _____

DEPUTY: _____

LEGAL DESCRIPTION

BEING a 0.36 acre tract of land situated in the ANDREW J. PATTON
SURVEY, ABSTRACT NUMBER 685, of Johnson County, Texas, and being
all of that certain tract of land conveyed by deed to Rez Real Estate
Investment LLC, as recorded by deed in Instrument No., 2019-32394, of
the Deed Records of Johnson County, Texas, and being more
particularly described by metes and bounds as follows;

COMMENCING at a found 1/2" iron rod situated at the Northeast
corner intersection of East Davis Ave. and Ezell Street;

THENCE S 89°45'22" E ALONG THE NORTH R.O.W. LINE OF E. DAVIS
AVE. (A 80.00' ROW) A DISTANCE OF 175.00', TO A FOUND 1/2" IRON
ROD WITH YELLOW FORT WORTH SURVEYING CAP, FOR THE POINT OF
BEGINNING OF THIS TRACT OF LAND;

THENCE N 01°27'08" E A DISTANCE OF 131.02', TO A FOUND 1-1/2"
IRON PIPE, FOR A CORNER;

THENCE S 89°27'01" E PASSING A 4" WOOD POST AT 3.95' AND
CONTINUING IN ALL A DISTANCE OF 120.23', TO A FOUND 1/2" IRON ROD
WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER;

THENCE S 01°27'08" W PASSING A FOUND 1/2" IRON ROD AT 0.70', AND
PASSING A FOUND 1" PIPE IN A TREE BASE AT 128.90', AND
CONTINUING IN ALL A DISTANCE OF 130.37', TO A FOUND 1/2" IRON ROD
WITH YELLOW FORT WORTH SURVEYING CAP, FOR A CORNER LOCATED ON
THE NORTH ROW LINE OF E. DAVIS AVE;

THENCE N 89°45'22" W ALONG THE NORTH ROW LINE OF E. DAVIS AVE.,
A DISTANCE OF 120.25', WHICH IS THE POINT OF BEGINNING, HAVING
AN AREA OF 0.36 ACRES OF LAND MORE OR LESS.

OWNER/DEVELOPER
Rez Real Estate Investments LLC.
P.O. Box 961
Waxahachie Texas 75168
254-205-7708
rezsonsre@gmail.com
Stephanie Torrez (Agent)

SURVEYOR:
CHRISTOPHER KINNY BRADLEY
R.PLS #5251
BRADLEY LAND SERVICE
P.O. BOX 279
ALVARADO, TEXAS 76009
(817) 819-7392
FIRM No. 10194652
chris@fwsurveying.com

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

PROPERTY IS LOCATED AT 705 E. DAVIS STREET ALVARADO TEXAS, 76009

ALL BOUNDARY CORNERS SET (IRS) ARE 3/4" IRON RODS WITH ORANGE BLS 5251 CAPS.
THIS PROPERTY IS LOCATED IN THE CITY OF ALVARADO, TEXAS.
ACCESS AND UTILITY EASEMENTS, AND BUILDING SET BACKS ARE AS SHOWN.

ACCESS TO THE PROPERTY IS ALONG E. DAVIS STREET.

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
PART OF THIS PROPERTY BY SCALE APPEARS TO BE IN THE 100 YR. FLOOD
ZONE ACCORDING TO COMMUNITY PANEL NUMBER 48251C0215J
DATED DECEMBER 4, 2012, FOR JOHNSON COUNTY, TEXAS.

WATER SERVICE IS PROVIDED BY THE CITY OF ALVARADO.

SEWER SYSTEM PROVIDED BY THE CITY OF ALVARADO.

ELECTRIC SERVICE IS PROVIDED BY ONCOR ELEC.

PHONE SERVICE IS PROVIDED BY AT&T.

KNOW ALL BY THESE PRESENTS:

THAT I, CHRISTOPHER KINNY BRADLEY, DO HEREBY CERTIFY THAT I PREPARED THIS
PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE
SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE
PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE
SUBDIVISION REGULATIONS OF THE CITY OF ALVARADO, TX.

CHRISTOPHER KINNY BRADLEY

RPLS # 5251



This survey also substantially complies with the current Texas Society of
Professional Surveyors Standards and Specifications for a Category 1A
Condition II Survey.

BRADLEY LAND SERVICE
P.O. BOX 279
ALVARADO, TEXAS, 76009
817-819-7392
FIRM No. 10194652

PROJECT NO.	2022010	DATE		REVISIONS	
DRAWN BY	CKB				
APPROVED BY					
DATE	11-09-2022				

Utility Construction Plans For
0.36 Acre
Andrew J. Patton Survey, Abst. 685
in the
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS
(Also known as 705 E. Davis Street/F.M. 1807)

OWNER/DEVELOPER:
Rez Real Estate Investments
P.O. Box 961
Waxahachie, Texas 75168

Haleigh Osbourn
Phone: 214-980-1443
E-mail: office@rez-realestate.com

Date: January 06, 2023

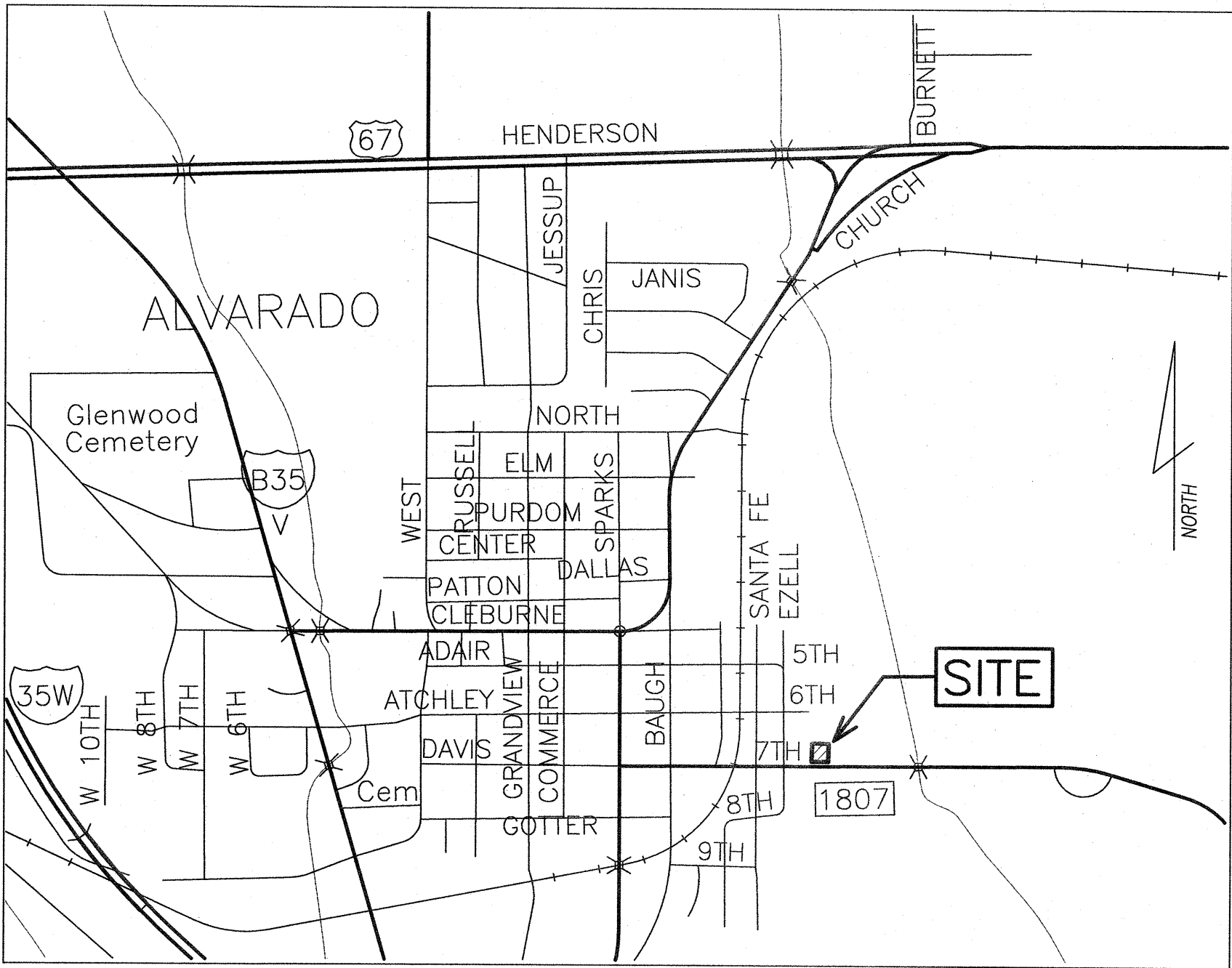
Submitted by:

James McDill, P.E.

D&M
ENGINEERS

Davis & McDill, Inc.
(A Texas licensed engineering firm # F-8439)
P.O. Box 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185

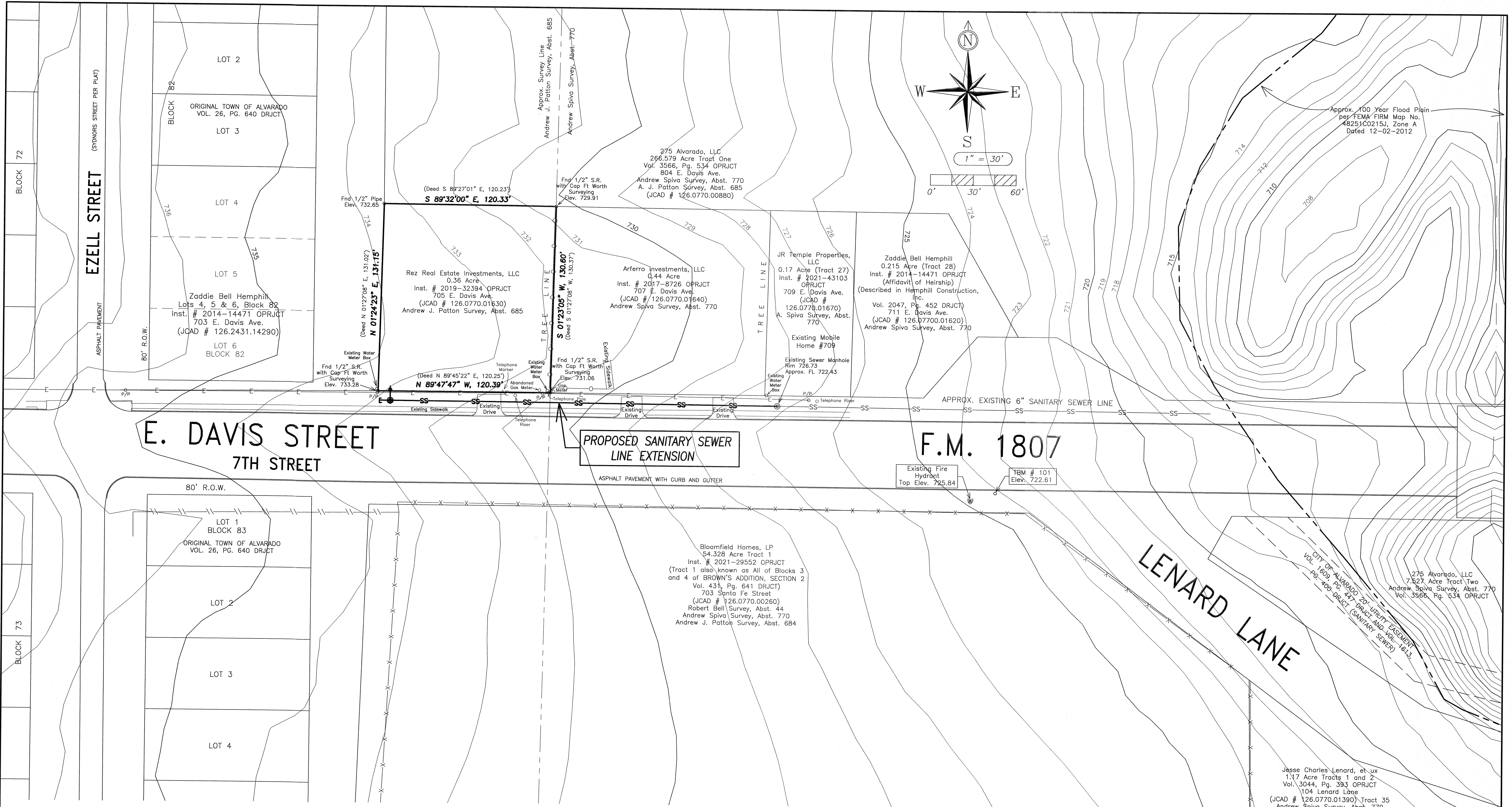
JOB NO. 222-0254



SCALE: 1" = 1000'

I N D E X

<u>DESCRIPTION</u>	<u>SHEET NO.</u>
COVER SHEET	1
AREA EXHIBIT	2
UTILITY PLAN/PROFILE	3
STANDARD DETAILS	4



LEGEND	
○	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
U.E.	Utility Easement
U.P.	Utility Pole
P.P.	Right of Way
FL	Flow Line
TC	Top of Curb
TP	Top of Pavement
Vol.	Volume
Pg.	Page
DRJCT	Deed Records Johnson County, Texas
OPRJCT	Official Public Records Johnson County, Texas
JCAD	Johnson County Appraisal District

LEGEND	
+++++	Railroad Track
---	Cable TV
---	Gas Line
---	Petroleum Pipeline
---	Electric Line
---	Sanitary Sewer Line
---	Water Line
---	Underground Telephone
---	Telephone
---	Wire Fence
---	Wood Fence
---	Iron Fence
---	Chain Link Fence

NOTE:
PRIOR TO BEGINNING CONSTRUCTION,
THE CONTRACTOR SHALL VERIFY THE
LOCATION AND DEPTH OF ALL UNDERGROUND
UTILITIES.

APPROPRIATE TRAFFIC CONTROL IN
ACCORDANCE WITH THE TEXAS MANUAL
ON UNIFORM TRAFFIC CONTROL DEVICES
IS REQUIRED FOR ALL WORK WITHIN
PUBLIC RIGHT OF WAY.

TxDOT RIGHT OF WAY NOTES:

1. ALL DISTURBED AREAS WITHIN STATE RIGHT OF WAY MUST BE SEEDED, AND VEGETATION MUST BE RE-ESTABLISHED.
2. ALL UTILITY LINES TO BE INSTALLED WITHIN STATE RIGHT OF WAY MUST BE PERMITTED. PERMITS MUST BE OBTAINED BY THE UTILITY OWNER.

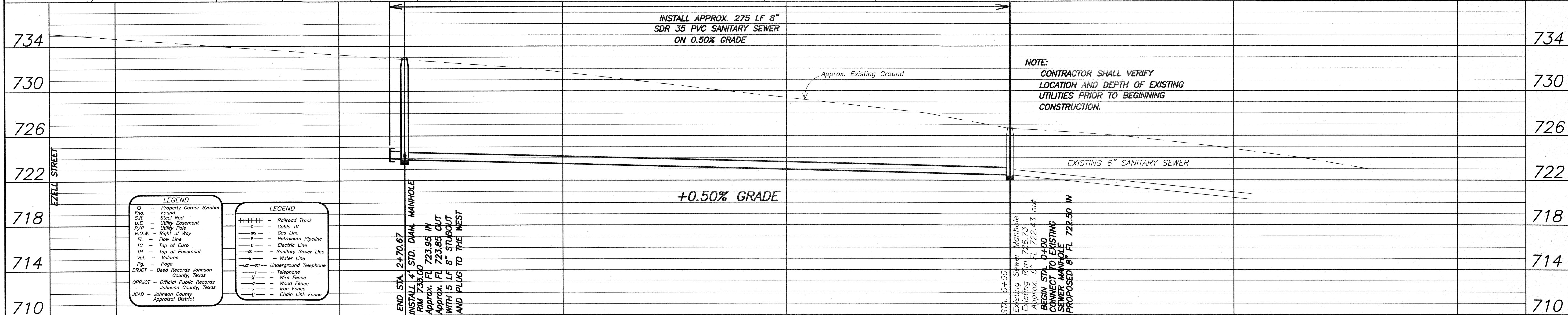
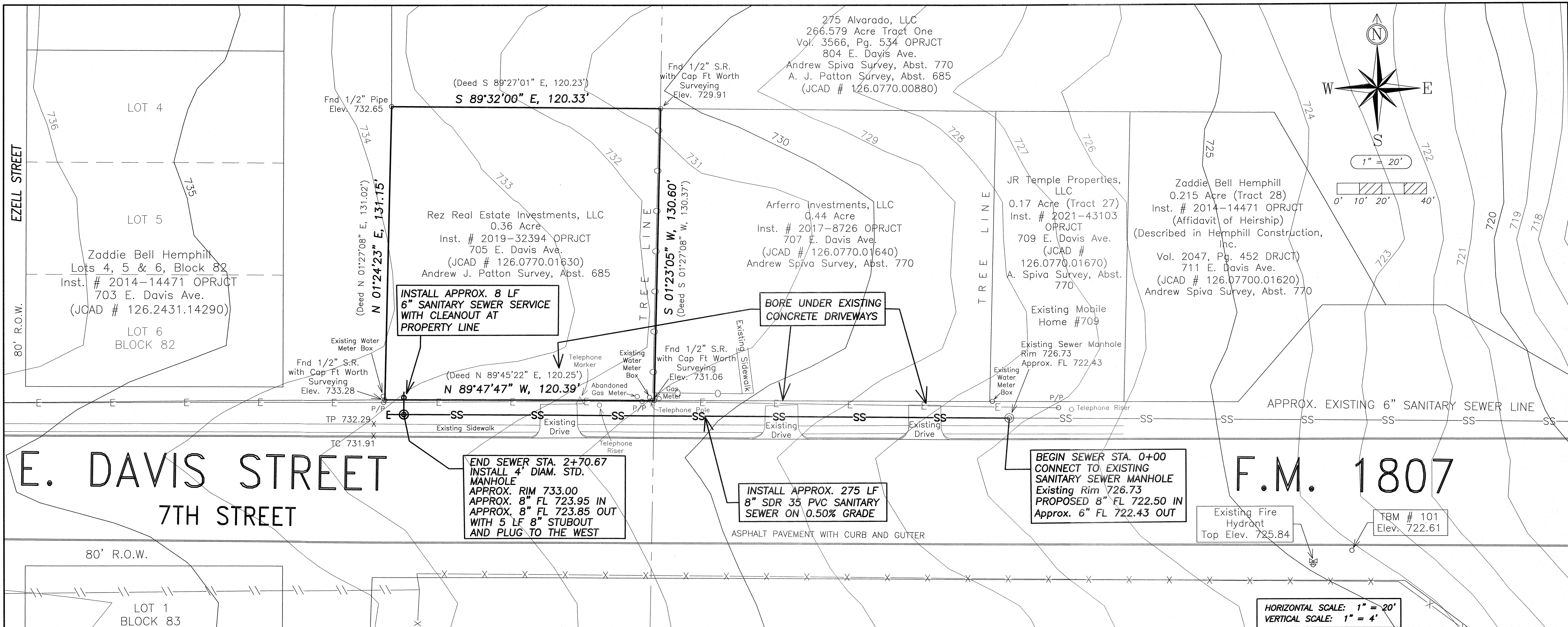
OWNER/DEVELOPER:
Rez Real Estate Investments
P.O. Box 961
Waxahachie, Texas 75168

Haleigh Osbourn
Phone: 214-980-1443
E-mail: office@rez-realestate.com

AREA EXHIBIT
0.36 Acre
Andrew J. Patton Survey, Abst. 685
in the City of Alvarado, Johnson County, Texas
(Also known as 705 E. Davis Street/F.M. 1807)

D&M DAVIS & McDILL, Inc.
ENGINEERS
(A Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185

Date: 01-06-2023
Scale: 1" = 30'
Drawn: K. Bohanon
221-0254-BASE
Job: -EXHIBIT
SHEET 2



NOTE:
PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.

APPROPRIATE TRAFFIC CONTROL IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY.

TXDOT RIGHT OF WAY NOTES:

- ALL DISTURBED AREAS WITHIN STATE RIGHT OF WAY MUST BE SEEDED, AND VEGETATION MUST BE RE-ESTABLISHED.
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OWNER/DEVELOPER:

Rez Real Estate Investments
P.O. Box 961
Waxahachie, Texas 75168

Haleigh Osbourn
Phone: 214-980-1443
E-mail: office@rez-realestate.com

UTILITY PLAN/PROFILE
0.36 Acre
Andrew J. Patton Survey, Abst. 685
in the City of Alvarado, Johnson County, Texas
(Also known as 705 E. Davis Street/F.M. 1807)

D&M DAVIS & McDILL, Inc.
(A Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185

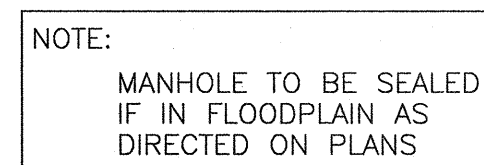
Date: January 06, 2023
Scale: 1" = 20'
Drawn: K. Bohannon
Job: 221-0254-BASE-UTILITY
SHEET 3

WHEN NEW WATERLINE CROSSES UNDER A WASTEWATER LINE, THE WATERLINE SHALL BE ENCASED SAME AS WASTEWATER LINE SHOWN IN DETAIL OR WATERLINE SHALL BE CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF 1 FOOT BETWEEN THE WATERLINE AND THE WASTEWATER LINE SHALL BE PROVIDED. BOTH THE WATERLINE AND WASTEWATER LINE, MUST PASS A PRESSURE AND LEAKAGE TEST AS SPECIFIED IN AWWA C600 STANDARDS.

TCEQ CHAPTER 217

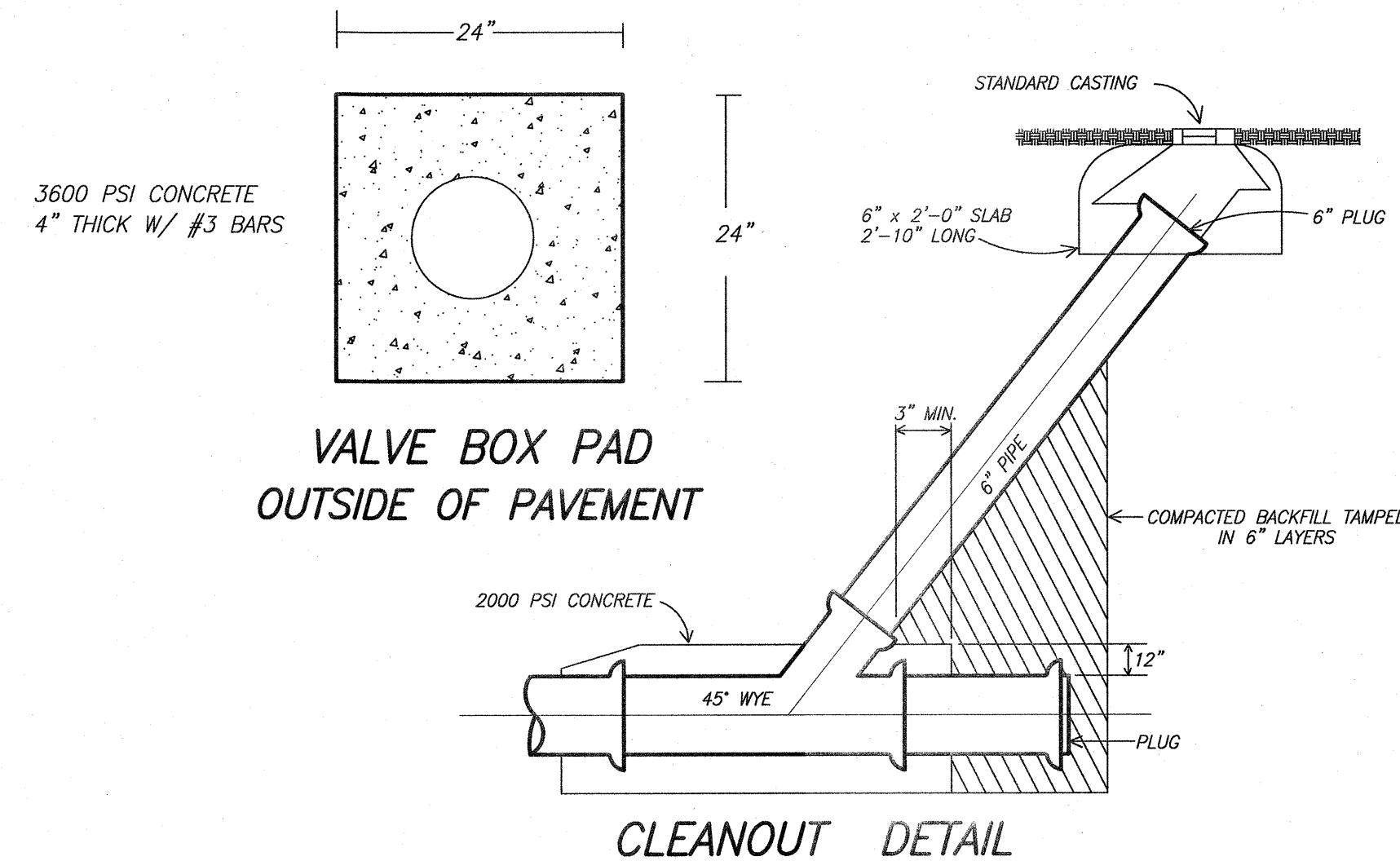


NOTE:
WATER AND SEWER CROSSING SHALL BE INSTALLED
PER TCEQ CHAPTER 217.



NOTE:
PIPE PENETRATION IN
MANHOLE MUST MEET
REQUIREMENTS OF
ASTM C923 "O" RING

CAST-IN-PLACE CONCRETE MANHOLE



**PRIOR TO BEGINNING CONSTRUCTION,
THE CONTRACTOR SHALL VERIFY THE
LOCATION AND DEPTH OF ALL UNDERGROUND
UTILITIES.**

APPROPRIATE TRAFFIC CONTROL IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY.

1. ALL DISTURBED AREAS WITHIN STATE RIGHT OF WAY MUST BE SEEDED, AND VEGETATION MUST BE RE-ESTABLISHED.
2. ALL UTILITY LINES TO BE INSTALLED WITHIN STATE RIGHT OF WAY MUST BE PERMITTED. PERMITS MUST BE OBTAINED BY THE UTILITY OWNER.

1. THE CONTRACTOR SHALL CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE DETAILS AND SPECIFICATIONS FOR THIS PROJECT AND IN ACCORDANCE WITH THE CITY OF ALVARADO AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) SPECIFICATIONS AND DETAILS.
2. UNLESS OTHERWISE SPECIFIED ON THE DETAIL DRAWINGS OF THIS PROJECT ALL REINFORCED CONCRETE SHALL BE CLASS "A" (NCTCOG STANDARDS) WITH A MINIMUM 3600 PSI STRENGTH AT 28 DAYS.
3. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. BARRICADING IN CONFORMANCE WITH THE CITY OF ALVARADO AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES SHALL BE REQUIRED DURING ALL WORK IN THE PUBLIC RIGHT OF WAY.
5. CONTRACTOR MUST KEEP THE STREETS CLEAN OF ALL CONSTRUCTION DEBRIS AND DIRT AT ALL TIMES.
6. LANDSCAPING SHALL CONFORM TO THE CITY OF ALVARADO LANDSCAPING ORDINANCE.
7. LANDSCAPE SPRINKLER SYSTEM AND ALL COMPONENTS WILL BE KEPT OUT OF THE PUBLIC RIGHT OF WAY.
8. STREETS, SIDEWALKS, PARKING AND BUILDING ACCESS SHALL BE BUILT PER A.D.A. (HANDICAP) STANDARDS AND ARE SUBJECT TO A.D.A. REVIEW.
9. ANY WORK DONE IN HIGHWAY RIGHT OF WAY REQUIRES TxDOT APPROVAL AND/OR PERMIT.
10. WATER FROM ROOF GUTTERS SHOULD BE COLLECTED AND TRANSMITTED TO THE STORM DRAIN SYSTEM OR TO A PAVED AREA. IF DOWNSPOUTS DISCHARGE NEXT TO THE STRUCTURE ONTO FLATWORK OR PAVED AREAS, THE AREA SHOULD BE WATERTIGHT IN ORDER TO ELIMINATE INFILTRATION NEXT TO THE BUILDING. JOINTS SHOULD BE SEALED AGAINST MOISTURE PENETRATION.
11. UTILITY DITCHES SHOULD BE BACKFILLED SO THAT THEY DO NOT BECOME CONDUITS THAT ALLOW SURFACE WATER TO FLOW ADJACENT TO OR BELOW THE FOUNDATION. THIS CAN BE ACCOMPLISHED BY THE USE OF CLAY PLACED WITHIN THE TRENCH BACKFILL.

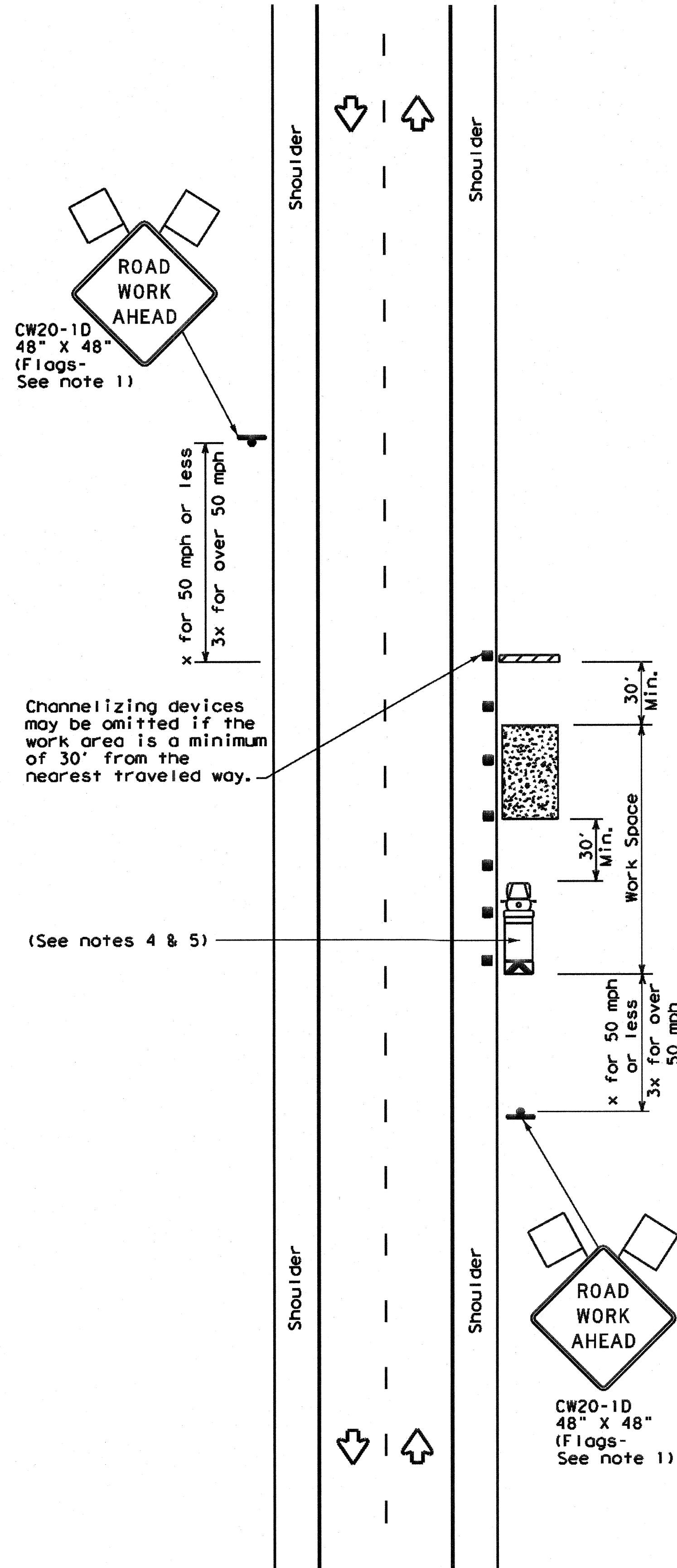
(Also known as 705 E. Davis Street/F.M. 1807)

D&M **DAVIS & McDILL, Inc.**
(A Texas licensed engineering firm # F-8439)
ENGINEERS
P.O. BOX 428, Waxahachie, Texas 75168
Phone: (409) 872-2322, 11025

Sheet 4-A

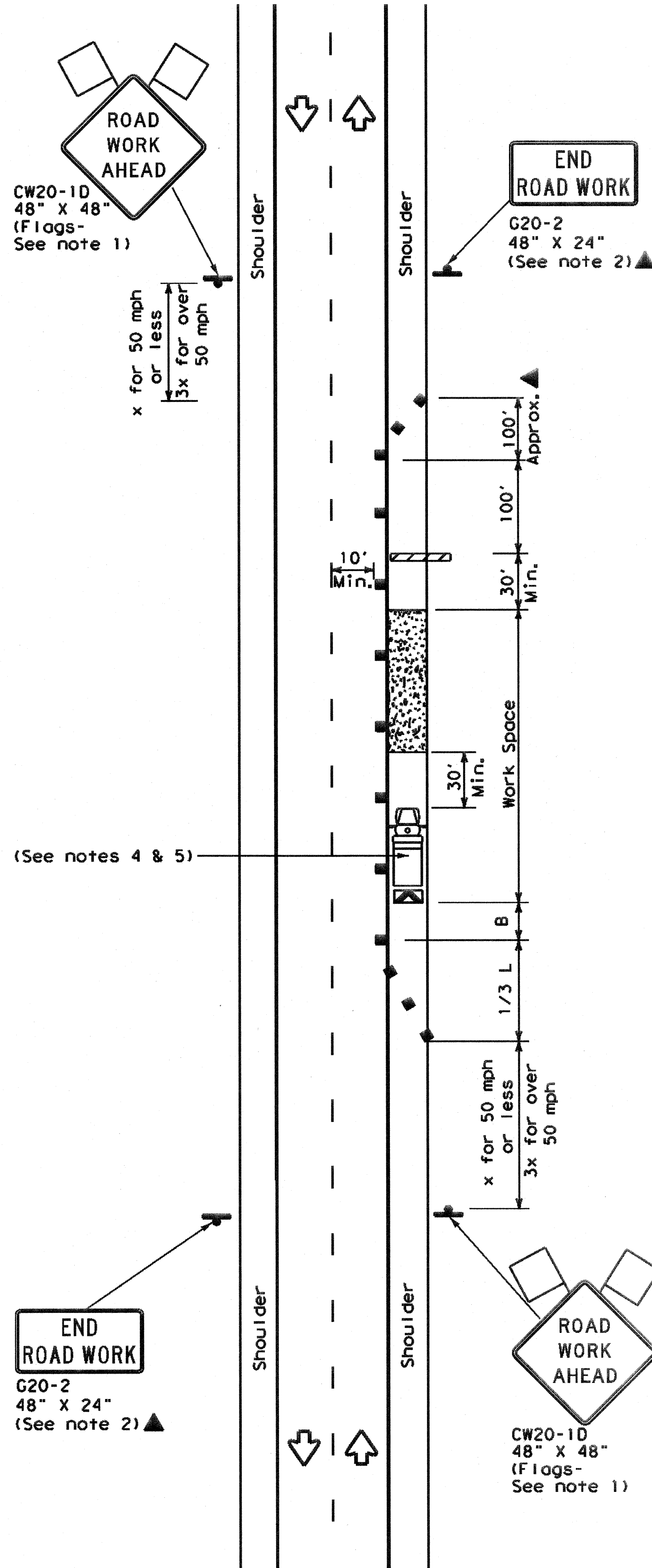
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:



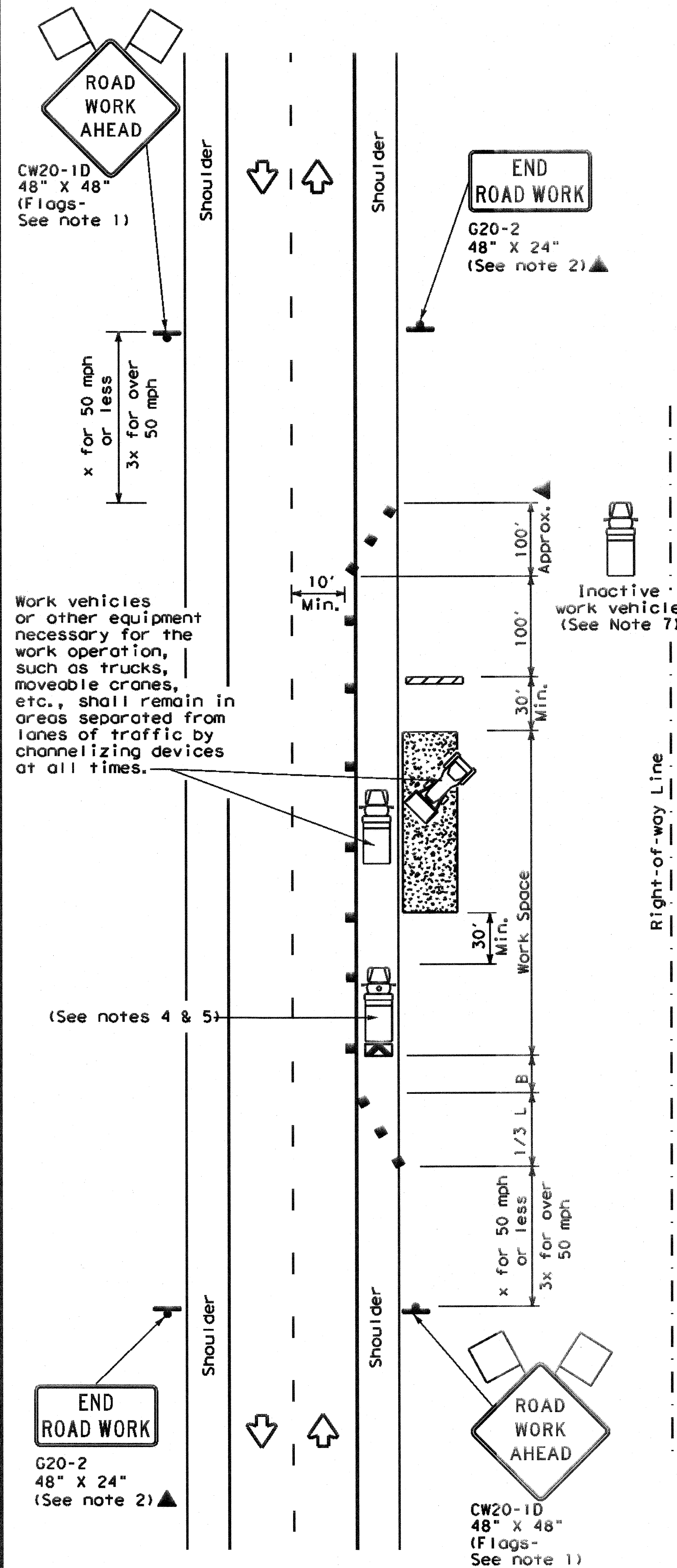
TCP (2-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (2-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (2-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

- Flags attached to signs where shown, are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
- Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
- Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP (2-1) - 18

FILE: tcp2-1-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98				
8-95 2-12				
1-97 2-18				
DIST			COUNTY	SHEET NO.



Planning and Zoning Commission Meeting Management Report

Meeting Date: March 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of the Alvarado North Addition preliminary plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on February 28, 2023. Per Section 34-34.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential; however, the applicant requests a rezoning to the I-A District that is accompanied by a proposed amendment to the Public/Semi-Public land use category. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

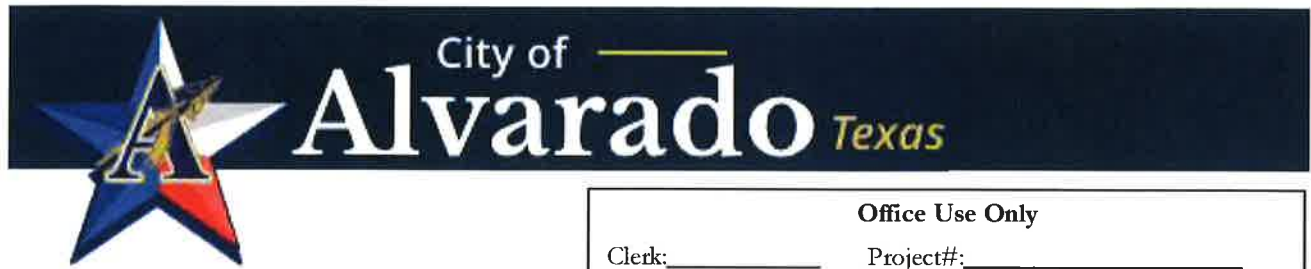
Staff suggests the Commission recommend to Council approval with conditions listed in the recommended conditions of approval letter attached.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Applicant's Memorandum
Location Map
Preliminary Plat
Draft Recommended Conditions of Approval Letter
City Engineer's Proportionality Determination



PLAT APPLICATION

Office Use Only	
Clerk: _____	Project#: _____
Fee: \$ _____	
Date Pd: _____	Check# or Cash: _____
Receipt#: _____	Received by: _____

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☒ Preliminary Plat ☐ Final Plat ☐ Plat Revision ☐ Administrative Plat

Title of Plat Lot 1, Block 1 Alvarado ISD Addition

Total Lots 1 Total Acres 22.781 ac. Current Zoning PD

Subdivision Name Alvarado ISD Addition Lots 1 Block(s) 1

Survey Name(s) J.M. Ross Survey Abstract No.(s) 737 Tract(s) 2021-154902

Address/Location 1220 N. Cummings

Applicant

Company or Name Alvarado ISD

Contact Name Thomas Bartkowski, PE

Address 102 S. Bill Jackson City Alvarado State TX Zip 76009

Telephone 817-953-2777 Email thomas.bartkowski@pelotonland.com

Owner (If Different)

Company or Name Agave Trails Development

Contact Name John Heilman Lot 1, Block 1 Alvarado ISD Addition

Address 300 Lamar St. City Roanoke State TX Zip 76262

Telephone 817-897-7737 Email john@briarpath.net

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing and not considered filed until accepted by the City Council.



Signature of Applicant, Owner, or Authorized Agent
Authorized Agent

January 30, 2023

Date

Planning Official

Fee: \$	
Date of P&Z Meeting	Date of Council Meeting
Signature of Planning Official	

FOR OFFICE USE ONLY		
Received By	Date Received	Date Approved

MEMORANDUM

TO: Justin French

FROM: Thomas Bartkowski, PE

DATE: January 30, 2023

SUBJECT: Preliminary Plat Application

This memorandum is intended to provide an overview of the proposed new Alvarado ISD North Elementary School.

Street Surfacing: All pavement within the site is intended to be concrete. Driveway connections to N. Cummings are intended to be asphalt as a temporary condition until the re-construction of N. Cummings into a major arterial.

Drainage: All drainage on-site will be private. The site generally drains from the northwest to the southeast. At the southeast corner of our site, we propose a detention pond.

Water Supply: Domestic water, irrigation water and water for fire suppression for our site will come from taps to the City's existing 8-inch waterline in N. Cummings.

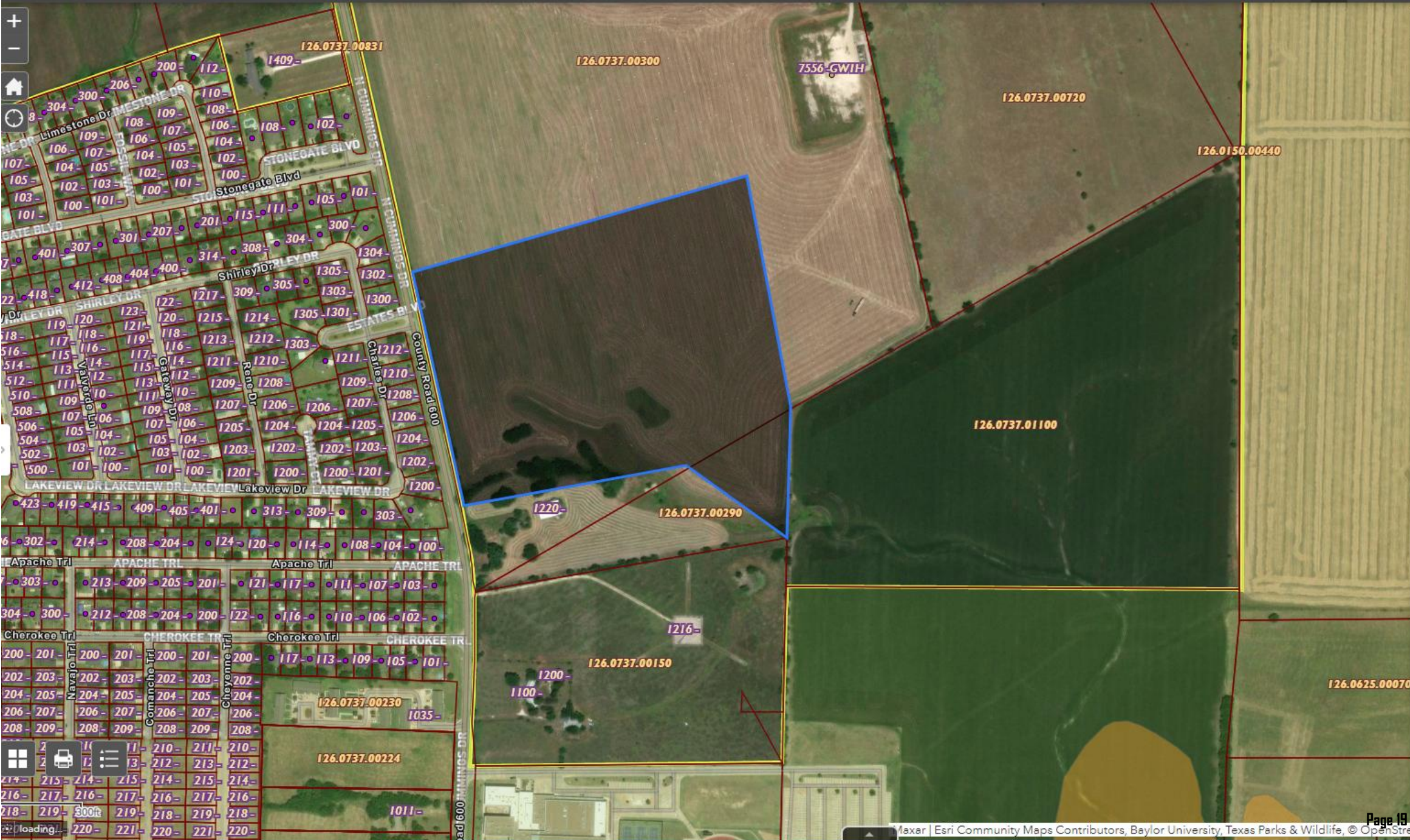
Sanitary Sewer: Due to topography of the site, we propose a sanitary sewer pump station. The pump station will be a private facility maintained by the District. We propose a 4-inch forcemain across our site. At Estates Blvd., we propose to cross N. Cummings by bore and tap into an existing City sanitary sewer manhole.

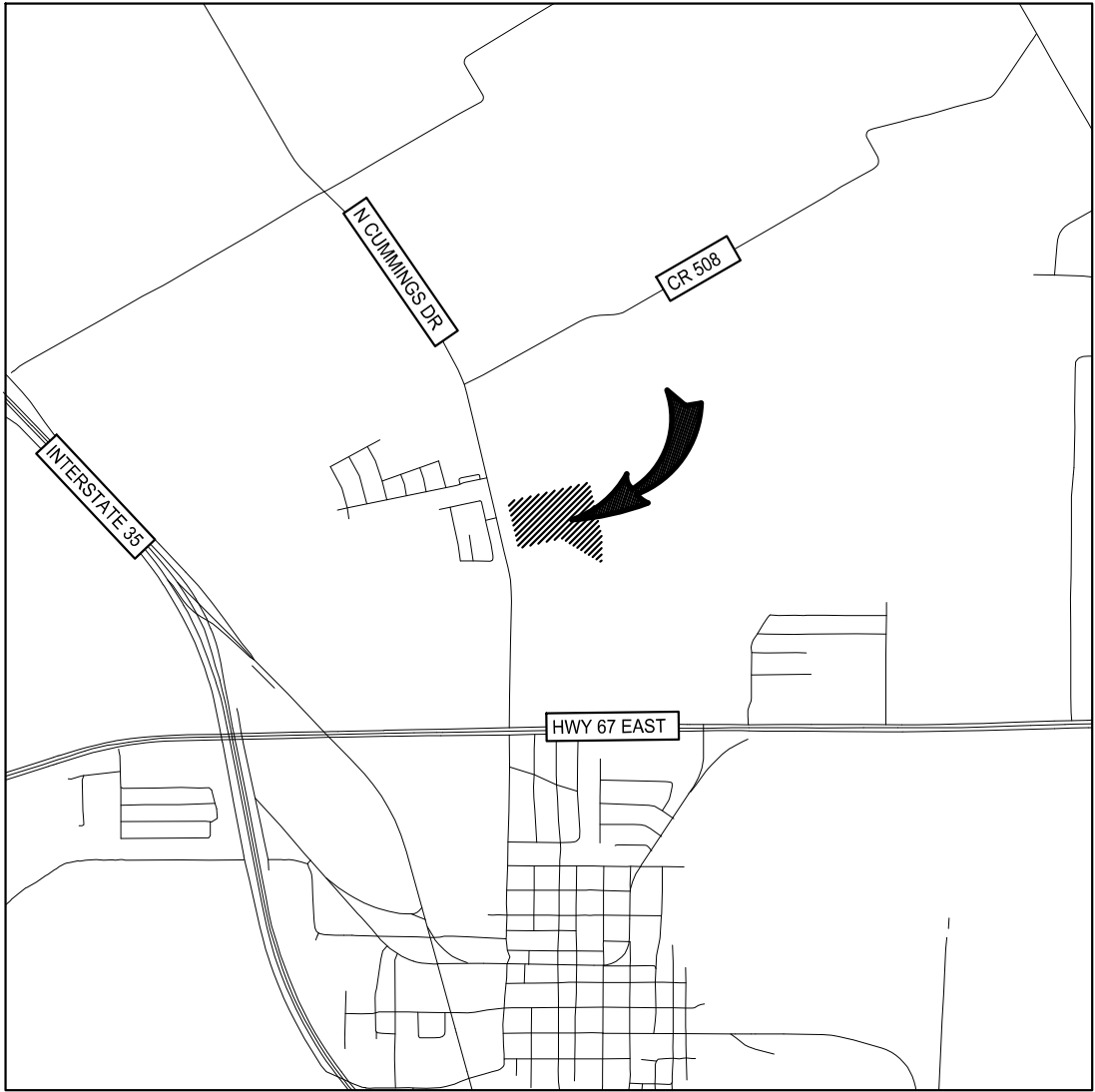
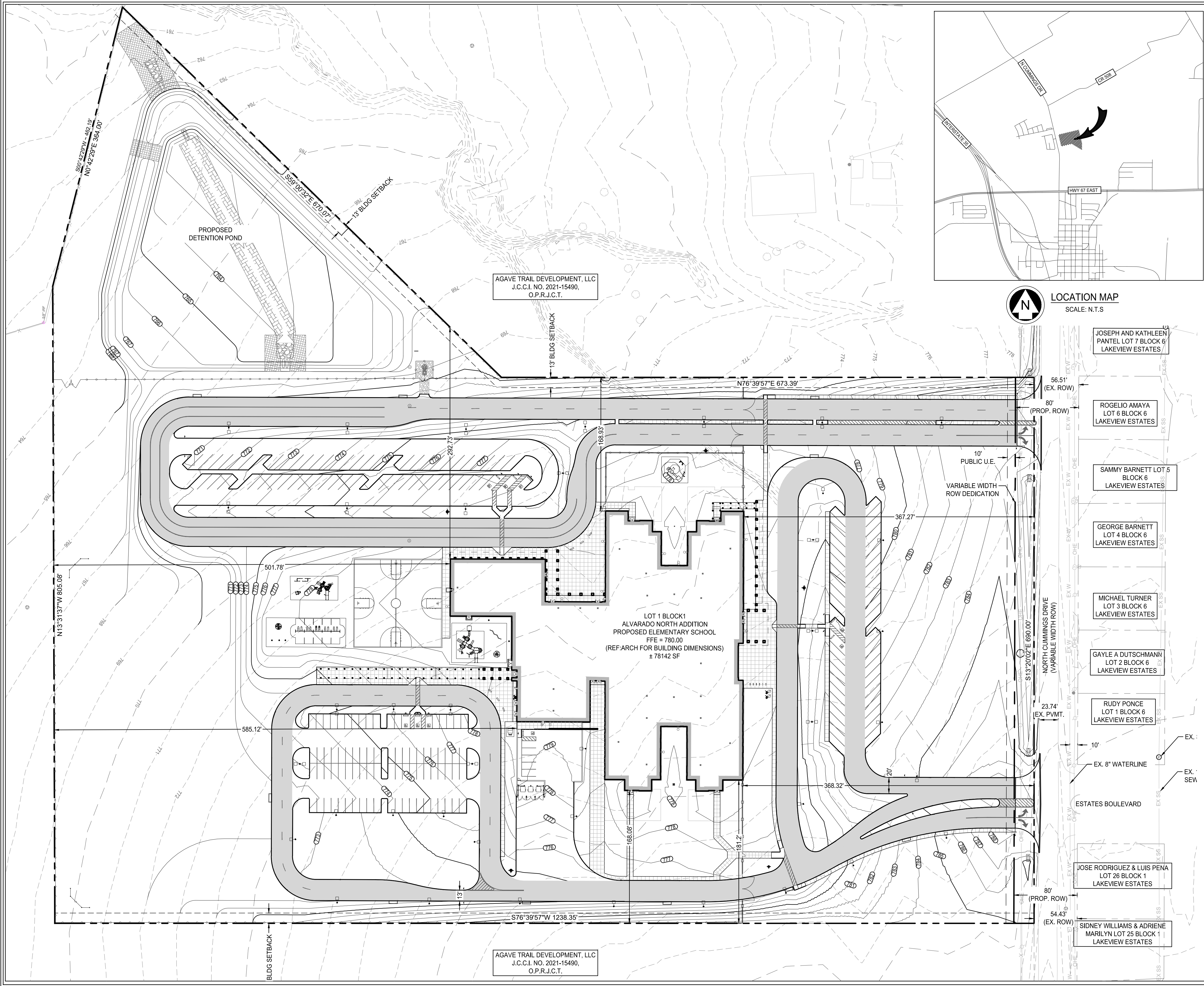
Owner:

Alvarado Independent School District
102 S. Bill Jackson
Alvarado, TX 76009
817-783-6800

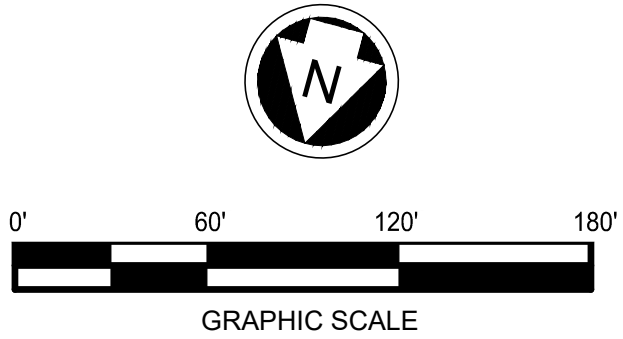
Engineer and Surveyor:

Peloton Land Solutions
500 West 7th Street
Suite 1300
Fort Worth, TX 76102
817-953-2777





LOCATION MAP
SCALE: N.T.S.



- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE

SITE DATA SUMMARY

BUILDING AREA	78,142 SF
TOTAL SITE AREA	22.8 AC
PROP. PARKING SPACES	181
PROP. ADA SPACES	8
TOTAL PARKING SPACES	189
BICYCLE PARKING	16

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J.M. ROSS SURVEY, ABSTRACT NUMBER 737, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO AGAVE TRAIL DEVELOPMENT, LLC RECORDED IN THE INSTRUMENT NUMBER 2021-15490 OF COUNTY RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID AGAVE TRACT,

THENCE N 13°20'11" W, 461.52 FEET WITH THE WEST LINE OF SAID AGAVE TRACT, TO THE POINT OF BEGINNING

THENCE DEPARTING SAID WEST LINE, OVER AND ACROSS SAID AGAVE TRACT, N 13°20'11" W, 690.00 FEET;

THENCE N 76°39'54" E, 1,238.35 FEET CONTINUING OVER AND ACROSS SAID AGAVE TRACT;

THENCE S 13°31'40" E, 793.46 FEET, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALVARADO INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2691, PAGE 258 OF COUNTY RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 00°38'00" W, 374.01 FEET WITH SAID WEST LINE;

THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID AGAVE TRACT, N 59°00'35" W, 667.50 FEET;

THENCE S 76°39'54" W, 673.21 FEET, CONTINUING OVER AND ACROSS SAID AGAVE TRACT TO THE POINT OF BEGINNING AND CONTAINING 992,321 SQUARED FEET OR 22.781 ACRES OF LAND, MORE OR LESS;

A PRELIMINARY PLAT FOR
**ALVARADO NORTH
ADDITION**
CONTAINING: LOT 1 - BLOCK 1
EXISTING 'PD-SF2' ZONING
BEING 22.781 ACRES OF LAND

SURVEYOR / ENGINEER
PELTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

DEVELOPER / OWNER
ALVARADO ISD
102 S. BILL JACKSON
ALVARADO, TX 76009
817-783-6800

REF. CASE #
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

PROJECT NO.	HUC22001
FILE PATH	G:\JOB\HUC22001_ALVARADO_ISD_NORTH_DESIGN\...
DRAWN BY	CGW
REVIEWED BY	KKA
DATE	FEBRUARY 26, 2023



City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

March 14, 2023

Peloton Land Solutions
Attn: Thomas Bartkowski, PE MBA
500 W. 7th Street, Suite 1300
Fort Worth, TX 76102
817.953.2777 ext. 277
Thomas.bartkowski@pelontonland.com

Re: Lot 1, Block 1 of the Alvarado North Addition Preliminary Plat

Dear Mr. Bartkowski,

This letter is to inform you that on March 14, 2023, the Alvarado Planning and Zoning Commission recommended conditional approval of the preliminary plat for the Alvarado North Addition with the conditions following conditions that must be addressed with the final plat submittal.

1. No creation of point discharge where one does not exist.
2. No lot-to-lot drainage.
3. Detention pond must be designed to detain to existing conditions for all required storm events. No adverse impacts are allowed.
4. Fire Marshall must review fire lane configuration as access around site is limited.
5. Provide the number of proposed students for this site for a fire flow analysis can be run in the City's hydraulic model with connection to the 8-inch water main to determine if connection to the planned 12-inch water main along N. Cummings Road is required.
6. Provide an offsite 20' sanitary sewer easement across the AISD property from Hwy 67 to the subject site for future gravity flow connection once the 12-inch sanitary sewer main is constructed by others. See City Engineer's comments on preliminary plat copy attached.
7. On the final plat, illustrate a portion of this offsite 20' sanitary sewer easement and label the instrument number dedicating this easement.
8. Submit a Traffic Impact Analysis (TIA) that accounts for vehicular and pedestrian traffic prior to final plat submittal to determine improvements warranted by the TIA. See City Engineer's comments on preliminary plat copy attached.
9. Provide a five-foot sidewalk easement outside the future right-of-way.
10. The engineering plans submitted with the final plat and building permit must include an ADA-compliant sidewalk within the five-foot sidewalk easement.
11. The engineering plans submitted with the final plat and building permit must include ADA-compliant sidewalk across N. Cummings Drive in line with the north or south side of Estates Boulevard.

Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

cc.

Alvarado Independent School District
Attn: Mark Ratcliff
PO Box 387
Alvarado, TX 76009
817.783.6800
markr@alvaradoisd.net

Agave Trails Development LLC
Attn: John R. Heilman
300 Lamar St.
Roanoke, TX 76262
817.897.7737
agavedevelopment@gmail.com

Att.

City Engineer Remarks on Preliminary Plat Copy



Planning and Zoning Commission Meeting Management Report

Meeting Date: March 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Hold a public hearing and consideration and action on the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of a zoning change from Planned Development (PD) District to Institutional Overlay – Agricultural (I-A) District on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive, and an amendment to the Future Land Use map in the Alvarado Comprehensive Plan.

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. Low Density Residential development will generally be single-family detached homes at approximately four dwelling units per acre. The requested zoning of I District is an overlay zone that is intended to provide for uses of a generally noncommercial institutional and/or group quarter character. Such uses typically involve densities or arrangements which are not permitted by right in low and medium density residential areas but which often have residential characters or have symbiotic relationships with residential neighborhoods. The I District is approved as a prefix on other zoning districts to allow in appropriate circumstances for institutional type uses that are typically regulated by state or federal law. Accompanying this rezoning request is a request to amend the City's Future Land Use map to have the subject site located within the Public/Semi-Public future land use category.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend to Council approval of the requested zoning and the corresponding amendment to the Future Land Use map as stated in the drafted Ordinance 2023-0006.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Applicant's Exhibits
Location Map
Future Land Use Map
Zoning Map
Property Owner Notice List
Notices
Institutional Overlay Quick Reference
Agricultural District Quick Reference
Drafted Ordinance 2023-0006

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

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

NAME OF APPLICANT: Alvarado Independent School District PH: (817) 783-6800

MAILING ADDRESS: 102 S. Bill Jackson, Alvarado, TX 76009

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

NAME OF OWNER: Agave Trails Development PH: (817) 897-7737

MAILING ADDRESS: 300 Lamar St., Roanoke, TX 76262

STREET ADDRESS OF PROPERTY: 1220 N. Cummings ACREAGE: 22.781 ac.

LEGAL DESCRIPTION: See Attached

PRESENT ZONE OF PROPERTY: PD PRESENT USE: Agriculture

REQUESTED ZONE: Institutional PROPOSED USE: Elementary School

REASON FOR CHANGE: Zoning change to allow elementary school

USAGE OF ADJACENT PROPERTY NORTH: Proposed residential

SOUTH: Proposed multi-family

EAST: Proposed residential

WEST: Existing residential

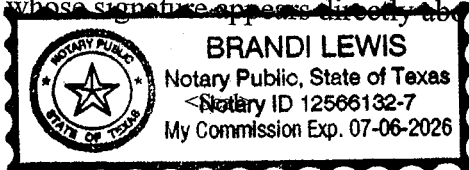
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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 23rd day of February 2023, by the person whose signature appears directly above. RL



[Signature]
Notary Public in and for The State of Texas.
My Commission expires _____

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

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

NAME OF APPLICANT: Alvarado Independent School District PH: (817) 783-6800

MAILING ADDRESS: PO Box 387
~~102 S. Bill Jackson~~, Alvarado, TX 76009

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

NAME OF OWNER: Agave Trails Development PH: (817) 897-7737

MAILING ADDRESS: 300 Lamar St., Roanoke, TX 76262

STREET ADDRESS OF PROPERTY: 1220 N. Cummings ACREAGE: 22.772 acres
~~22.781 ac.~~

LEGAL DESCRIPTION: See Attached

PRESENT ZONE OF PROPERTY: PD PRESENT USE: Agriculture

REQUESTED ZONE: Institutional PROPOSED USE: Elementary School

REASON FOR CHANGE: Zoning change to allow elementary school

USAGE OF ADJACENT PROPERTY NORTH: Proposed residential

SOUTH: Proposed multi-family

EAST: Proposed residential

WEST: Existing 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: _____

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

OWNER: _____

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

<Seal>

Notary Public in and for The State of Texas.

My Commission expires _____ Page 26 of 74

LETTER OF AUTHORIZATION FOR REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO **THOMAS BARTKOWSKI, PE**

ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY, TO FILE AND PRESENT APPLICATIONS FOR A CHANGE IN ZONING AND PLATTING TO THE CITY OF ALVARADO, TEXAS, FOR THE FOLLOWING PROPERTY:

LOT 1, BLOCK 1 ALVARADO ISD ADDITION (LEGAL DESCRIPTION ATTACHED)

ACKNOWLEDGEMENTS:

I understand that if I am not present or represented at the public hearings, the Planning and Zoning Commission may dismiss the request, which constitutes a recommendation that the request be denied. I further understand that if I am not present or represented at the City Council hearing, the City Council may deny the request.

I reserve the right to withdraw this proposal at any time within 14 days from the deadline filing date, upon written request filed with the City of Alvarado, and such withdrawal shall immediately stop all proceedings thereon; provided, however, a withdrawal filed any time after said 14 days shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal after public notice nor upon denial of my case by the Commission or Council.

THIS AUTHORIZATION WILL REMAIN IN FORCE UNLESS REVOKED BY WRITTEN NOTICE.

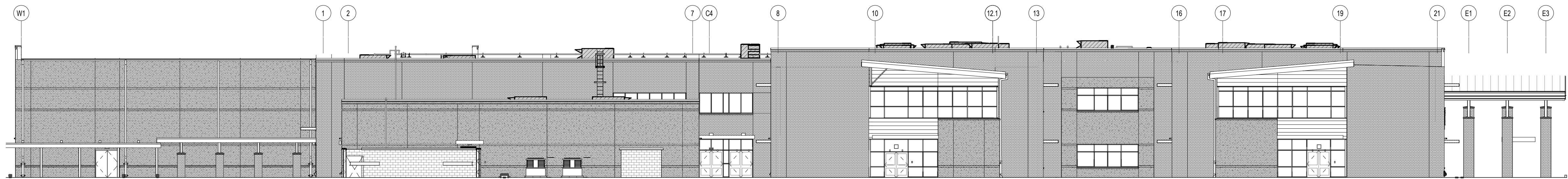
OWNER'S SIGNATURE of the above described property: _____

OWNER'S NAME (printed) Mark Ratcliff, Alvarado ISD

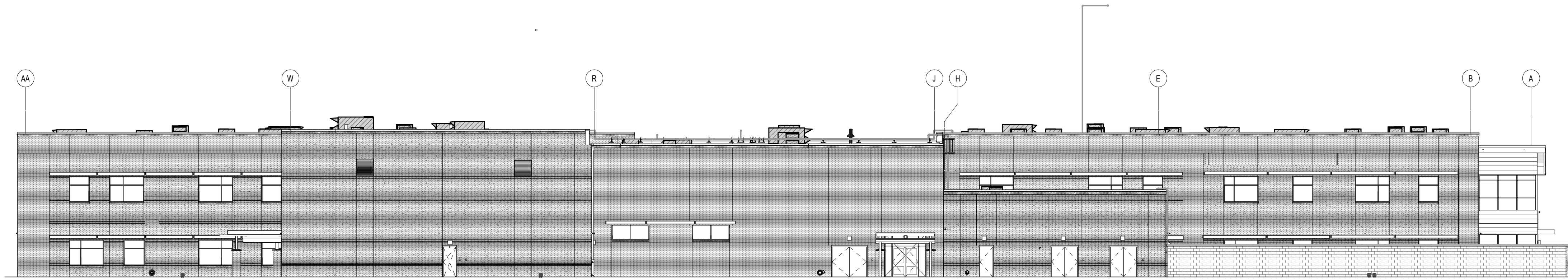
ADDRESS and ZIP 102 S. Bill Jackson, Alvarado, TX 76009

TELEPHONE: 817-783-6800 EMAIL: markr@alvaradoisd.net

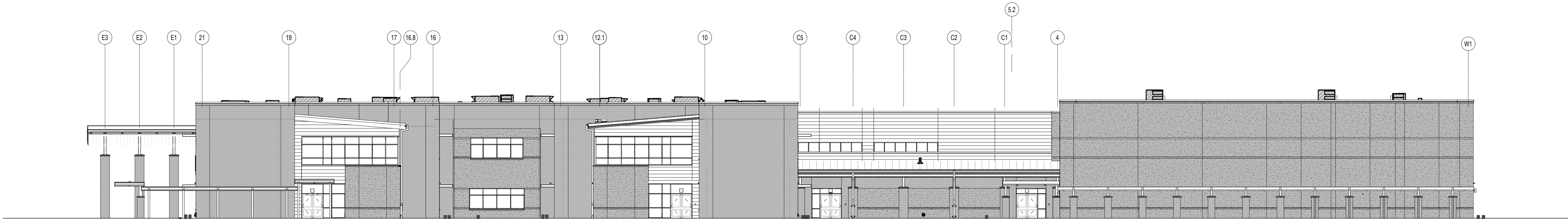




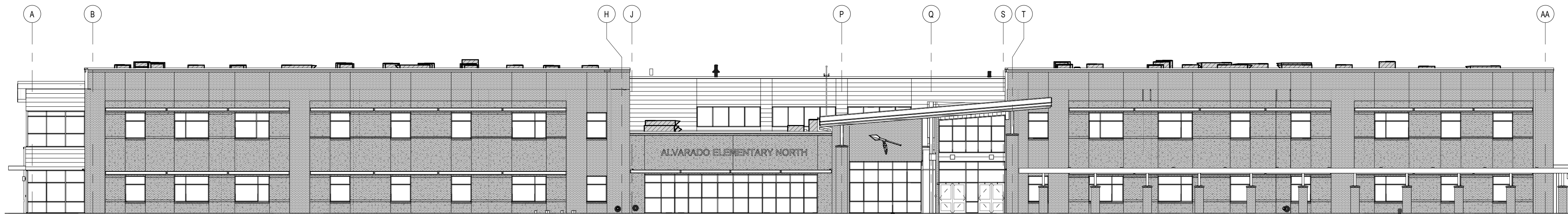
4 OVERALL EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



3 OVERALL EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

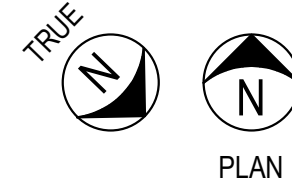
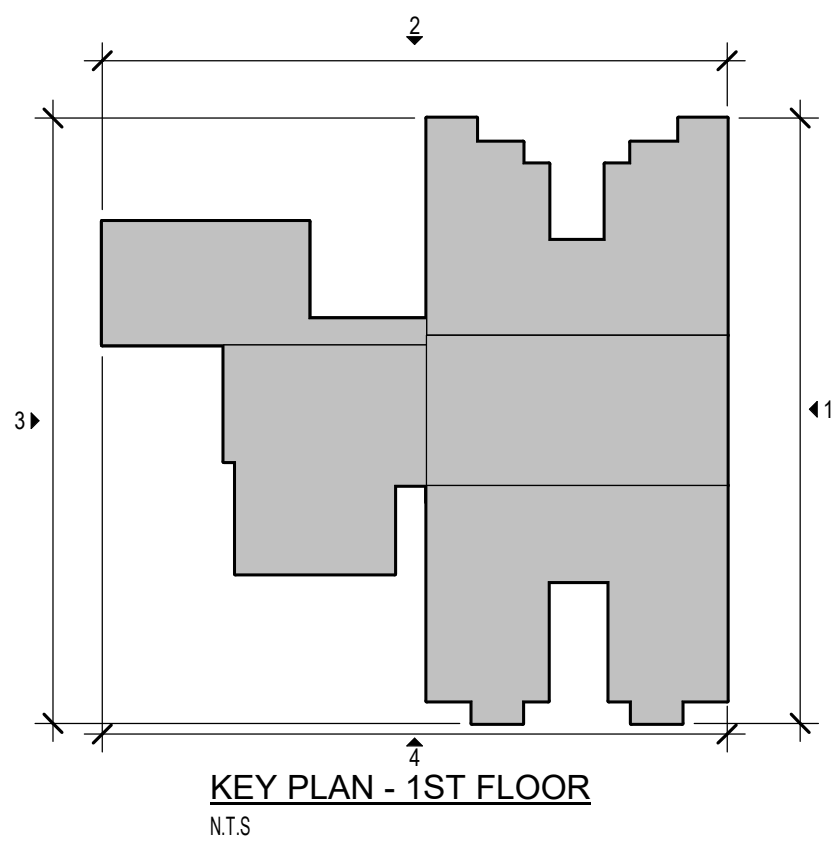


2 OVERALL EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



1 OVERALL EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

BR001 - ACME BRICK MODULAR - DOVE GRAY
BR002 - ACME BRICK MODULAR - CHARCOAL GRAY
MP001 - PAC-GLAD HIGHLINE S1 - COLOR ZINC
WALL PANEL
STANDING SEAM ROOF
CANOPIES
FIXED SUN SCREEN S



NEW ALVARADO ELEMENTARY NORTH
FOR
ALVARADO I.S.D.
ALVARADO, TEXAS

DRAFT
COPY ONLY

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

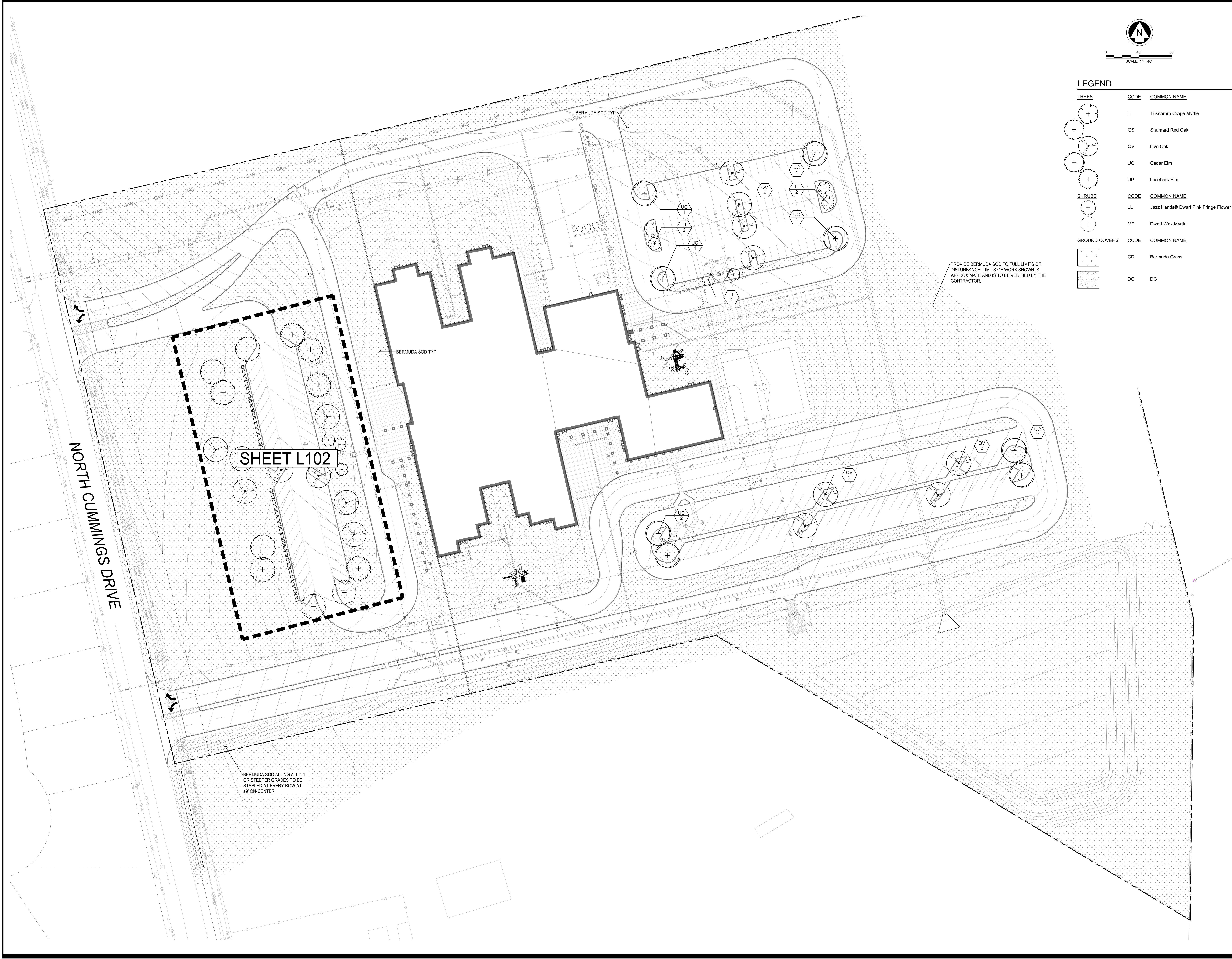
Lowell Taylor
TX 20434

Huckabee

AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANGELO • WACO
www.huckabee-inc.com
800.687.0229

OVERALL EXTERIOR
ELEVATIONS

VOLUME
Job No.
1803-01-01
Sheet No.
A5.01
Drawn By:
JH
Date:
02.08.2023



BENCHMARKS

BM #300 P CRS "S&A CONTROL"
NORTHING = 6841545.53
EASTING = 2366735.49
ELEVATION = 762.85
BM #301 P CRS "S&A CONTROL"
NORTHING = 6841622.21
EASTING = 2366600.90
ELEVATION = 774.36
BM #306 P CRS "S&A CONTROL"
NORTHING = 6841488.69
EASTING = 2365915.40
ELEVATION = 796.99
BM #307 P CRS "S&A CONTROL"
NORTHING = 6840862.54
EASTING = 2365202.49
ELEVATION = 786.85
BM #308 P CRS "S&A CONTROL"
NORTHING = 6839613.55
EASTING = 2365437.36
ELEVATION = 781.49
BM #310 "C" CUT IN CONC. SET
NORTHING = 6839774.46
EASTING = 2366184.65
ELEVATION = 768.72
BM #311 P CRS "S&A CONTROL"
NORTHING = 6840594.83
EASTING = 2366566.26
ELEVATION = 768.11

Date

Revision /

NEW ALVARADO ELEMENTARY NORTH
FOR
ALVARADO I.S.D.
ALVARADO, TEXAS

Project:



PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF,

James K. Kuber, P.E. 01/11/2023

Huckabee

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HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.887.0228

LANDSCAPE
PLANTING PLAN

PACKAGE	VOLUME
Job No. 1803-01-01	Sheet No.
Drawn By: TSM	L101
Date: 01/11/23	

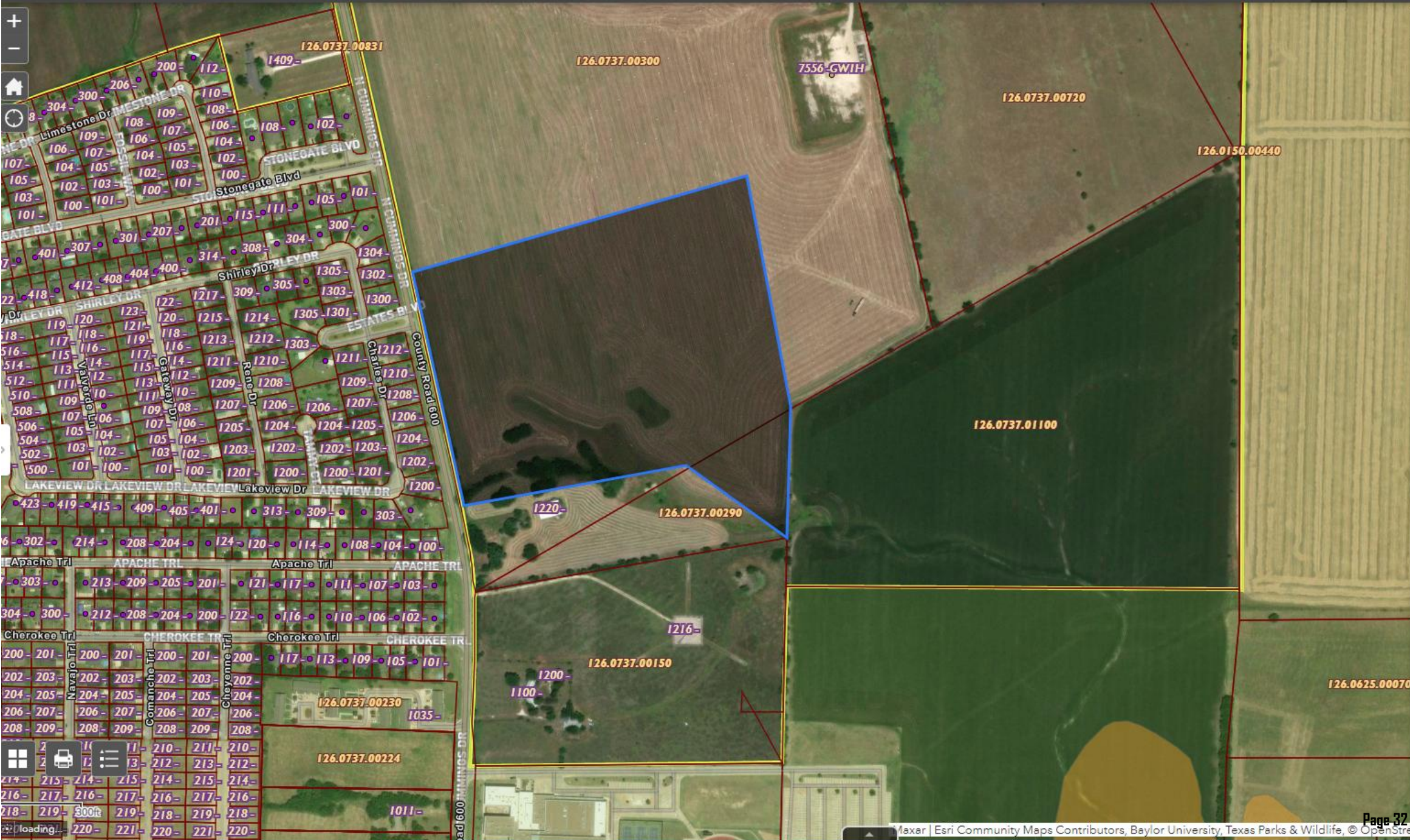
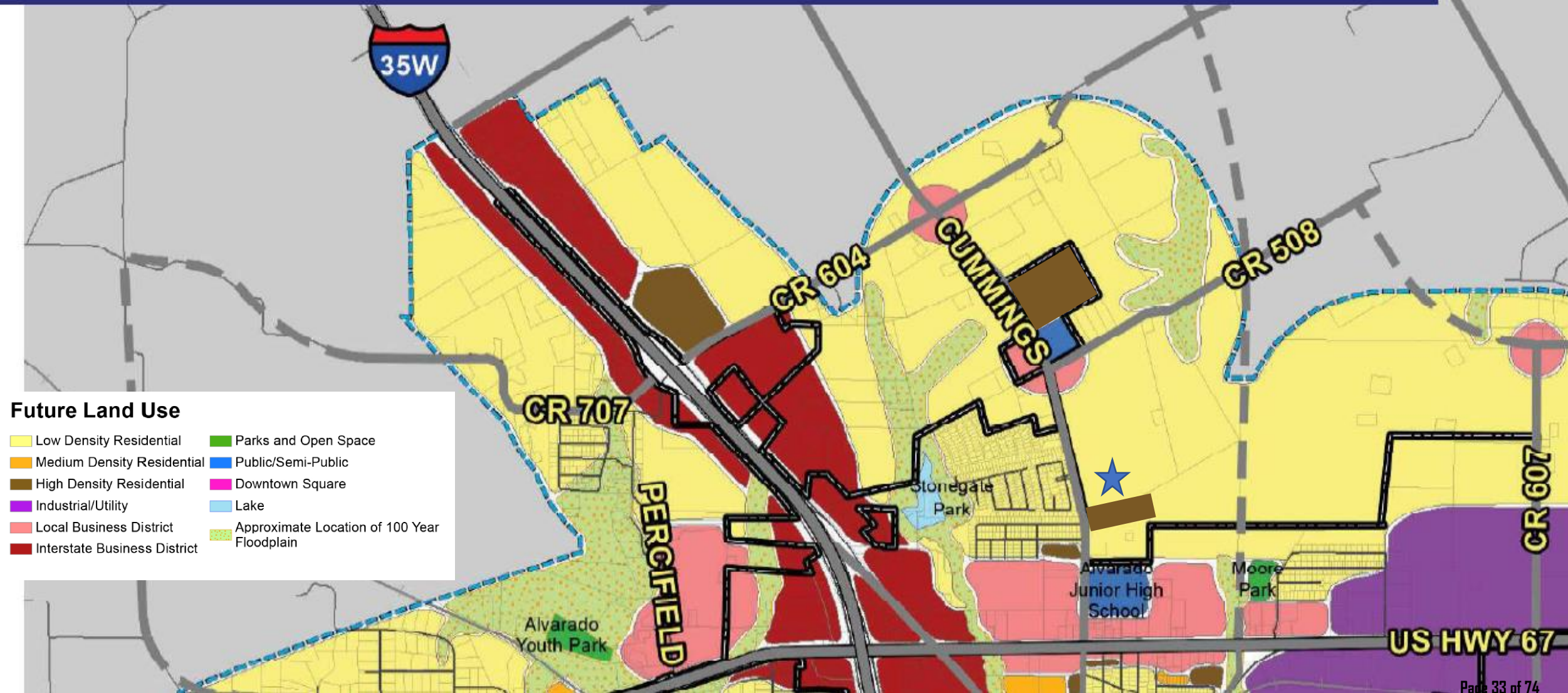
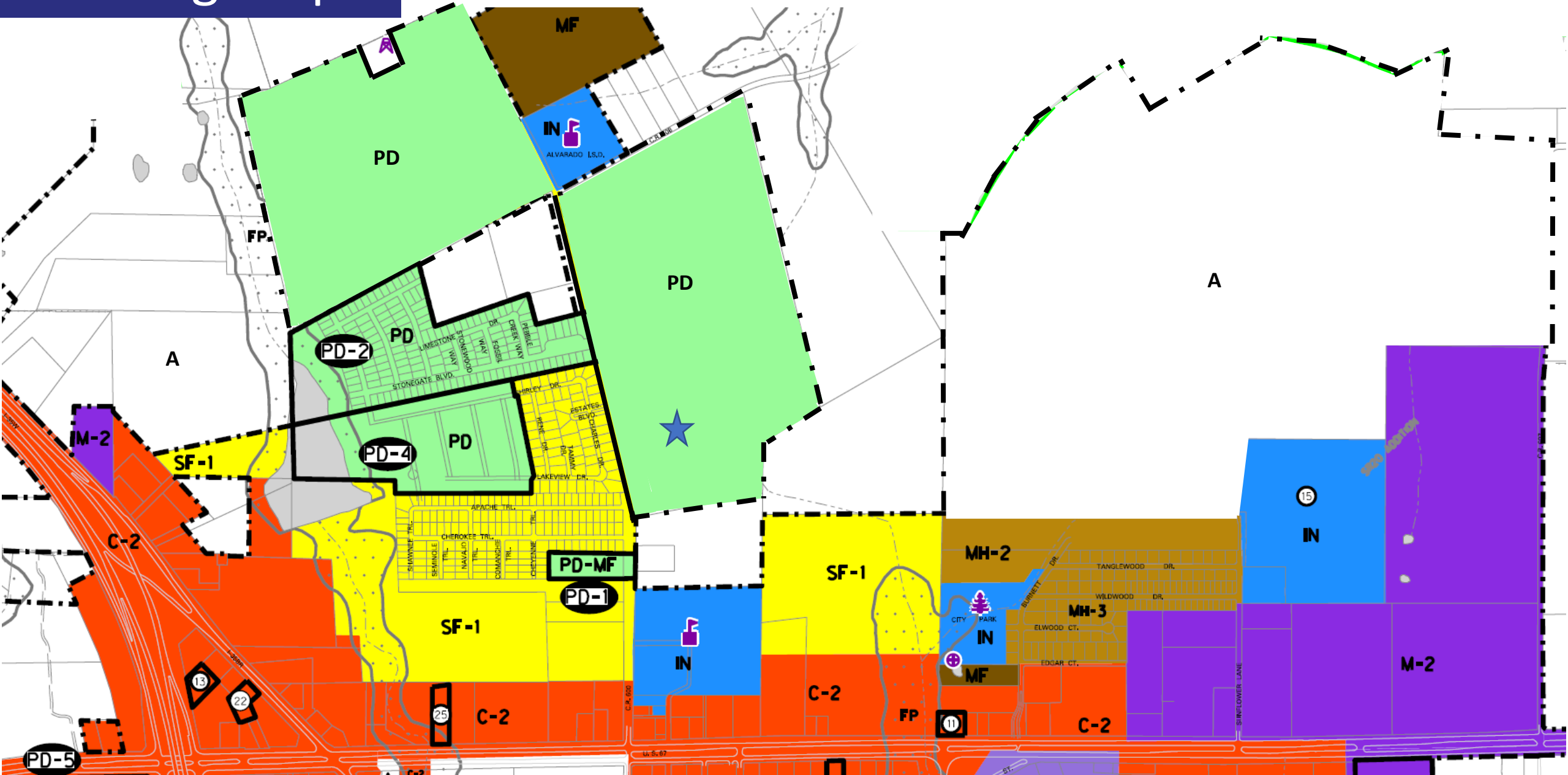


Figure 18. Future Land Use



Zoning Map



Alvarado Address	Owner within 200 Feet	Mailing Address	City	State	Zip Code
1100 N. Cummings Dr.	Janie Lou Kirkland	PO Box 1250	Alvarado	TX	76009
1000 N. Cummings Dr.	Alvarado ISD	102 S. Bill Jackson	Alvarado	TX	76009
1220 N. Cummings Dr.	Agave Trail Development LLC	300 Lamar St.	Roanoke	TX	76262
1306 Charles Dr.	Marlon Ray Read	1306 Charles Dr.	Alvarado	TX	76009
1304 Charles Dr.	Antonio & Joan Muniz	PO Box 304	Alvarado	TX	76009
1302 Charles Dr.	Sidney R. Williams Etux	1302 Charles Dr.	Alvarado	TX	76009
1300 Charles Dr.	Jose Luis Pena Rodriguez	1300 Charles Dr.	Alvarado	TX	76009
1212 Charles Dr.	Rudy Ponce	1212 Charles Dr.	Alvarado	TX	76009
1210 Charles Dr.	Gayle A. Dutschmann	1210 Charles Dr.	Alvarado	TX	76009
1208 Charles Dr.	Michael S. Turner Etux	1208 Charles Dr.	Alvarado	TX	76009
1206 Charles Dr.	George M. Barnett	PO Box 133	Alvarado	TX	76009
1204 Charles Dr.	Sammy C. Barnett Etux	1204 Charles Dr.	Alvarado	TX	76009
1202 Charles Dr.	Rogelio Amaya Etux	1202 Charles Dr.	Alvarado	TX	76009
1200 Charles Dr.	Kathleen M. Pantel Etvir	1200 Charles Dr.	Alvarado	TX	76009
301 Lakeview Dr.	Robert Gregg Cly	301 Lakeview Dr.	Alvarado	TX	76009

	Owner, Applicant, ISD	Mailing Address	City	State	Zip Code
Owner	Agave Trails Development LLC	300 Lamar St.	Roanoke	TX	76262
Applicant	Alvarado Independent School District	102 S. Bill Jackson	Alvarado	TX	76009
Agent	Thomas Bartkowski, PE	500 West 7th Street, Suite 1300	Fort Worth	TX	76102



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

February 27, 2023

Peloton Land Solutions
Attn: Thomas Bartkowski, PE MBA
500 W. 7th Street, Suite 1300
Fort Worth, TX 76102
817.953.2777 ext. 277
Thomas.bartkowski@pelontonland.com

The City of Alvarado has received your request for a zoning change from PD District to I-A District on 22.8 acres known as a portion of Tract 6 in the J.M. Ross Survey, in the 1200 block of N. Cummings Drive, and amending the Future Land Use map of the Alvarado Comprehensive Plan.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Tuesday, the 14th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this requested zoning change. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 20th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this requested zoning change.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

February 27, 2023

Alvarado Independent School District
Attn: Mark Ratcliff
PO Box 387
Alvarado, TX 76009
817.783.6800
markr@alvaradoisd.net

The City of Alvarado has received your request for a zoning change from PD District to I-A District on 22.8 acres known as a portion of Tract 6 in the J.M. Ross Survey, in the 1200 block of N. Cummings Drive, and amending the Future Land Use map of the Alvarado Comprehensive Plan.

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For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

February 27, 2023

Agave Trails Development LLC
Attn: John R. Heilman
300 Lamar St.
Roanoke, TX 76262
817.897.7737
agavedevelopment@gmail.com

The City of Alvarado has received your request for a zoning change from PD District to I-A District on 22.8 acres known as a portion of Tract 6 in the J.M. Ross Survey, in the 1200 block of N. Cummings Drive, and amending the Future Land Use map of the Alvarado Comprehensive Plan.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Tuesday, the 14th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this requested zoning change. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 20th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this requested zoning change.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org



City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ♦ www.cityofalvarado.org

February 27, 2023

Dear Property Owner,

The City of Alvarado has received the request made by Alvarado Independent School District for a zoning change from PD District to I-A District on 22.8 acres known as a portion of Tract 6 in the J.M. Ross Survey, in the 1200 block of N. Cummings Drive, and amending the Future Land Use map of the Alvarado Comprehensive Plan.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Tuesday, the 14th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this requested zoning change. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 20th day of March 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this requested zoning change.

According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the requested zoning change. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French, AICP
Community Development Director
City of Alvarado
frenchj@cityofalvarado.org

PUBLIC NOTICE

Notice is hereby given that the Alvarado Planning and Zoning Commission will conduct a public hearing at their regularly scheduled meeting in the Council Chambers at Alvarado City Hall on Tuesday, March 14, 2023 at 6:30 P.M. to consider and act on the items below.

Application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of a zoning change from PD District to I-A District on 22.8 acres known as a portion of Tract 6 in the J.M. Ross Survey, A-737, addressed in the 1200 block of N. Cummings Drive, and amending the Future Land Use map of the Alvarado Comprehensive Plan.

The Alvarado City Council will also conduct a public hearing and consider the recommendations of the Planning and Zoning Commission regarding the above matter on Monday, March 20, 2023 at 6:30 p.m. in the Council Chambers at Alvarado City Hall, 104 W. College Avenue.

Sec. 42-34. I institutional district.

- (a) *Purpose.* The I district is an overlay zone that is intended to provide for uses of a generally noncommercial institutional and/or group quarters character. Such uses typically involve densities or arrangements which are not permitted by right in low and medium density residential areas but which often have residential characteristics or have symbiotic relationships with residential neighborhoods. The I district is approved as a prefix on other zoning districts to allow in appropriate circumstances for institutional type uses that are typically regulated by state or federal law.
- (b) When a zoning district is overlaid with the I institutional prefix, buildings or land may be used for the following uses, in addition to those uses allowed in the underlying zoning district:

USE	PARKING REGULATIONS
Accessory building to main use	1 space per employee to be occupying the building
Assisted living facility	1 space per employee to be occupying the building
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
Civic center	10 spaces plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet. In an auditorium is included as 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
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, public or 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
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
Dormitory	1 space for each 2 beds
Electrical transmission line	0 spaces
Field or sales office, temporary	1 space per employee
Garage, private	1 space per employee to be occupying the garage
Hospital (acute care)	1 space for every 2 beds
Hospital (chronic care); long term health care facility	1 space for each 2 beds
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

Local utility distribution lines	0 spaces
Mobile food vendor	0 spaces
Museum or art gallery	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)
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Parking lot or parking garage, automobile	1 space per employee, plus 1 space per vehicle to be parked
Retirement housing	1 space for each 6 beds per unit
Rodeo arena and grounds	1 space for every 4 seats or bench seating
School, commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
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
School, trade	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
School, trade or commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Sewage pumping station	0 spaces
Telephone line	0 spaces
Transit station or turnaround	1 space per intended user
Water pumping station or well	0 spaces
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

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

USE	PARKING REGULATIONS
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
Community home	1 space per employee to be occupying the building
Electrical substation	1 space per employee
Exhibition area	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Fairgrounds	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Fraternal organization, lodge or civic club	1.25 spaces per 200 square feet

Gas metering station	1 space per employee
Heliport or heliport	1 space if located on the ground
Household care facility	1 space per employee
Household care institution	1 space per employee
Prison, jail or place of incarceration	1 space per employee plus 1 space for every 200 square feet of visitor floor area
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Racetrack	1 space for every 4 seats or bench seating
Radio, TV or microwave operation, amateur or commercial. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Vendor, stationary	1 space per 200 square feet of gross floor area

(d) *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 I district.

(e) *Development requirements.*

Minimum lot area:	None
Minimum lot width:	60 linear feet
Minimum lot depth:	80 linear feet
Minimum front yard:	25/35/linear feet ¹
Minimum side yard:	Footnote 13/10/15 linear feet ²
Minimum rear yard:	Footnote 18
Maximum ground coverage:	None
Maximum density per acre:	NA
Height:	35 linear feet

¹ 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.

² 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; the third number is the required setback for a side yard abutting a collector or major street.

(f) *Development criteria.* Unless otherwise specifically provided in this section, every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet and a maximum of ten feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yards. All outside storage shall be placed upon an all-weather hard surface. The screening requirements set forth above shall not apply to:

(1) Off-street parking of motor vehicles in operable condition;

-
- (2) Off-street loading; and
 - (3) Permitted display of merchandise for sale to the public.
- (Ord. No. 2015-005, § 1, 4-20-2015)

Sec. 42-20. A agricultural district.

- (a) *Purpose.* The A district is intended to apply to land situated on the fringe of an urban area which is currently used for agricultural purposes, and which may become an urban area in the future. Therefore, the agricultural activities conducted in the A district should not be detrimental to urban land uses and the intensity of use permitted in this district is intended to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.
- (b) *Permitted uses and parking regulations.* In the A agricultural 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 buildings and structures clearly incidental to agricultural operations, including but not limited to barns, stables, equipment sheds, granaries, private garages, pump houses, and servants quarters not for rent, provided that the total area of buildings and structures shall be limited to ten percent of the gross land area of the tract.	1 space per employee to be occupying the building
Carport, private	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
Country club (private)	1 space for each 250 square feet of gross floor area or for every 5 members, whichever is greater
Electrical substation	1 space per employee
Electrical transmission line	0 spaces
Farm, ranch, or orchard	1 space per employee
Garage, private	0 spaces
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Greenhouse or plant nursery, noncommercial	1 space per employee
Greenhouse or plant nursery, commercial	1 space per 200 square feet of floor area
Home occupation	0 spaces
Kennel	1 space per 200 square feet of floor area
Local utility distribution lines	0 spaces
Nonprofit animal shelter	1 space per 200 square feet of floor area
Oil, gas, other mineral extraction	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
Park, playground or recreation center (public)	1 space per acre plus additional parking per facility constructed as herein provided
Railroad track and right-of-way	1 space per employee

Riding academy or other equestrian related activities	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Sewage pumping station	0 spaces
Single-family dwellings on building lots of two acres or more in areas where said dwellings can be adequately served by city utilities or septic tanks located on the building lot provided	2 enclosed spaces per unit, must be attached to the main structure
Stable, private	1 space per employee
Swimming pool, private	0 spaces
Telephone exchange	1 space per employee
Telephone line	0 spaces
Temporary metal buildings of less than 600 square feet which are used for tool and supply storage	0 spaces
Transit station or turnaround	1 space per intended user
Water pumping station or well	0 spaces
Water storage, elevated or ground	0 spaces

(c) *Development requirements.*

Minimum lot area:	5 acres ¹
Minimum lot width at front building line:	100 linear feet
Minimum lot depth, average:	120 linear feet
Front setback	50 linear feet
Side setback	8/10/15 linear feet ²
Rear setback:	50 linear feet
Maximum ground coverage	10% of lot area
Maximum density per acre:	0.50 DU
Height:	45 linear feet

¹ Single-family dwellings require building lots of two acres or more.

² 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; the third number is the required setback for a side yard abutting a collector or major street.

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

USE	PARKING REGULATIONS
Assisted living facility	1 space per employee, plus 1 space for each 6 beds
Airport, landing field	1 space per employee, plus 1 space per stored vehicle
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
Community home	1 space per employee, plus 1 space for each 6 beds
Electric power generating plant	1 space per employee
Exhibition area	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load

Fairgrounds	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Feedlot, livestock	1 space per employee
Flea market	1.5 spaces for each 200 square feet of gross floor area or market area
Fraternal organization, lodge	1.25 spaces per 200 square feet
Fraternal organization, lodge or civic club	1.25 spaces per 200 square feet
Golf driving range	1 space per employee plus 1 space per 5,000 square feet of floor area
Guest house	1 space per unit
Hatchery	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
Heliport or heli-atop	1 space if located on the ground
Landfill	1 space per employee
Liquefied petroleum gas, storage and sale (no bulk plants)	1 space per employee plus 1 space for every 2000 square feet of floor area
Prison, jail or place of incarceration	1 space per employee plus 1 space for every 200 square feet of visitor floor area
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Racetrack	1 space for every 4 seats or bench seating
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Radio, TV or microwave operation, commercial. (See further regulations in section 42-55(i))	1 space per employee
Rodeo arena and grounds	1 space for every 4 seats or bench seating
School, trade or commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Sewage treatment plant	1 space per employee
Shooting range, target range	1 space per employee plus 1 space for every 5,000 square feet of floor area
Shops, office and/or storage area of public or private utility	1 space per employee
Solid waste transfer station	1 space per employee
Water treatment plant	1 space per employee

(Ord. No. 2015-005, § 1, 4-20-2015)

ORDINANCE NO. 2023-0006

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM A “PD” (PLANNED DEVELOPMENT) ZONING DISTRICT TO THE “I-A” (INSTITUTIONAL OVERLAY - AGRICULTURAL) ZONING DISTRICT, A PORTION OF TRACT 6 IN THE J. M. ROSS SURVEY, ABSTRACT NUMBER 737, BEING 22.8 ACRES ADDRESSED IN THE 1200 BLOCK OF N. CUMMINGS DRIVE, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS: PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council amends the Future Land Use map in the Alvarado Comprehensive Plan to change future land use designation from Low Density Residential to Public/Semi-Public for the property described in Exhibit A, to be consistent with the rezoning; and

WHEREAS, The City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

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

SECTION 1. That the Future Land Use map in the Alvarado Comprehensive Plan is hereby amended to change the future land use designation on the hereinafter described property and area as shown below:

Approximately 22.8 acres of land situated in the J. M. Ross Survey, Abstract Number 737 from Low Density Residential to Public/Semi-Public, in the

City of Alvarado, Johnson County, Texas, and more fully described in Exhibit A hereto.

SECTION 2. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the hereinafter described property and area as shown below:

Approximately 22.8 acres of land situated in the J. M. Ross Survey, Abstract Number 737 from a “PD” (Planned Development) zoning district to “I-A” (Institutional Overlay - Agricultural) zoning district, in the City of Alvarado, Johnson County, Texas, and more fully described in Exhibit A hereto.

SECTION 3. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 7. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 20th day of March, 2023 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Beth A. Walls, City Secretary

By: _____
Jacob Wheat, Mayor

EXHIBIT A

LEGAL DESCRIPTION

BEING THAT CERTAIN TRACT OF LAND SITUATED IN THE J.M ROSS SURVEY, ABSTRACT NUMBER 737, JOHNSON COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO AGAVE TRAIL DEVELOPMENT, LLC RECORDED IN THE INSTRUMENT NUMBER 2021-15490 OF COUNTY RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID AGAVE TRACT;

THENCE N 13°20'11" W, 461.52 FEET WITH THE WEST LINE OF SAID AGAVE TRACT, TO THE POINT OF BEGINNING

THENCE DEPARTING SAID WEST LINE, OVER AND ACROSS SAID AGAVE TRACT, N 13°20'11" W, 690.00 FEET;

THENCE N 76°39'54" E, 1,238.35 FEET CONTINUING OVER AND ACROSS SAID AGAVE TRACT;

THENCE S 13°31'40" E, 793.46 FEET, TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO ALVARADO INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2691, PAGE 258 OF COUNTY RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 00°38'00" W, 374.01 FEET WITH SAID WEST LINE;

THENCE DEPARTING SAID EAST LINE, OVER AND ACROSS SAID AGAVE TRACT, N 59°00'35" W, 667.50 FEET;

THENCE S 76°39'54" W, 673.21 FEET, CONTINUING OVER AND ACROSS SAID AGAVE TRACT TO THE POINT OF BEGINNING AND CONTAINING 992,321 SQUARED FEET OR 22.781 ACRES OF LAND, MORE OR LESS.



Planning and Zoning Commission Meeting Management Report

Meeting Date: March 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Presentation and possible action regarding the annual report of available parking in the Central Business District.

BACKGROUND & FINDINGS:

The Central Business District (CBD) is established to accommodate the unique characteristics of the historical center of the City and to ensure that future development in the CBD is compatible with maintaining the economic and historic integrity of the area. The CBD is designed to provide an area for shopping, dining, working, and entertainment which will remain active during evenings and weekends as well as standard work hours. See attached Section 42-33 *CBD Regulations*.

According to subsection (k), off-street parking requirements for uses in the CBD zone are not subject to the provisions of Section 42-782 *Special Off-street Parking Regulations* of the Alvarado Zoning Ordinance (located in attached Article X *Off-street Parking and Loading*). The zoning administrator shall be responsible for periodically (not less than annually) reporting to the Planning and Zoning Commission regarding the availability of parking in the CBD and the possible need for changes in this provision.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission direct staff to research and clarify where on-street parking is permissible on the shoulder of Hwy 67 Business (aka East and West College Avenue). In addition, staff suggests the Commission direct staff to build relationships with property owners in and around the CBD with intention to increase parking possibilities.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Section 42-33 *CBD Regulations*

Article X *Off-street Parking and Loading*

Exhibits

Sec. 42-33. CBD central business district.

- (a) *Purpose.* The CBD district is established to accommodate the unique characteristic of the historical center of the city and to ensure that future development in the CBD district is compatible with maintaining the economic and historic integrity of the area. The central business district is designed to provide an area for shopping, dining, working, residing, and entertainment which will remain active during evenings and weekends as well as standard work hours. Historically, the retail and cultural core of the city, the CBD includes the central downtown area of the city, extending from Patton Street to Atchley Street and from Spears Street to Sparks Street, the CBD is projected as a mixed-use district that will including residential, retail and commercial uses as set forth in this section.
- (b) *Permitted uses and parking regulations.* The CBD allows commercial, retail and residential-above-retail/commercial uses. Where a residential use occurs above a retail or commercial use, the facade of the building should differentiate between the two uses with architectural features, e.g., different window designs, contrasting exterior surfaces, harmonizing colors or other subtle distinctions. The minimum area for a residential unit that is located over a commercial/retail/office use shall be 650 square feet. In the CBD business district, no buildings or land shall be used or undertaken, and no buildings 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	1 space per employee to be occupying the building
Antique shop	1 space for every 200 square feet of floor area
Arts, crafts store (inside sales)	1 space for every 200 square feet of floor area
Bakery and confectionary, retail sales	1 space per 300 square feet of gross floor area
Bank, savings and loan, credit union	1 space per 200 square feet of gross floor area
Bar, tavern, nightclub	1 space per 300 square feet of gross floor area
Barbershop	1 space per 200 square feet of gross floor area
Beauty shop	1 space per 200 square feet of gross floor area
Bowling alley	Six spaces for each lane
Business service	1 space per 300 square feet of gross floor area
Candle manufacturing	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 per 1,000 square feet of gross floor area, whichever is greater
Custom personal service shop	1 space per 200 square feet of gross floor area
Discount, variety, or department store	1 space per 200 square feet of gross floor area
Drapery, needlework, or weaving shop	1 space per 300 square feet of gross floor area
Florist	1 space per 300 square feet of gross floor area
Furniture, appliance store	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
General merchandise indoor auction	1 space per 300 square feet of gross floor area
General merchandise store	1 space per 200 square feet of gross floor area
Gymnastic or dance studio	1 space for each three seats at maximum seating capacity, plus 1 space for each 200 square feet
Handcraft shop	1 space per 300 square feet of gross floor area
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
Local utility distribution lines	0 spaces
Mobile food vendor	0 spaces
Museum or art gallery	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
Office center	1 space per 300 square feet of gross floor area
Office, professional or general administrative	1 space per 300 square feet of gross floor area
Personal service shop	1 space per 200 square feet of gross floor area
Print shop	1 space per 300 square feet of gross floor area
Restaurant or cafeteria, without drive-in or drive-through service	1 parking space per 100 square feet of gross floor area
Tattoo parlor/body piercing studio	1 space per 200 square feet of gross floor area
Second hand store, furniture/clothing	1 space per 200 square feet of gross floor area
Service, retail	1 space per 200 square feet of gross floor area
Shopping center	1 space per 200 square feet of gross floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds 10 percent of the shopping center floor area, shall require an additional 1 parking space per 100 square feet of gross floor area
Studio (photographer, musician, artist)	1 space per 200 square feet of gross floor area
Telephone exchange	1 space per employee
Telephone line	0 spaces
Theater (indoor)	1 space for each 4 seats or bench seating spaces

(c) *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 CBD district.

(d) *Development requirements.*

Minimum lot area:	None
Minimum lot width:	None
Minimum lot depth:	None
Minimum front yard:	None
Minimum side yard:	None
Minimum rear yard:	None
Maximum ground coverage:	None
Maximum density per acre:	None
Height:	None

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

USE	PARKING REGULATIONS
Amusement, commercial (indoor or outdoor)	1 space for every 1,000 square feet of gross floor area
Arcade	1 space for every 200 square feet of floor area
Arts, crafts store (outdoor sales)	1 space for every 200 square feet of floor area or
Bakery and confectionary, commercial	1 space per 300 square feet of gross floor area
Building materials, hardware (inside storage)	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
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
Dance hall	1 space per 100 square feet of gross floor area
Exhibition area	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Food store; grocery store	1 space per 300 square feet of gross floor area
Forge plant	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 per 1,000 square feet of gross floor area, whichever is greater
Foundry (iron, steel, brass or copper)	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 per 1,000 square feet of gross floor area, whichever is greater
Glass products	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 per 1,000 square feet of gross floor area, whichever is greater
Metal dealer, crafted precious	1 space per 300 square feet of gross floor area
Metal fabrication	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 per 1,000 square feet of gross floor area, whichever is greater
Musical instrument manufacturing	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

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	space per 1,000 square feet of gross floor area, whichever is greater
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Parking lot or parking garage, automobile	1 space per employee, plus 1 space per vehicle to be parked
School, commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area

(f) *Masonry requirements.*

- (1) All single-story buildings hereafter constructed or placed in the CBD district shall have at least 75 percent of their 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 CBD district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.
- (3) All additions hereafter constructed to buildings in the CBD district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.

- (g) *Signs.* Projection signs may be erected in the CBD in accordance with the requirements of this subsection. The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line. The height of a projection sign shall not exceed four feet and shall be an integral part of the architectural design of the attached building. The vertical clearance of a projection sign shall be as shown below:

Vertical Clearance	Maximum Projection
7 feet or less	3 inches
7 — 8 feet	12 inches
8 feet or more	4 inches

Signs on commercial buildings should fit within existing features of the building's facade and not detract from or hide significant architectural details of the building. Sign styles common between the 1880's and 1950's are appropriate for the CBD.

(h) *Architectural guidelines.*

- (1) New development sites within the CBD shall not be permitted unless integrated with other historic buildings within the area to maintain the functional and visual appearance of the historic architectural style.
- (2) Buildings within the CBD shall be oriented toward the streets and pedestrian traffic in order to create a cohesive, pedestrian-oriented development plan. Building fronts and sidewalks may also be maintained for outdoor uses such as cafes, restaurant seating, street side seating, etc. Parking areas may be located in the front or rear of buildings to improve the overall appearance of the development from the street.
- (3) New development/renovation in the CBD may incorporate design elements dating from the 1800's and early 1900's. Retail uses are preferred with parking in common areas. Roof lines featuring parapets, articulated cornice line, articulated ground floor levels, and strong corner treatments are a few of the design options. Exterior finishes should utilize the classic base colors of the state environment, e.g., tan, ochre, beige and terra cotta.

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- (4) A high quality durable base material, such as terra cotta, natural stone, cast stone, clay fired tile, or other approved masonry material is suggested for building facades abutting the sidewalk. The base should be a minimum of 18 inches in height and appropriately proportioned and detailed for the facade of the building.
- (i) *Design.* A minimum of three of the following elements must be incorporated in the design of a new or refurbished building in the CBD:
- (1) Overhangs.
 - (2) Cornices.
 - (3) String courses.
 - (4) Peaked roof forms.
 - (5) Arches.
 - (6) Lintels.
 - (7) Pilasters.
 - (8) Rustication.
 - (9) Canopies.
 - (10) Awnings or porticos.
 - (11) Outdoor patios.
- (j) *Pedestrian circulation requirements.* Each lot within the CBD must provide on-site pedestrian facilities or public plazas or spaces that encourage pedestrian traffic on and to adjacent properties.
- (k) *Street furnishings and lighting.* Private new developments and expansions to existing developments within the CBD shall coordinate the selection and installation of street furniture and lighting in accordance with the standards approved by the city for the public areas adjacent to streets, in order to maintain design continuity.
- (Ord. No. 2015-005, § 1, 4-20-2015)

ARTICLE X. OFF-STREET PARKING AND LOADING¹

Sec. 42-780. Purpose.

To secure safety from fire, panic and other dangers; to lessen congestion in the streets; to facilitate the adequate provisions of transportation; to conserve the value of buildings; and to encourage the most appropriate use of land, minimum off-street parking and loading shall be provided as set forth in the following schedules and provisions.

(Ord. No. 2005-009, § 26.1, 3-21-2005)

Sec. 42-781. Special off-street parking provisions in residential districts.

- (a) Required off-street parking shall be provided on the same site as the use it serves.
- (b) No parking shall be allowed except on a paved concrete or asphalt parking space surface.
- (c) In residential districts, a boat, trailer or recreational vehicle may be parked or stored on the residential premises of the owner, provided that the boat, trailer or recreational vehicle is within the rear yard or side yard not abutting a street, or in the driveway in the front yard.
- (d) All driveways shall be a minimum width of 12 feet.

(Ord. No. 2005-009, § 26.2, 3-21-2005; Ord. No. No. 2011-002, § 13, 2-21-2011)

Sec. 42-782. Size of space.

- (a) *Standard off-street measurements.* Each standard off-street surface parking space shall measure not less than nine feet by 20 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way, or adjacent property, the length of the standard space may be reduced to 18 feet.
- (b) *Small car off-street measurements.* Each small car off-street parking space shall measure not less 8.5 feet by 16 feet, exclusive of access drives and aisles, and shall be of usable shape and condition. Where it is possible for a vehicle to overhang the front of a parking space above a paved, stoned, mulched, or grassed area other than a sidewalk, street right-of-way or adjacent property, the length of the small car space may be reduced to 15 feet. All small car parking spaces shall be grouped and located in specific areas so as not to be scattered throughout a parking lot.
- (c) *Required parking for a general office or light manufacturing plant.*

¹Editor's note(s)—Ord. No. 2015-005, § 1, adopted April 20, 2015, renumbered art. V as art. X. See editor's note at beginning of this chapter.

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- (1) A maximum of 50 percent of the required parking for a general office or light manufacturing plant may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met:
 - a. Signage will identify the small car spaces; and
 - b. The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces.
 - (2) Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of eight feet by 22 feet.
 - (3) Each standard parking space located in a parking garage shall measure not less than nine feet by 18 feet, exclusive of access drives or aisles.
- (d) *Parking area standards.*
- (1) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire-fighting purposes, free access through to adjacent parking areas shall be provided, where practical.
 - (2) Except for single-family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent-type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.
 - (3) Except for single-family residences, parking areas must be constructed of asphalt paving or concrete and built to the same specification as streets further described in the design and construction guidelines as adopted by the city.
- (e) *Off-street parking incidental to main use.* Off-street parking shall be provided in accordance with the requirements specified by this article and located on the lot or tract occupied by the main use or in accordance with subsection (i) of this section and located within the same zoning district as the main use.
- (f) *Schedule of parking requirements based on use.* Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated. Where a calculation results in requiring a fractional space, one additional space shall be required.
- (1) Bank, savings and loan or similar financial establishment: one space for each 200 square feet of total floor area.
 - (2) Business or professional office, studio, medical or dental clinic: three parking spaces, plus one additional parking space for each 200 square feet of floor area over 500 feet.
 - (3) Church or other place of worship: one parking space for each four seats in the main auditorium.
 - (4) Clinic of doctor's or dentist's office: one space for each 200 square feet of total floor area.
 - (5) Community center, library, museum or art gallery: ten parking spaces plus one additional space for each 300 square feet of 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 one space for each four seats that it contains.
 - (6) College or university: one space for each two students, plus one space for each classroom, laboratory or instruction area.
 - (7) Commercial amusement (indoor):
 - a. Bowling alley: six spaces for each lane;
 - b. Racquetball or handball courts: four spaces for each court;

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- c. Indoor tennis courts: six spaces for each court;
 - d. Gymnasium, skating rinks, and martial arts schools or areas: one space for each three seats at maximum seating capacity, plus one space for each 200 square feet;
 - e. Swimming pool: one space for each 100 square feet of gross water surface and deck area;
 - f. Weight lifting or exercise areas: one space for each 100 square feet;
 - g. Bingo parlors: one space for three seats (design capacity) or one per 100 square feet of total floor area, whichever is greater;
 - h. Indoor jogging or running tracks: one space for each 100 linear feet;
 - i. All areas for subsidiary uses not listed above or in other parts of article III, division 20 of this chapter (those noted uses such as restaurants, offices, etc., shall be calculated with the minimum specified for those individual uses): one space for each 1,000 square feet;
 - j. Other: one space for each three persons accommodated (design capacity).
- (8) Dancehall, assembly or exhibition hall (without fixed seats): one parking space for each 100 square feet of floor area used thereof.
- (9) Day nursery, day care, kindergarten school: one space per ten pupils/clients (design capacity).
- (10) *Dwellings.*
- a. *Single-family, development involving ten or more lots.* Two enclosed parking spaces for each dwelling unit, must be attached to main structure.
 - b. *Single-family, development involving one to nine lots.* One covered parking space for each dwelling unit.
 - c. *House moved into or within the city from a previous location.* One covered parking space for each dwelling unit (see additional carport requirements in section 42-182).
 - d. *Multiple-family residence one to 99 units.* 1.5 parking spaces per unit.
 - e. *Multiple-family residence over 100 units.* 1.5 spaces per unit with 20 percent being a covered space.
 - f. *Two-family dwelling (duplex).* Two parking places per unit, one enclosed, must be attached to main structure.
 - g. *Townhouses or row dwellings.* Two parking spaces per unit, one covered.
- (11) Flea market: 1.5 spaces for each 200 square feet of floor area or market area.
- (12) Fraternity, sorority or dormitory: one parking space for each two beds.
- (13) Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service: two parking spaces plus one additional parking space for each 500 square feet of floor area over 1,000 square feet.
- (14) Gasoline service station: minimum of five spaces.
- (15) Golf course: minimum of 30 spaces.
- (16) Health care facility: one space for each four rooms or beds, whichever is greater.
- (17) Hospital: one space for each two beds.

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- (18) Hotel or motel: one parking space for each sleeping room, unit, or guest accommodation, plus one space for each 300 square feet of commercial floor area contained therein.
 - (19) Lodge, or fraternal organization: 1.25 spaces per 200 square feet.
 - (20) Manufacturing, processing or repairing: one parking space for each two employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than one parking space for each 1,000 square feet of floor area, whichever is greater.
 - (21) Massage establishment: one space for each 200 square feet of floor area.
 - (22) Mini-warehouse: four spaces per complex plus one space per 5,000 square feet of storage area.
 - (23) Mortuary or funeral home: one parking space for each 50 square feet of floorspace in slumber rooms, parlors, or individual funeral service rooms.
 - (24) Motor vehicle salesrooms and used car lots: one parking space for each 500 square feet of sales floor for indoor uses, or one parking space for each 1,000 square feet of lot area for outdoor uses.
 - (25) Office, general: one space for each 300 square feet of total floor area.
 - (26) Office, medical: one space for each 175 square feet of floor area.
 - (27) Office-showroom or office-warehouse: One space for each 1,000 square feet of floor area for storage and warehousing, plus one space for each 100 square feet of office, sales or display area.
 - (28) Private club:
 - a. If free standing or located in a shopping center of 150,000 square feet or less, one space for each ten square feet of bar, lounge and waiting areas, plus one space for each 100 square feet of remaining floor area.
 - b. If located in a shopping center of greater than 150,000 square feet, one space for each 100 square feet of gross floor area.
 - (29) Private country club or golf club: one parking space for each 250 square feet of floor area or for every five members, whichever is greater.
 - (30) Recreational area or building (other than listed): one space for each two persons to be normally accommodated in the establishment.
 - (31) Restaurant, cafeteria, cafe, or similar establishment: one parking space for every 100 square feet of floor area.
 - (32) Retail store or personal service establishment, except as otherwise specified herein: one parking space for each 200 square feet of floor area.
 - (33) Sanitarium, convalescent home, home for the aged or similar institutions: one parking space for each six beds.
 - (34) School, elementary and middle: one parking space for each five seats in the auditorium or main assembly room, or one space for each classroom, plus ten spaces, whichever is greater.
 - (35) School, secondary (grades nine through 12): one parking space for each four seats in the main auditorium, or one space for each classroom, plus one space for each two students accommodated in the institution, whichever is greater.
 - (36) Shopping center: one space for each 200 square feet of floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds ten percent of the shopping center floor area, shall require additional parking to be provided in accordance with the requirements for restaurants.

- (37) Storage or warehousing: one space for each two employees, or one space for each 1,000 square feet of total floor area, whichever is greater.
- (38) Theater, auditorium (except school), meeting room, sports arena, stadium, gymnasium, or other places of public assembly: one parking space for each four seats or bench seating spaces.
- (39) Vehicle repair garage: three spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle.
- (g) *Off-street parking requirements for uses not listed.* For those uses which are not matched with a parking requirement in subsection (f) of this section, the following standards shall apply:

General Use Category	Parking Space Requirements
Educational, institutional, and special uses	One space per employee
Transportation, utility and communications uses	One space per employee, plus one space per stored vehicle
Accessory and incidental uses	One space per employee
Office and professional uses	One space per 300 square feet of gross floor area
Automobile and related uses	One space per employee, plus one space per stored vehicle
Retail uses	One space per 200 square feet of gross floor area
Service uses	One space per 200 square feet of gross floor area
Wholesale uses	Same as for storage or warehousing
Contract construction uses	One space per employee
Commercial, manufacturing, and industrial uses	Same as for Manufacturing, processing, or repairing

- (h) *Rules for computing number of parking spaces.* In computing the number of parking spaces required for each of the uses in sections 42-780 through 42-782, the following rules shall govern:
- (1) The term "floor area" shall mean the gross floor area of the specific use.
 - (2) Where fractional spaces result, the parking spaces required shall be rounded to the nearest whole number.
 - (3) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.
 - (4) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (i) *Location of parking spaces.* All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:
- (1) Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not more than 300 feet from an institutional building served and not more than 300 feet from any other nonresidential building served.

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- (2) Not more than 50 percent of the parking spaces required for theaters, bowling alleys, cafes, or similar uses and not more than 80 percent of the parking spaces required for a church or school auditorium or similar uses may be provided and used jointly by similar uses not normally open, used or operated during the same hours as those listed; provided, however, that written agreement thereto is properly executed and filed as specified in subsection (i)(3) of this section.
- (3) In any case where the required parking spaces are not located on the same lot with the building or use served, or where such spaces are collectively or jointly provided and used, a written agreement thereby ensuring retention for such purposes shall be properly drawn and executed by the parties concerned, approved as to form by the city and executed by the parties concerned, and shall be filed with the application for a building permit.
- (j) *Use of parking spaces, all districts.* Required off-street parking and loading spaces shall be used only for these respective purposes and shall not be used for storage or display of boats, trailers, campers, motor vehicles or other goods, materials, products for sale.
- (k) *Special off-street parking regulations.*
- (1) In computing the parking requirements for any development, the total parking requirements shall be the sum of the specific parking space requirements for each use included in the development. Where multiple uses are proposed for a building, the parking requirements shall be calculated on the basis of the most restrictive requirements, unless specific areas of different uses are delineated by floor or building segment.
- (2) Wherever a parking lot is located across the street from or adjacent to residentially zoned property and is designed so that headlight beams will shine into residences (whether or not such residences have been built at the time the parking lot is constructed), an irrigated earthen berm or a solid masonry wall or reinforced concrete fence having a minimum height of six feet above the finished grade of the off-street parking area and tapering to a height of three feet at the front building setback shall be erected and maintained so as to provide a headlight screen for the residential district. Fencing located exclusively along the front building setback shall be three feet in height and must be an irrigated earthen berm, hedge, or decorative fencing only.
- (3) The off-street parking spaces designated for each apartment (multifamily) dwelling unit shall be located within 100 feet of the dwelling unit served by such spaces.
- (4) In all residential districts, no heavy load vehicle, motor home, camper, trailer, or boat (collectively called "equipment") shall be parked or left standing for more than two days out of any consecutive seven-day period within the public street or alley.
- a. Equipment may be parked on a lot located in a residential district if the lot contains a residential structure. In no event shall equipment, including motor vehicles, trucks, and vans be parked or left standing at any time on a surface other than a paved or gravel driveway or paved parking lot.
- b. No more than one of each of the following may be parked on a residential lot at any one time: one motor home, one boat, and one trailer.
- c. No more than 50 percent of the front yard shall be a driveway. In no event shall vehicles or equipment be parked or left standing closer than five feet from the front property line.
- d. A camping trailer parked on a residential lot shall in no way be utilized for living quarters or office space. The connection of any utility to a camping trailer on any residential lot shall constitute prima facie evidence that the trailer is being utilized as living quarters or office space. Notwithstanding the foregoing, a motor home or camping trailer may be used as temporary living quarters for a single-family engaged in the construction, repair, or renovation of a permanent

dwelling upon the same lot provided that this use shall not be permitted for a period greater than six months in the aggregate within any four-year period beginning on the first date so used.

- (5) Parking spaces in nonresidential districts shall be provided with sufficient space for entering and exiting without backing onto a public street. Parking spaces on the perimeter of the parking lot and abutting a property line shall have a wheel stop barrier two feet from the end of the parking space.
- (6) Off-street parking requirements for uses in the CBD zone are not subject to the provisions of this section. The zoning administrator shall be responsible for periodically (not less than annually) reporting to the planning and zoning commission regarding the availability of parking in the CBD and the possible need for changes in this provision.

(l) *Design standards for parking structures.*

- (1) In all districts, above grade parking structures shall conform to height restrictions for zoning districts in which they are located.
- (2) The distance from parking structure entry and exit points to a corner of a street intersection shall conform to standards contained in the subdivision chapter.
- (3) Ramps shall not be constructed with slopes exceeding 15 percent and single lane entrances shall not be less than 12 feet wide at the street.
- (4) A minimum of one car length shall be provided between an exit control gate and the inside edge of a sidewalk to minimize conflicts between exiting cars and pedestrians.
- (5) Parking structure facades shall be left 50 percent open and interior light levels shall be maintained at ten footcandles to enhance security and safety. All parking structure lighting shall be designed so as not to reflect or shine on adjacent properties.
- (6) Full enclosure of any level of a parking structure may be permitted only if such structure is fully sprinklered and mechanically ventilated.

(m) *Off-street loading.*

- (1) All retail, commercial, and industrial structures shall provide and maintain off-street facilities for the loading and unloading of merchandise and goods within the building or on the lot adjacent to a private service drive.
 - a. At least one-half of such loading spaces shall have a minimum dimension of ten feet by 40 feet, and the remaining spaces shall have a minimum dimension of ten feet by 20 feet.
 - b. Where such loading space is located adjacent to a residential district, the space shall be enclosed on three sides.
 - c. Loading spaces shall be provided in accordance with the following schedule:
 - 1. For all retail, commercial and industrial uses:

Gross Floor Area in Structure (square feet)	Minimum Required Spaces or Berths
0 to 10,000	None
10,000 to 50,000	1
50,000 to 100,000	2
100,000 to 200,000	3
Each additional 100,000	1 additional

2. For all hotels, office buildings, restaurants, similar establishments:

Gross Floor Area in Structure (square feet)	Minimum Required Spaces or Berths
0 to 50,000	None
50,000 to 150,000	1
150,000 to 300,000	2
300,000 to 500,000	3
Each additional 500,000	1 additional

- (2) Kindergartens, day schools, and similar child training and care establishments shall provide loading and unloading space on a private drive, off-street, to accommodate one motor vehicle for each ten students or children cared for by the establishment.
- (3) Loading docks for any establishment which customarily receives goods between the hours of 9:00 p.m. and 8:00 a.m., and is adjacent to a residential use or district, shall be designed and constructed so as to fully enclose the loading operation in order to reduce the effects of the noise of the operation on adjacent residences.
- (4) Where adjacent to residential uses or districts, off-street loading areas shall be screened from view of the residential use or district.

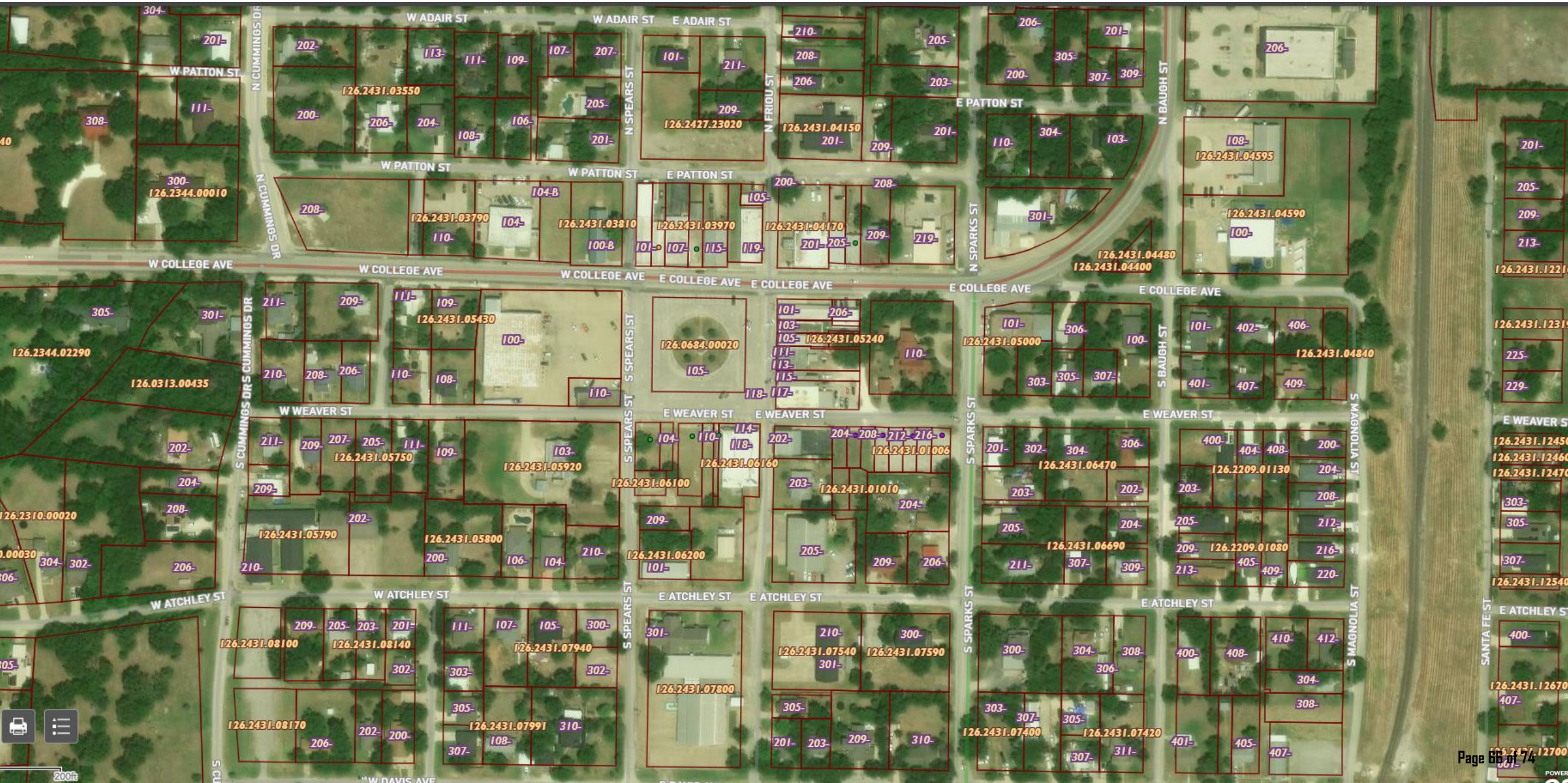
(n) *Stacking requirements for drive-through facilities.*

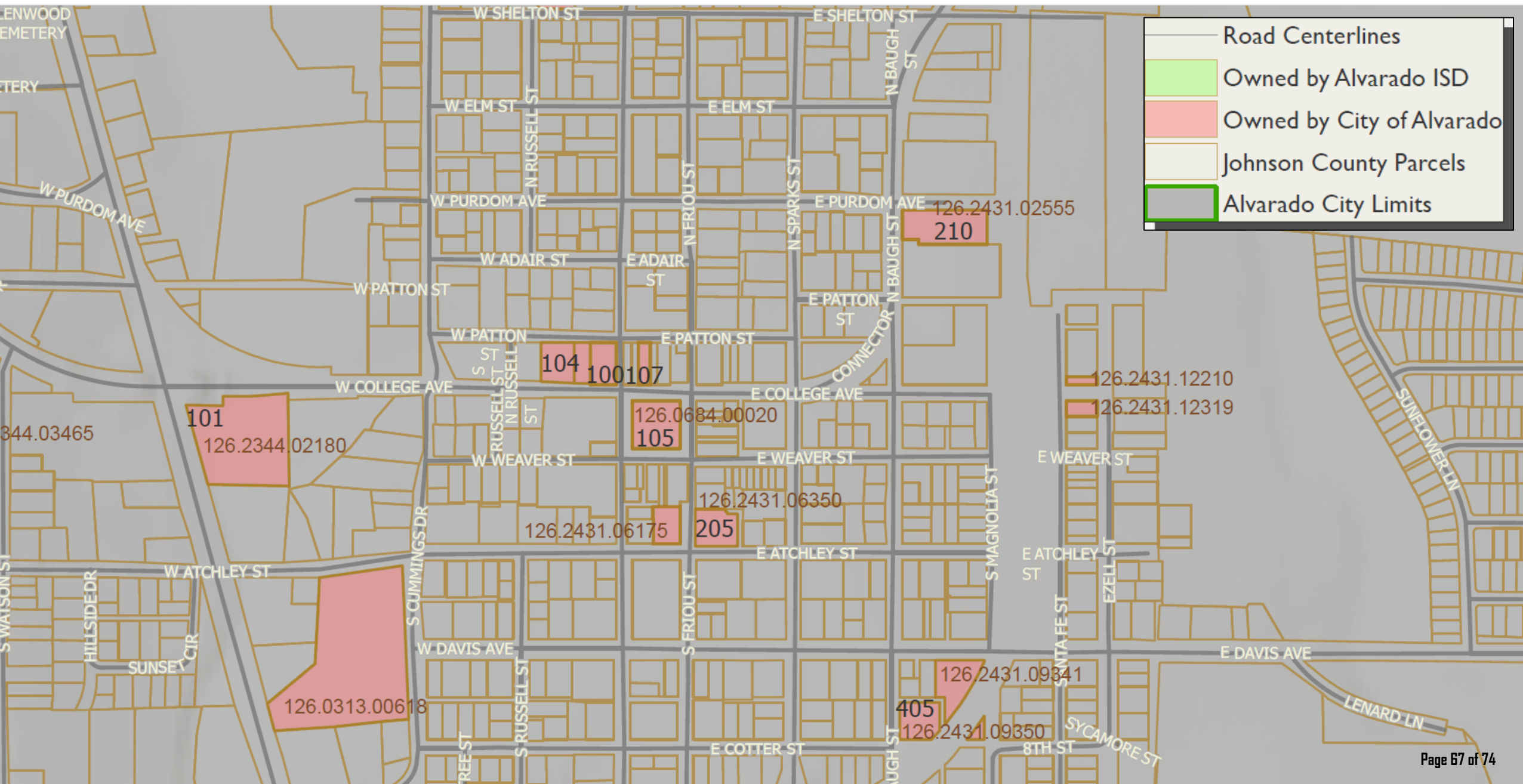
- (1) A stacking space shall be an area on a site measuring eight feet by 20 feet with direct forward access to a service window or station of a drive-through facility which does not constitute space for any other circulation driveway, parking space, or maneuvering area.
- (2) For financial institutions with drive-through facilities, each teller window or station, human or mechanical, shall be provided with a minimum of five stacking spaces (from the right-of-way line).
- (3) For each service window of a drive-through restaurant, a minimum of seven stacking spaces (from the right-of-way line) shall be provided.
- (4) For kiosks, a minimum of two stacking spaces (from the right-of-way line) for each service window shall be provided.

(Ord. No. 2005-009, §§ 26.3—26.14, 3-21-2005; Ord. No. 2009-002, § 20(26.2.2), (26.6.10), (26.6.11), (26.11.4), 1-19-2009; Ord. No. 2010-001, § 2(B), 2-15-2010; Ord. No. 2011-002, §§ 10, 15, 2-21-2011)

Secs. 42-783—42-803. Reserved.

Annual Review of Parking in Central Business District (CDB)







Potential Shared Parking

Off-Street Parking: 36
On-Street Parking: 14
Total Parking: 50

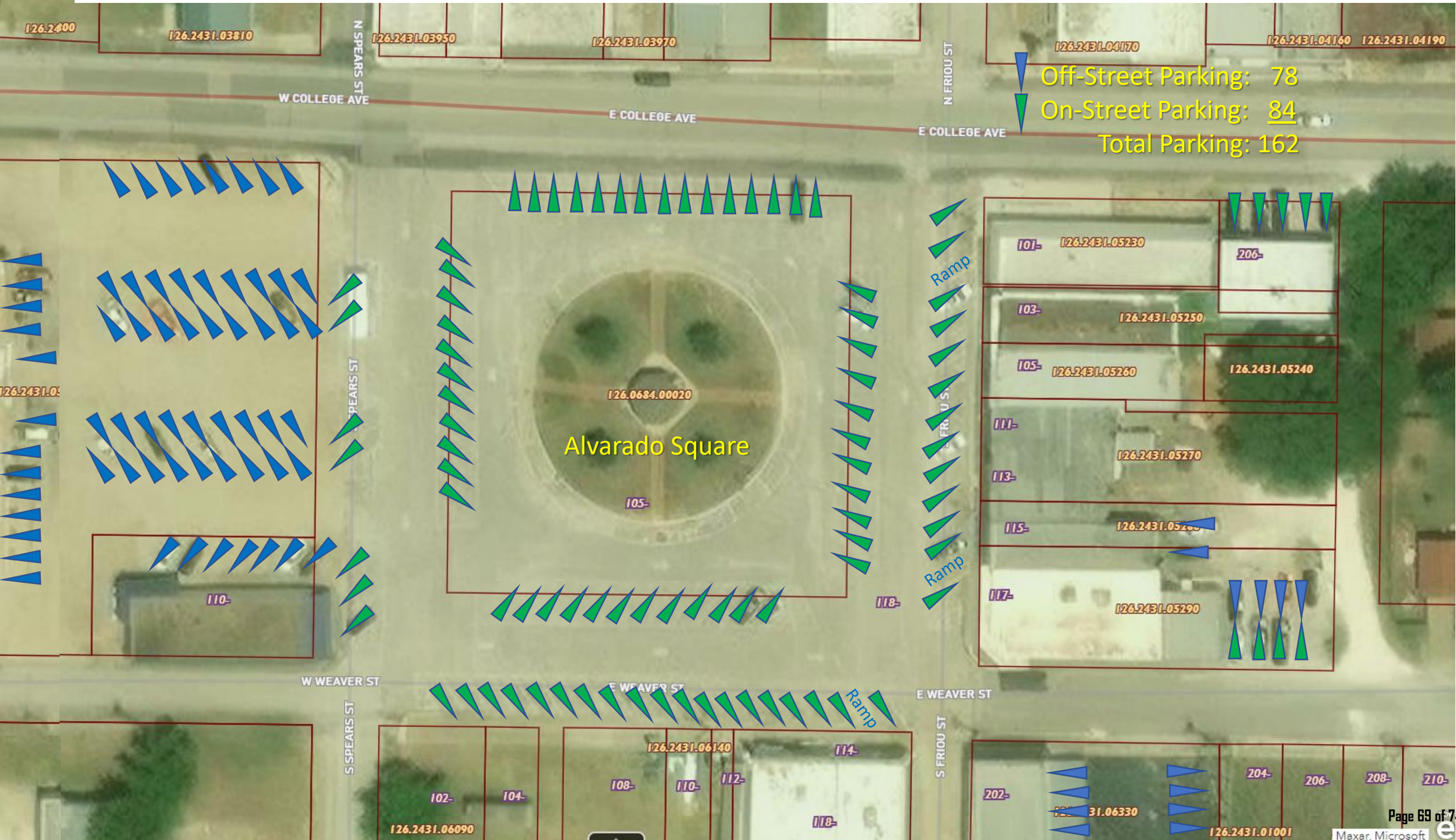
City Hall

Vacant
City-
Owned

C.H. Park
Hardware

Admin
Bldg.

Community
Center



Potential Public Parking: 78
Potential Shared Parking: 84
Total Potential Parking: 162

Alvarado Square

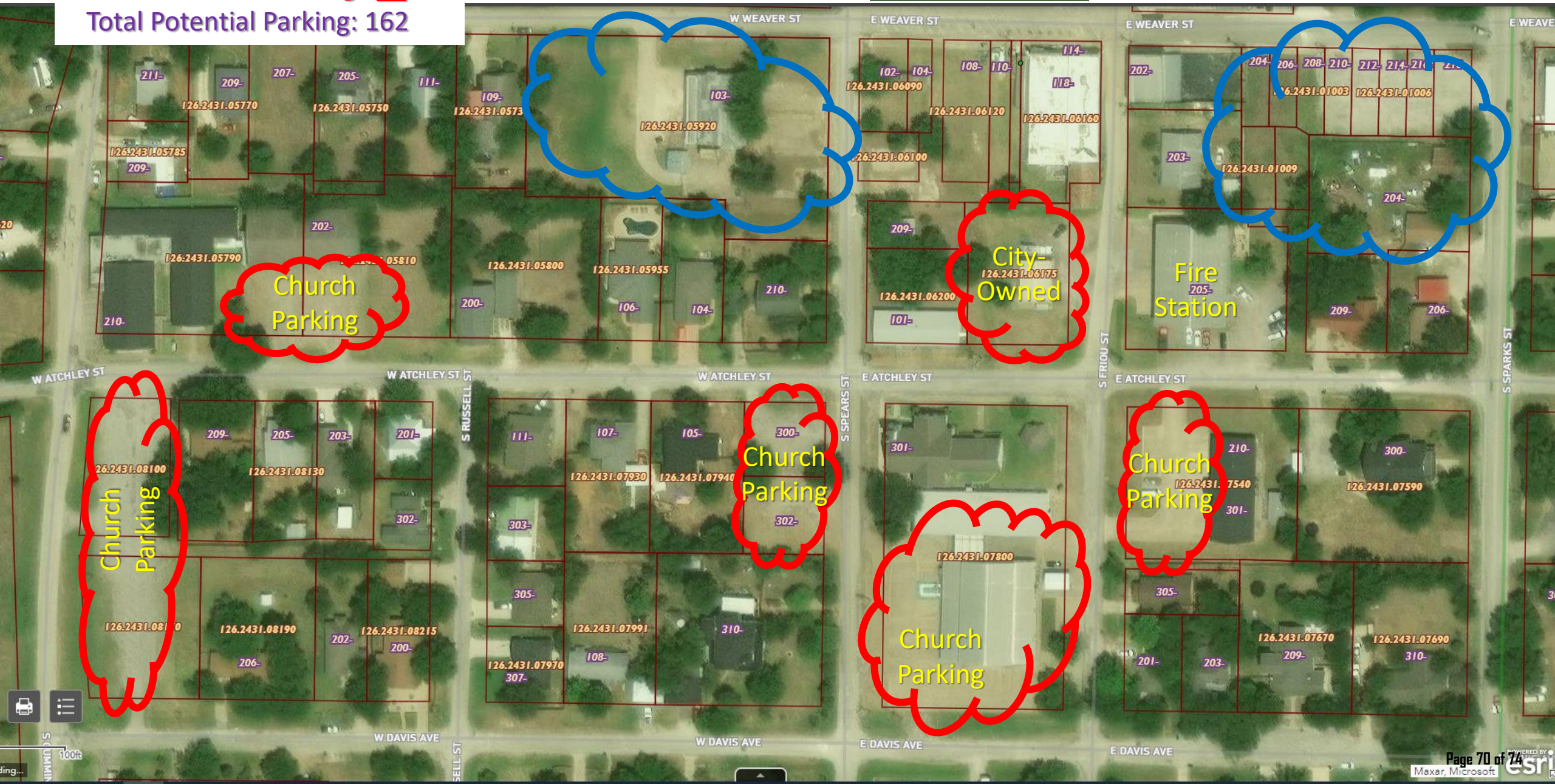
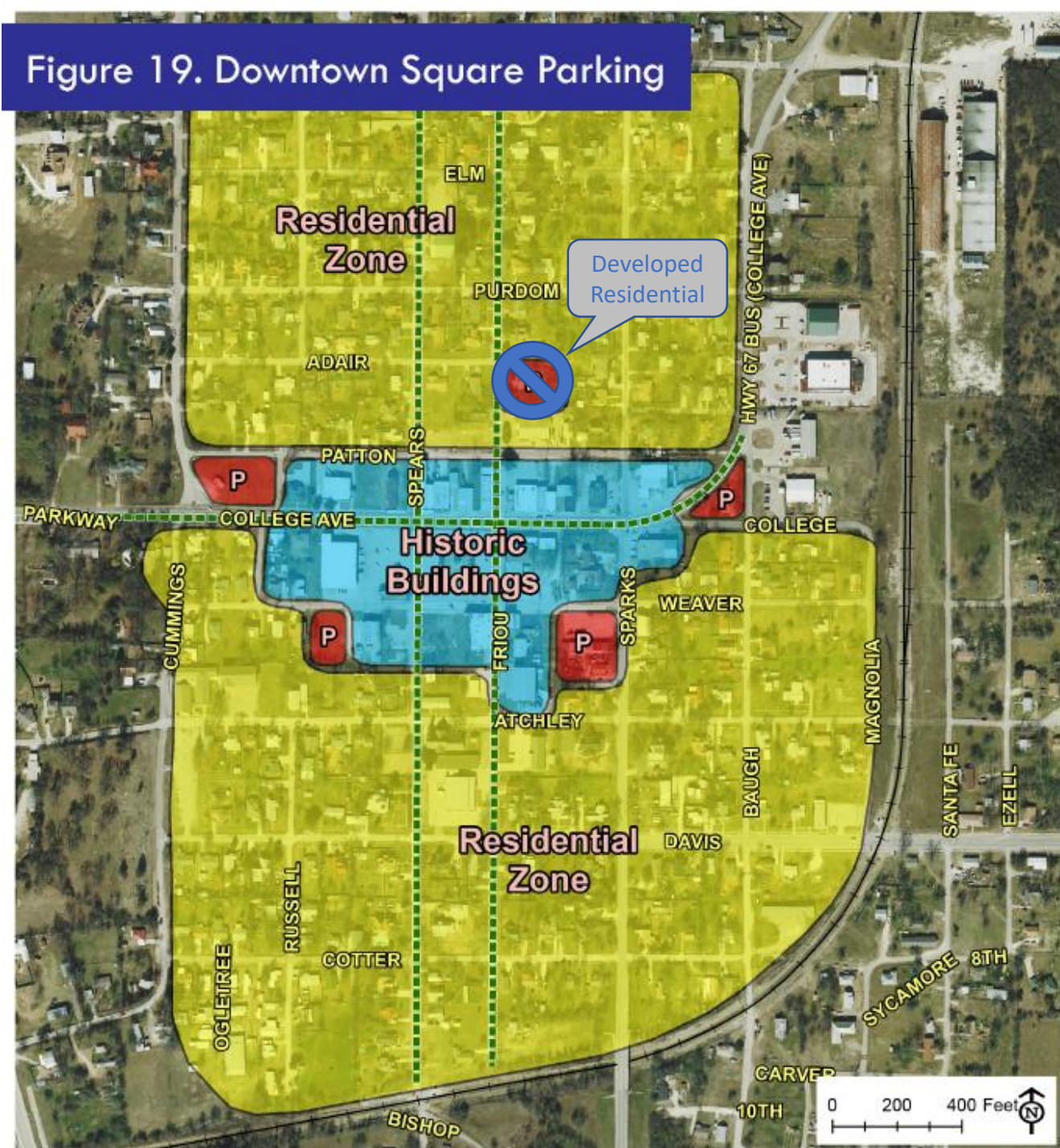
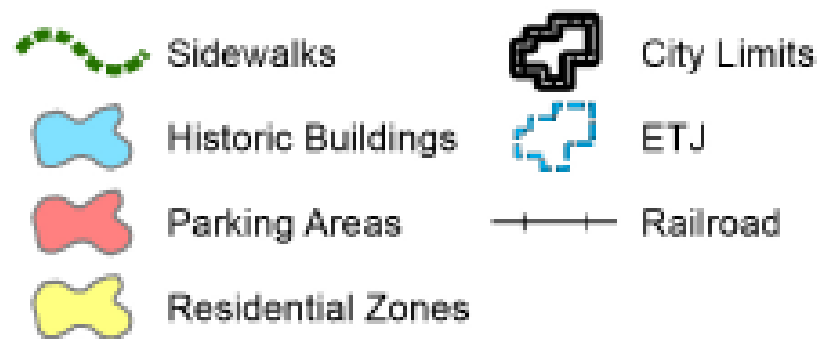


Figure 19. Downtown Square Parking

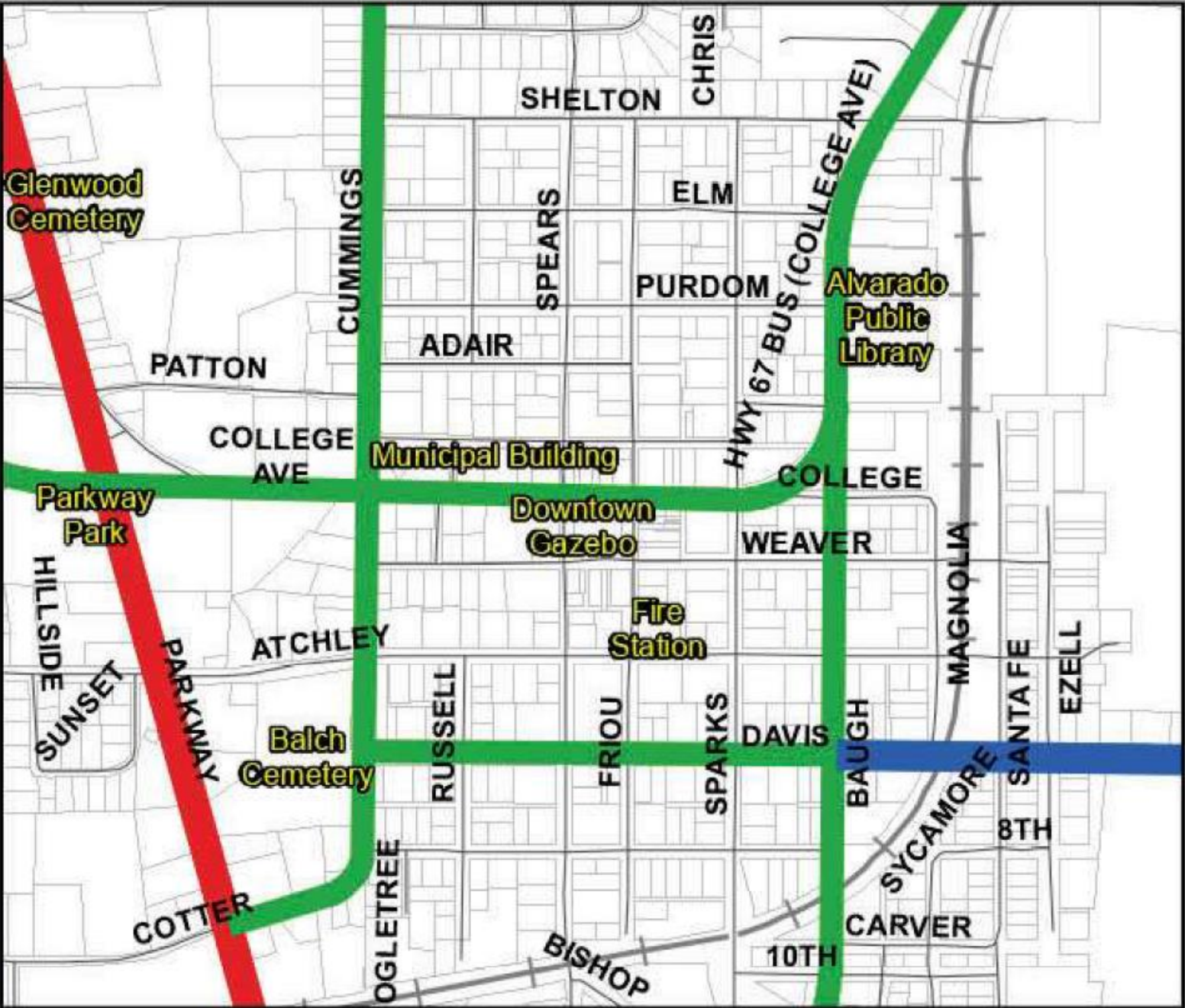
Downtown Square Parking



2017
Thoroughfare Plan

DOWNTOWN AREA BLOWUP

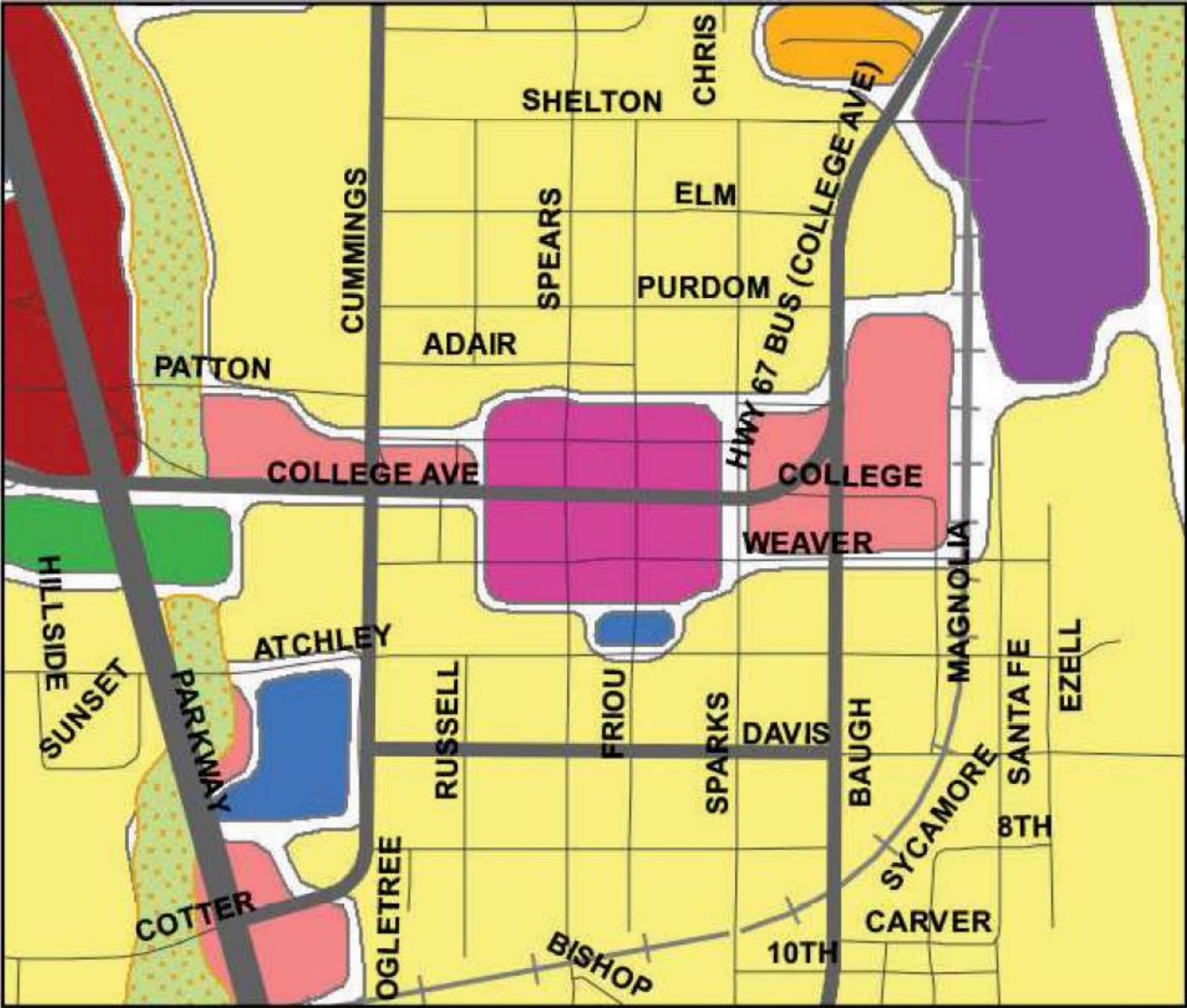
- Highway
- Major Thoroughfare
- Proposed Major Thoroughfare
- Arterial
- Proposed Arterial
- Collector
- Proposed Collector



2017
Future Land Use Map

DOWNTOWN AREA BLOWUP

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Industrial/Utility
- Local Business District
- Interstate Business District
- Parks and Open Space
- Public/Semi-Public
- Downtown Square
- Lake
- Approximate Location of 100 Year Floodplain



2017
Zoning Map

