

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
MAY 9, 2023
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Tuesday, May 9, 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. Consideration and action to approve Minutes from the 4/11/2023 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Consideration and action to approve the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive. (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:

Pursuant to LGC Section 551.0415, Commission Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;

- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

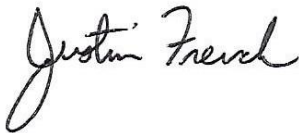
ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

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

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at 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 May 5, 2023 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink that reads "Justin French". The signature is written in a cursive, flowing style.

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

**REGULAR MEETING OF
THE CITY OF ALVARADO PLANNING AND ZONING COMMISSION**

**104 W. COLLEGE
APRIL 11, 2023 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Tuesday, April 11, 2023 at 6:30 p.m. in the Council Chambers at City Hall. The following members were present for roll call:

Bryan Thornton
Mike McBee
Kelly Richardson
Ryan Banister
Joshua Rendon

The following alternate was present for roll call:
Barbara Fuller

The following alternate was absent for roll call:
Flint Webb

City personnel present: Justin French, Community Development Director

Chairman Thornton called the meeting to order at 6:30 p.m.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT – None

APPROVAL OF MINUTES – Commissioner McBee moved to approve the March 14, 2023 minutes as written. Commissioner Banister seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

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 final plat on 0.36 of an acre known as a portion of a tract in the A. J. Patton Survey, A-685, addressed at 705 E. Davis Avenue. Mr. French presented a brief overview of the request. Commissioner Banister moved to recommend approval to City Council. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

Consideration and action to approve the application of Alvarado Independent School District on behalf of Agave Trail Development, LLC for approval of Alvarado North Addition final plat on 22.8 acres known as a portion of Tract 6 in the J. M. Ross Survey, A-737, approximately addressed at 1300 N. Cummings Drive. Mr. French presented a brief overview of the request. Commissioner McBee moved to recommend conditional approval to City Council. Commissioner Kelly seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 7:25 p.m.

Passed and approved this _____ day of _____, 2023.

Brian Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: May 9, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action to approve the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on April 17, 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 north portion of the subject site for Local Business with Medium Density Residential behind. The west side of the subject site is primarily Floodplain and a smaller portion designated Interstate Business with frontage to N. Parkway Drive (aka Business IH 35W). On April 4, 2022, City Council approved a rezoning of the site to the Planned Development District, and the rezoning in effect amended the Medium Density Residential on the Future Land Use map to High Density Residential. 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 disapproval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

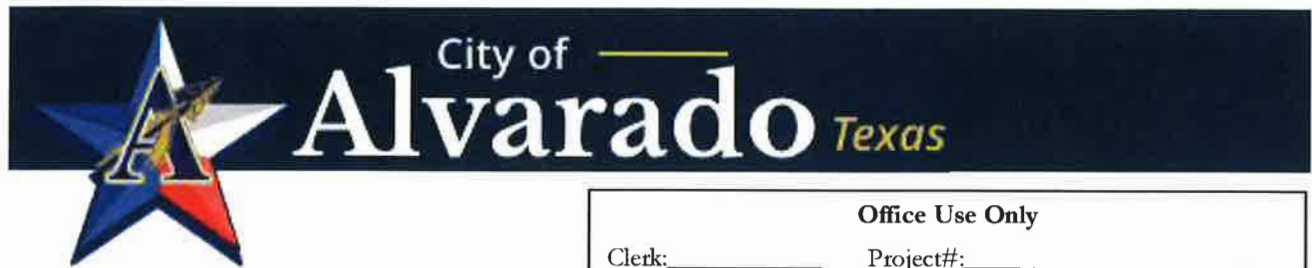
Staff suggests the Commission recommend to Council disapproval due to the reasons listed in the disapproval letter attached. As of the passage of HB 3167 in 2019, state statutes outline specific procedures for plat review. One of which is that plat applications that are disapproved are not immediately dead but rather the applicant may submit to the City a written response that remedies each reason for disapproval provide, and the City may not establish a deadline for an applicant to submit the response.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Recommended Disapproval Letter
Preliminary Plat



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 Parkview at Alvarado Apartments

Total Lots 6 Total Acres 29.021 Current Zoning PD

Subdivision Name Parkview at Alvarado Apartments Lots 6 Block(s) 1

Survey Name(s) Ira Glaze Abstract No.(s) 313 Tract(s) _____

Address/Location Generally located at the SEC of HWY 67 and Parkway Dr.

Applicant

Company or Name Westfall Engineering

Contact Name Heath Voyles, PE

Address 1719 Angel Pkwy, Ste 400-206 City Allen State TX Zip 75002

Telephone 817-657-4759 Email HEATH@WESTFALLENGINEERING.COM

Owner (If Different)

Company or Name Shaw Development Group, LLC

Contact Name Massey Shaw

Address 6255 Woodland Dr City Dallas State TX Zip 75225

Telephone _____ Email _____

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. A plat is not considered filed until accepted by the City Council.



Signature of Applicant, Owner, or Authorized Agent

4/5/23

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

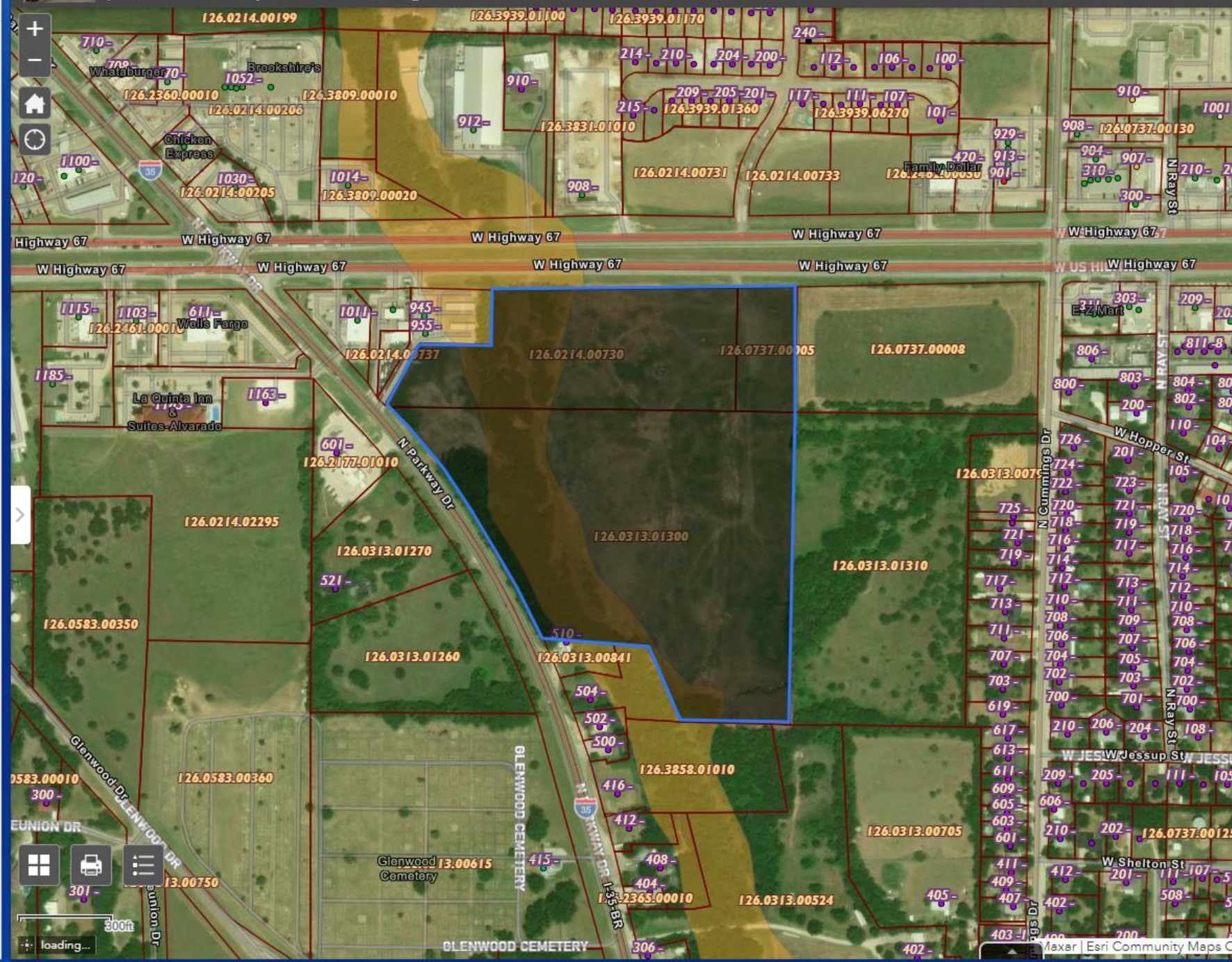
Signature of Planning Official

****FOR OFFICE USE ONLY****

Received By

Date Received

Date Approved



= Subject Site



= Approximate
Location of 100-yr
Floodplain



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

May 9, 2023

Westfall Engineering
Attn: Heath Voyles, PE
1719 Angel Pkwy, Ste 400-206
Allen, TX 75002
817.657.4759
heath@westfallengineering.com

Re: Parkview at Alvarado Apartments Addition Preliminary Plat

Dear Mr. Voyles,

This letter is to inform you that on May 9, 2023, the Alvarado Planning and Zoning Commission recommended disapproval of the preliminary plat for the Parkview at Alvarado Apartments Addition due to the following reasons in red and blue. Informational comments not requiring action on the preliminary plat are noted as so below.

GENERAL COMMENTS

1. Informational comment - Per Sec. 34-36(a) of the Alvarado subdivision ordinance, the final plat must conform to the preliminary plat conditions of approval and incorporate all changes, directions, and additions imposed by the City.
2. Per Sec. 34-170 of the Alvarado subdivision ordinance (a) the size of easements where alleys are not provided must not be less than ten feet on each side of rear lot lines. Easements alongside lot lines must be not less than ten feet in width. However, while deemed necessary by the Planning and Zoning Commission and/or the City Council, such easements may be required to be 20 feet in width, (b) where necessary, easements must be retained for poles, wires, conduits, storm sewers, sanitary sewers, water lines, open drains, gas lines or other utilities. Such easements may be required across parts of lots (including side lines) other than as described above if the City Council determines that same is needed. Any easements so established shall be maintained by the property owner. **On the revised preliminary plat, show a 20-foot utility easement along the plat's frontage to N. Parkway Drive for future utilities.**
3. Informational comment - Per Sec. 34-175(a) of the Alvarado subdivision ordinance, the City must be given opportunity to inspect all phases of the construction of improvements for subdivisions. The subdivider, or his contractor, shall maintain daily contact with the city engineer, or his representative, during construction of improvements, (b) No sanitary sewer, water, or storm sewer pipe shall be covered without approval of the city engineer or his representative. No concrete shall be poured for streets, structures, or curbs and gutters without said approval. No flexible base material shall be placed on the street subgrade, or asphaltic surface applied to the flexible base of a street without said approval. For example, a tennis court may not be constructed within a sanitary sewer easement where the City must repair the tennis court after excavating to make repair to the sanitary sewer main.

4. On the revised preliminary plat, the easements and legend referencing F.A.U.D.E. and F.A.D.U.E shall be corrected throughout the plat and F.L. must be added to the legend unless changed to an acronym already in legend.
5. On the revised preliminary plat, the City approval block shall be removed from the preliminary plat.
6. On the revised preliminary plat show the apartment building addresses for easier referencing through the project's review and once ready for addressing contact Johnson County.
7. On the revised preliminary plat, clarify or remove the dashed lines along Hwy 67 near and between Lot 1, Block 1 of L&T Thompson Addition and proposed Lot 2, Block A.
8. On the revised preliminary plat, note the purpose of the 30' Easement dedicated by instrument no. 20130018574 along the southern property line.
9. Informational comment – location of pedestrian gates shall be clarified in the development plan.
10. Lots 5 and 6 must be included in the final plat submittal for Lot 1.
11. Access to N. Parkway Drive must be constructed and pass City inspection prior to any building permits for vertical construction in Phase 2.

FIRE & WATER COMMENTS

12. Informational comment – Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer must install fire hydrants, water valves within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
13. Informational comment - Per Sec. 34-165(a) of the Alvarado subdivision ordinance, subdivisions within the city must provide an approved water supply and distribution system and with an approved sewage collection and disposal system. An adequate water supply and distribution system and sanitary sewer system, consistent with the master plan for water and sanitary sewer, must be a condition of plat approval. Subdivider must install all water and sanitary sewer facilities needed to serve the development and must extend all water and sanitary sewer mains and appurtenances necessary to connect the development with the City's water supply and distribution system and with the City's sanitary sewer system. The location of all water and sanitary sewer lines and appurtenances thereto necessary to serve platted land shall be in accordance with the City's master plan for water and sanitary sewer facilities.
14. Informational comment – Per Sec. 34-165(h) of the Alvarado subdivision ordinance, construction of all water and sanitary sewer facilities required by these regulations must be in accordance with the requirements and specifications contained in the design standards for the City, the regulations of the state natural resource conservation commission, state water commission, state department of insurance, and the currently adopted International Fire Code, which are incorporated herein by reference and made a part hereof. The specifications for materials and workmanship must conform to the Standard Specifications for Public Works Construction, published by the North Central Texas Council of Governments.
15. Provide water demand for the development so access to adequate water may be determined.
16. Only one water main is shown on the preliminary plat. The developer must provide a water main for fire suppression only. Two separate water mains are required (a domestic main and fire main).
17. Informational comment – Each fire lane turning radius must have a 28-foot inside radius and a 50-foot outside radius on the final plat and plans. (Reference 2021 IFC).
18. Prior to the submittal of the first final plat, a hydraulic water model must be run by the City Engineer to confirm adequate water supply to this development.
19. Informational comment – Per Sec. 34-129 of the Alvarado subdivision ordinance, all subdivisions must provide an approved water system designed and constructed in accordance with the comprehensive plan and standard specifications of the City.

20. A water line is shown on proposed Lot 2, Block A and is not within an easement. Clarify if this water line is existing and to remain, proposed to be abandoned, or proposed. Provide easement as necessary.
21. Water lines are shown between the northern three apartment buildings in Phase 1 that must be clarified and placed within a water easement if a water main.
22. Clarify how proposed Lot 4, Block A will have adequate access to water services. Record maps show a 12" water main at the southern corner of the Alvarado Pharmacy site (Lot 1, Block 1 of the McAnally Estates Addition). A 10' U.E. was dedicated along this lot's frontage to N. Parkway Drive. Consider boring under N. Parkway Drive for services in front of proposed Lot 4, Block A.

SANITARY SEWER COMMENTS

23. Informational comment – Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer must install sanitary sewer mains and laterals within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
24. Informational comment – Per Sec. 34-130 of the Alvarado subdivision ordinance, (a) all subdivisions must provide an approved sewage disposal system and shall be connected to the City sanitary sewer system, (b) The developer must furnish and install the complete sewer system, including the mains, manholes, cleanouts, Y-branches, and service laterals for all lots, lift stations, and appurtenances. Within that roughly proportionate to the development, the sewage system must be designed and constructed in accordance with the master plan and standard specifications of the City.
25. Informational comment - Per Sec. 34-165(a) of the Alvarado subdivision ordinance, subdivisions within the city must provide an approved sewage collection and disposal system. An adequate sanitary sewer system, consistent with the master plan for sanitary sewer, must be a condition of plat approval. (b) Subdivider must install all sanitary sewer facilities needed to serve the development and must upsize/improve all sanitary sewer mains and appurtenances necessary to connect the development with the City's sanitary sewer collection system. (f) The location of all sanitary sewer lines and appurtenances thereto necessary to serve the platted land shall be in accordance with the City's master plan for sanitary sewer facilities.
26. Informational comment - Per Sec. 34-165(g) of the Alvarado subdivision ordinance, the City may participate in any oversized lines required to serve land area and improvements beyond the subdivision and the terms of such participation must be approved by City Council. For example, if it is determined that the development does not warrant upsizing the 12" sanitary sewer main along S. Parkway Drive to an 18" as called for in the City's Wastewater Master Plan but does warrant an upsizing then the City will consider a development agreement to reimburse the developer for the oversizing the sanitary sewer main so that it is constructed in conformance with the Wastewater Master Plan.
27. Informational comment – Per Sec. 34-165(h) of the Alvarado subdivision ordinance, construction of all sanitary sewer facilities required by these regulations must be in accordance with the requirements and specifications contained in the design standards for the City, the regulations of the state natural resource conservation commission and state water commission, which are incorporated herein by reference and made a part hereof. The specifications for materials and workmanship must conform to the Standard Specifications for Public Works Construction, published by the North Central Texas Council of Governments.
28. A sanitary sewer line is shown on proposed Lot 2, Block A and is not within an easement. Clarify if this sanitary sewer line is existing and to remain, proposed to be abandoned, or proposed. Provide easement as necessary.
29. A sanitary sewer line is shown between the two southern apartment buildings with east/west orientation that must be clarified if private plumbing yard line or a sanitary sewer main to be

within a sanitary sewer easement not shown. Another sanitary sewer line is shown similarly on the west side of the middle apartment buildings in Phase 2 that must be clarified.

30. Map records show the 8" sanitary sewer main within the 15' U.E. in Book 1066, Page 207 on proposed Lots 1 and 5 to continue west and cross N. Parkway Drive. Therefore, this main must be located and a 15' U.E. or S.S.E. must be dedicated on proposed Lots 4 and 5 as necessary.

TRANSPORTATION COMMENTS

31. Prior to the submittal of the final plat, a **traffic impact analysis** (TIA) must be submitted and reviewed for this development and include but not be limited to the requirements / needs for turning lanes on N. Parkway Drive (Business Hwy 35) and US Hwy 67. (See Sec. 34-164(t) of the Alvarado Subdivision Ordinance).
32. To increase traffic safety and efficiency, drive approaches on N. Parkway Drive shall be limited and to facilitate this a dedication of a 24-foot-wide **private access easement** along N. Parkway Drive right-of-way (offset at least 18 feet) traversing from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment. (Reference Sec. 34-176 of the Alvarado subdivision ordinance).
33. It was presented to the City that cross access between proposed Lots 1-3 and the EZ Mart property is provided by showing a fire lane on the plat; however, fire lanes may be gated as is evident on proposed Lot 1. Therefore, on the revised preliminary plat show a **private access easement** provide cross connectivity between at least Lots 1, 3, and the EZ Mart property. Then provide a note on the revised preliminary plat stating who the private access easement serves.
34. Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer shall install **traffic signs, street signs, and sidewalks** within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.

DRAINAGE/STORMWATER COMMENTS

35. Informational comment – Per Sec. 34-66(14) of the Alvarado subdivision ordinance, the developer must install storm drainage within and adjacent to the subdivision, or shall provide cash deposit or other guarantee acceptable to the City for the payment of the cost of such installations prior to the final approval by the City Council.
36. Per Section 34-65(1)e of the Alvarado subdivision ordinance, the preliminary plat must contain **topographical information** with contour lines at one-foot intervals and all elevations must be referred to a geodetic survey.
37. Informational comment - Per Sec. 34-128(a) of the Alvarado subdivision ordinance, an adequate storm sewer system consisting of inlets, pipes, and other underground drainage structures with approved outlets shall be constructed where drainage of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities.
38. Informational comment – Per Sec. 34-166 of the Alvarado subdivision ordinance, (a) Underground storm drainage facilities shall be provided where the run-off stormwater and the prevention of erosion can(not) be accomplished satisfactorily by surface drainage. All drainage facilities shall be constructed in accordance with the comprehensive plan and city requirements, (b) The subdivider shall bear all costs of storm sewer and drainage facilities required to serve subdivided property. The City will not accept any storm sewer or drainage facility until inspected and approved by the Public Works Director for compliance with the regulations. **If the City requires larger storm sewer or drainage facilities than are necessary to serve the subdivision in order to provide for future development, the City will consider participation in such oversize contract for the cost of such to be recovered from subdividers of property that will connect to such lines.** (c) An adequate storm sewer

system consisting of inlets, pipes, and other underground structures with approved outlets and channels shall be constructed where runoff or stormwater and the prevention of erosion cannot be accommodated satisfactorily by surface drainage facilities. Areas subject to flood conditions will not be considered for development until adequate drainage has been provided. (d) **The criteria for use in designing storm sewers, culverts, bridges, drainage channels, and any other drainage facilities shall conform to the latest Storm Drainage Criteria and Design Manual of the City of Fort Worth. A Corps of Engineers permit shall be obtained by the subdivider for proposed earthen channels and altering existing channels or creeks. Earthen channel side slopes shall be 4:1 or flatter.** (e) Specifications for materials and workmanship. The specifications for materials and workmanship shall conform to the Standard Specifications for Public Works Construction, published by the North Central Texas Council of Governments.

39. Informational comment - Per Sec. 34-170(c) of the Alvarado subdivision ordinance, where a subdivision is traversed by a watercourse, drainageway, channel or street, there must be provided a drainage easement conforming substantially with such course and of such additional width as may be designated by the zoning administrator that will be reasonably adequate for the purpose. The drainage shall be designed to eliminate erosion of adjoining property and to facilitate routine maintenance.
40. Prior to submittal of the final plat, the offsite drainage facilities shown on the property to the east owned by EZ Mart must be located within a drainage easement obtained from EZ Mart and recorded by separate instrument with the Johnson County Clerk's office. Note the instrument number and drainage easement on the final plat submittal.
41. On the final plat submittal for Lot 1, the drainage plan must adequately account for the stormwater conveyance from the EZ Mart property. The City may wish to partner in the oversizing of drainage facilities to prevent onsite detention once the EZ Mart property develops.
42. On the final plat submittal, the entire drainage facilities described in above must be located within a drainage easement of adequate width.
43. Similarly, on the final plat submittal, the drainage facility shown on proposed Lot 2, Block A crosses Lot 1 discharges on Lot 5 and must be located entirely within a drainage easement of adequate width.
44. Clarify what appears to graphically be three drop inlets on proposed Lot 3, and if they are drop inlets clarify where by what the stormwater will be conveyed. Additional drainage easement(s) may be required on Lots 1 and 2 to prevent the necessity of onsite detention ponds on Lot 3.

FLOODPLAIN COMMENTS

45. Prior to the submittal of the first final plat, a detailed **flood study** is needed to establish floodway, 1% chance floodplain limits and Base Flood Elevations. (Reference the Flood Hazard Reduction ordinance, Chapter 18 of the Alvarado Code of Ordinances). Per Chapter 245 of the Texas Local Government Code, this project is vested under the Flood Hazard Reduction Ordinance pre-dating the April 17th amendments.
46. Informational comment - Per Sec. 34-128(b) of the Alvarado subdivision ordinance, areas subject to flood conditions as established by the federal insurance administrator will not be considered for development until both adequate drainage and elevation of lots, streets, and alleys have been accomplished to meet the requirements of the floodplain map.

PARKLAND COMMENTS

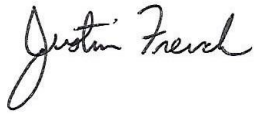
47. Informational comment - Per Sec. 34-91 of the Alvarado subdivision ordinance, every developer who subdivides land within the city limits for the establishment of four or more residential units (all single-family, two-family or multi-family zoning included) shall dedicate

a portion of land, or pay cash in lieu of land, to provide park and recreational facilities to serve future residents of the subdivision or the City.

48. Per Sec. 34-91(2)a.5 of the Alvarado subdivision ordinance, careful consideration will be given to the need for development of linear parks around natural drainage and wooded areas that provide potential recreational uses. The floodplain (based upon 100-year storm) and floodway will be accepted for park development in the following ratios:
- a. Floodplain and natural drainage areas should not exceed 75 percent of the total park site. On a revised preliminary plat, provide a table showing the percentage of parkland dedication within floodplain.
 - b. At least 50 percent of the required dedicated parkland should have slopes in range of two to five percent, well-drained, and suitable for active use development.
 - c. Floodplain acreage will be accepted at a ratio of one to one (one floodplain to one dedication requirement). There will be no reduction in credit for dedication of floodplain as compared to non-floodway property, provided the dedication satisfies subsections above. Floodway property is accepted at a ratio of 50 percent of the required dedication.
 - d. When development occurs near a floodway that is designated as part of the city's trail system or determined to be suitable for trail development by the city council, the developer will be required to develop that section of the trail system that occurs within the development. The developer will construct the trails and adjacent facilities in accordance with the city's design criteria and specifications for parks. In order to facilitate trail development, the City Council may, at its discretion, credit the developer up to 100 percent of the required land dedication. The cost for the trail's development will be borne by the developer. The City's Development Review Committee (DRC) recommends a 6-to-8-foot wide paved concrete trail rather than a decomposed granite trail constructed with Phase 1.
49. Per Sec. 34-91(2)a.6 of the Alvarado subdivision ordinance, proposed boundaries of park dedications will provide reasonable access to improved street frontage for readily accessible entry into the park area by the public, and per Sec. 34.91(2)b, each park must have access to a public street. Dedication of a 24-foot-wide private access easement from the N. Parkway Drive entrance to Lot 1, Block 1 of the L&T Thompson Addition will satisfy this comment.
50. Informational comment - Per Sec. 34.91(3)c of the Alvarado subdivision ordinance, where a subdivision plat is submitted indicating multifamily residential development, and a table of information is not provided indicating the number of dwelling units, the City will assume the highest density allowed in the zoning classification to be applied to the property by which to determine projected population in order to determine park dedication policy requirements. The concept plan allows 12 dwelling units per overall PD acreage (29.01 acres) that yields a maximum of 348 dwelling units thus requiring 3.48 acres of parkland dedication.
51. Per Sec. 34.91(3)g-h of the Alvarado subdivision ordinance, prior to the dedication the city, at its discretion, may proceed to conduct such initial construction inspections, environmental tests and surveys on the land and improvements as it may deem appropriate, and the developer/owner must grant to the city and its agents and employees such reasonable access to the land as is necessary to conduct such construction inspections, surveys, and tests. If the results of such construction inspections, surveys and tests indicate a reasonable possibility of construction failure, construction dumping, flawed construction, environmental contamination or the presence of U.S.T.'s, or other environmental hazards the city may require further surveys and tests to be performed at the developer/owner's expense as the city may deem necessary prior to its acceptance of the dedication and improvements, or in the alternative, the developer/owner may be required to identify alternative property or pay the cash-in-lieu of such parkland dedication.
52. Clarify on the preliminary plat if the dog park, pool area, sand volleyball/bocce ball, and pickleball/sports court shown on the Council-approved concept plan are still proposed for the

apartment residents and if credit toward parkland dedication requirements is sought for their construction.

Sincerely,

A handwritten signature in black ink that reads "Justin French". The signature is written in a cursive, flowing style.

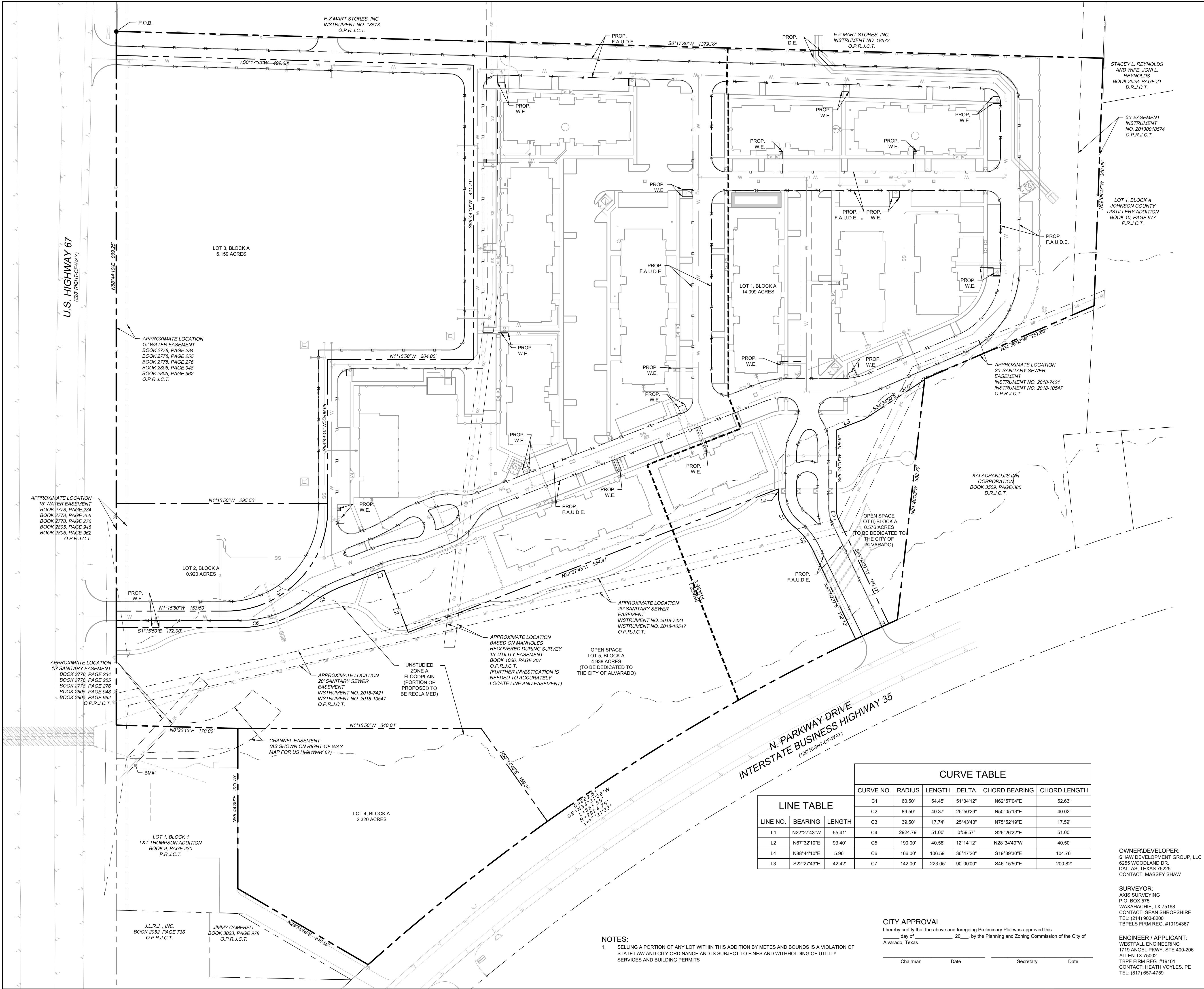
Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

cc.

Shaw Development Group, LLC
Attn: Massey Shaw and Brian Shaw
6255 Woodland Drive
Dallas, TX 75225
masseyshaw@gmail.com
brian@shawdevelopmentgroup.com

Att.

City Engineer Remarks on Preliminary Plat Copy



ABBREVIATIONS

W.E. WATER EASEMENT
D.E. DRAINAGE EASEMENT
F.A.U.D.E. FIRE LANE ACCESS, DRAINAGE AND UTILITY EASEMENT

LEGAL DESCRIPTION

29.012 ACRES

BEING A TRACT OF LAND LOCATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214 AND THE IRA GLAZE SURVEY, ABSTRACT 313, ALVARADO, JOHNSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO ANNA S. TAYLOR, RECORDED IN BOOK 1185, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO E-Z MART STORES, INC., RECORDED IN INSTRUMENT NO. 18573, O.P.R.J.C.T., BEARS SOUTH 00°17'30" WEST, A DISTANCE OF 1.73';

THENCE SOUTH 00°17'30" WEST, A DISTANCE OF 1,379.52 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "FORT WORTH SURVEYING" FOUND IN THE SOUTH LINE OF SAID TAYLOR TRACT AT THE SOUTHWEST CORNER OF SAID E-Z MART TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TAYLOR TRACT BEARS SOUTH 89°09'47" EAST, A DISTANCE OF 546.14 FEET;

THENCE NORTH 89°09'47" WEST, ALONG THE SOUTH LINE OF SAID TAYLOR TRACT, A DISTANCE OF 346.09 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 24°36'03" WEST, A DISTANCE OF 257.66 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT A SOUTHWESTERLY CORNER OF SAID TAYLOR TRACT;

THENCE NORTH 84°46'03" WEST, PASSING AN EXISTING FENCE AT APPROXIMATELY 25-FEET AND CONTINUING ALONG OR NEAR SAID FENCE, PASSING A 4-INCH WOOD POST AT A DISTANCE OF 338.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 338.79 FEET TO A CALCULATED POINT FOR CORNER IN THE NORTHEASTLY RIGHT-OF-WAY LINE OF N. PARKWAY DRIVE, ALSO KNOWN AS INTERSTATE BUSINESS HIGHWAY 35 AND FORMERLY KNOWN AS U.S. HIGHWAY 81, A 120-FOOT RIGHT-OF-WAY, AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TAYLOR TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°21'23". A RADIUS OF 2,324.78 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34°21'36" WEST, 882.61 FEET;

THENCE NORTHWESTERLY, ALONG SAID NORTHEASTLY RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 885.99 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 1 OF THE L&T THOMPSON ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9, PAGE 230, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTHEASTERLY, ALONG THE SOUTHEASTLY LINES OF SAID LOT 1, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 28°58'55" EAST, A DISTANCE OF 210.80 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 88°44'39" EAST, A DISTANCE OF 223.75 FEET TO A 5/8-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND FOR CORNER;

NORTH 00°20'13" EAST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 67, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH SAID NORTHEASTLY RIGHT-OF-WAY LINE OF SAID N. PARKWAY DRIVE BEARS SOUTH 88°44'10" WEST, A DISTANCE OF 658.82 FEET;

THENCE NORTH 88°44'10" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 969.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,263,760 SQUARE FEET OR 29.012 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT
PARKVIEW AT ALVARADO APARTMENTS
LOTS 1 THRU 6, BLOCK A
29.021 ACRES (1,263,760 SQ.FT.)
IRA GLAZE SURVEY, ABSTRACT 313
ALVARADO, JOHNSON COUNTY, TEXAS
PREPARED: MARCH 29, 2023

WESTFALL ENGINEERING
1719 ANGEL PKWY., STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.50'	54.45'	51°34'12"	N62°57'04"E	52.83'
C2	89.50'	40.37'	25°50'29"	N50°05'13"E	40.02'
C3	39.50'	17.74'	25°43'43"	N75°52'19"E	17.59'
L1	2924.79'	51.00'	0°59'57"	S26°26'22"E	51.00'
L2	190.00'	40.58'	12°14'12"	N28°34'49"W	40.50'
L4	166.00'	106.59'	36°47'20"	S19°39'30"E	104.76'
L3	142.00'	223.05'	90°00'00"	S46°15'50"E	200.82'

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N22°27'43"W	55.41'
L2	N67°32'10"E	93.40'
L4	N88°44'10"E	5.96'
L3	S22°27'43"E	42.42'

CITY APPROVAL
I hereby certify that the above and foregoing Preliminary Plat was approved this _____ day of _____, 20____, by the Planning and Zoning Commission of the City of Alvarado, Texas.

Chairman _____ Date _____ Secretary _____ Date _____

NOTES:
1. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS

OWNER/DEVELOPER:
SHAW DEVELOPMENT GROUP, LLC
6255 WOODLAND DR.
DALLAS, TEXAS 75225
CONTACT: MASSEY SHAW

SURVEYOR:
AXIS SURVEYING
P.O. BOX 575
WAXAHACHIE, TX 75168
CONTACT: SEAN SHROPSHIRE
TEL: (214) 903-8200
TBPELS FIRM REG. #10194367

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
1719 ANGEL PKWY. STE 400-206
ALLEN TX 75002
TBPE FIRM REG. #19101
CONTACT: HEATH VOYLES, PE
TEL: (817) 657-4759