

**REGULAR MEETING OF THE
CITY OF ALVARADO PLANNING AND ZONING COMMISSION
104 W. COLLEGE AVE.
November 14, 2023
6:30 PM
AGENDA**

The Planning and Zoning Commission of the City of Alvarado will meet in a regularly called session on Tuesday, November 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. Consideration and action to approve Minutes from the 10/10/2023 Regular Planning and Zoning Commission Meeting.

CONSENT AGENDA: NA

NEW BUSINESS:

2. Consideration and action on the application of Palm Development Partners represented by Winston Parks for approval of the Henderson Integrity Addition preliminary plat on 2.298 acres known as Tract 29 of the J. Dixon Survey, Abstract 214, approximately addressed between the 500 and 900 Blocks of W. Hwy 67. (French)

3. Public hearing, consideration and action on an application of Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development (PD) District with the based zoning of Single Family Residential (SF-2) District on approximately 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval. (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.

ADJOURN

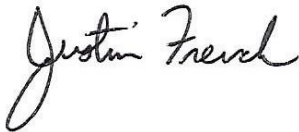
ACCESSIBILITY STATEMENT

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 November 3, 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
October 10, 2023 @ 6:30 PM**

MINUTES

The Planning and Zoning Commission of the City of Alvarado met in a regularly called session on Tuesday, October 10, 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
Joshua Rendon
Kelly Richardson
Ryan Banister

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 September 5, 2023 minutes as written. Commissioner Bannister seconded the motion. Motion passed with five votes in favor and none opposed.

CONSENT AGENDA – None

NEW BUSINESS

Chairman Thornton opened the public hearing at 6:33 pm. for consideration and action on application of Chris Bruckner on behalf of the E. R. Russell Estate for approval of a zoning change from Agricultural (A) District to General Commercial (C-2) District on 26.995 acres known as a portion of Tract 9 of the J. Mullican Survey, A-584, addressed at 6624 CR 604. Mr. French presented a brief overview of the request. The applicant's representative, Drew Terrell, was present to answer any questions. Being no one further to speak upon the request, Chairman Thornton closed the public hearing at 6:39 pm, and Commissioner Banister moved to recommend approval to City Council. Commissioner McBee seconded the motion. Motion passed with five votes in favor and none opposed.

ADJOURNMENT

Chairman Thornton adjourned the regular meeting at 6:58 p.m.

Passed and approved this _____ day of _____, 2023.

Bryan Thornton, Chairman

Attest:

Justin French, Community Development Director



Planning and Zoning Commission Meeting Management Report

Meeting Date: November 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action on the application of Winston Parks with Palm Development Partners on behalf of the David and Mary Glenn Irrevocable Trust for approval of the Henderson Integrity Addition preliminary plat on 2.298 acres known as Tract 29 in the J. Dixon Survey, Abstract 214, approximately addressed in the 700 and 800 blocks of E. Hwy 67.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on October 27, 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 Local Business, which generally includes small businesses and retail uses, coffee shops, restaurant, and small professional office buildings. This type of development is best suited along Highway 67 and is intended to serve the needs of residents. The City's Development Review Committee (DRC) finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances. The subject site is zoned General Commercial (C-2) District and anticipated development is consistent with the Comprehensive Plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend approval to Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Draft Recommendation of Approval 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 Henderson Addition

Total Lots 3 Total Acres 2.2969 Current Zoning C-2

Subdivision Name N/A Lots _____ Block(s) _____

Survey Name(s) John Dixon Survey Abstract No.(s) 214 Tract(s) _____

Address/Location 906 West US Hwy 67 Alvarado, Texas 76009

Applicant

Company or Name Palm Development Partners

Contact Name Winston Parks

Address 798 Berry Rd City Nashville State TN Zip 37204

Telephone 615-674-2130 Email wparks@winstonwarren.com

Owner (If Different)

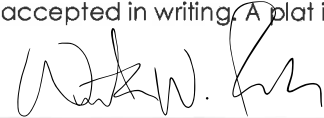
Company or Name David Glenn

Contact Name David Glenn

Address 1017 William D. Tate Ave, Suite 100 City Grapevine State Texas Zip 76051

Telephone 817-312-7883 Email davidflenn@glennlawfirm.com

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

8-07-2023

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

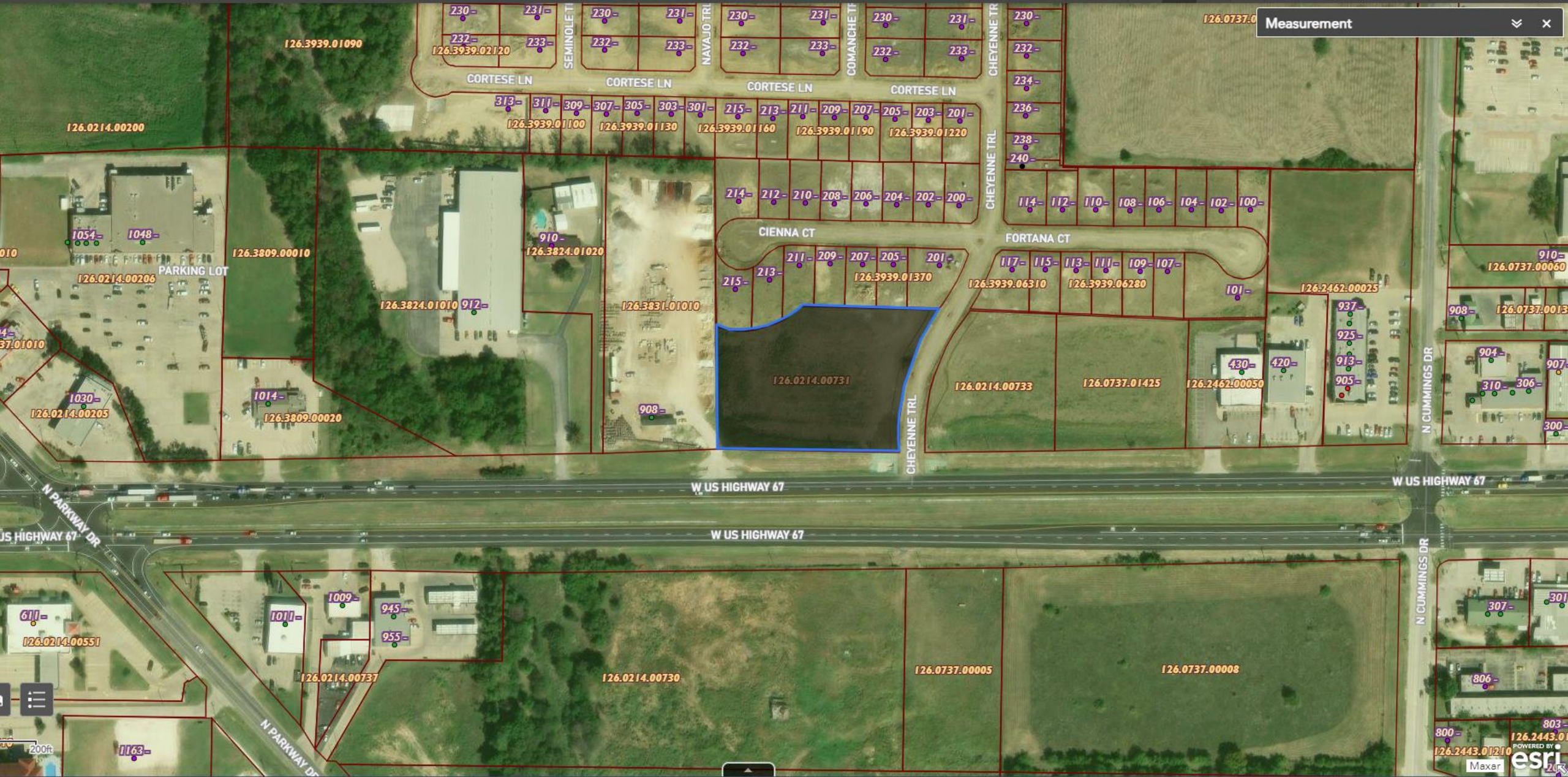
Signature of Planning Official

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

Received By

Date Received

Date Approved



Measurement



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

November 14, 2023

Palm Development Partners
Attn: Winston Parks
798 Berry Road
Nashville, TN 37204
615.674.2130
wparks@winstonwarren.com

Re: Lots 1-3, Block 1 of the Henderson Integrity Addition Preliminary Plat

Dear Mr. Parks,

This letter is to inform you that on November 14, 2023, the Alvarado City Planning and Zoning Commission recommended approval of the Henderson Integrity Addition preliminary plat. The Alvarado City Council will consider this preliminary plat on November 20, 2023.

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

DESCRIPTION

A tract of land situated in the City of Alvarado, Johnson County, Texas in the John Dixon Survey, Abstract No. 214 and being a portion of Tract 2 as described in deed to David Milton Glenn in Document No. 2022-37047, Official Public Records of Johnson County, Texas (OPRJCT), being more particularly described as follows:

BEGINNING at a found mag nail (controlling monument) on the North right of way line of East Henderson Street at the Southeast corner of Lot 1, Block 1, of SUNNY ADDITION, an addition to the City of Alvarado as recorded in Volume 9, Page 886, Plat Records of Johnson County Texas (PRJCT) from which a found 1/2" iron rod bears South 88°40'15" West (reference bearing) a distance of 427.83 feet;

THENCE North 01°12'58" West, along the East line of said SUNNY ADDITION, a distance of 246.08 feet to the Southwest corner of Lot 32, Block A, of the FINAL PLAT OF SUNSET RIDGE as recorded in Instrument 2022-254 OPRJCT from which a set 1/2" iron rod with cap stamped "RPLS 6008" bears South 4.0 feet online, said Southwest corner of Lot 32 being at an intersection with a non-tangent curve;

THENCE 120.07 feet along said curve to the left and the South line of said Lot 32 and Lots 33 and 34 of Block A, having a radius of 165.00 feet (subtended by a chord of North 75°50'10" East a distance of 170.11 feet) to a found1/2" iron rod at an intersection with a non-tangent line;

THENCE South 89°22'38" East a distance of 266.55 feet to a found 3/8" iron rod on the West right of way line of Cheyenne Trail at an intersection with a non-tangent curve;

THENCE on said right of way line and curve to the left having a radius of 425.00 feet (subtended by a chord of South 16°51'41" West a distance of 256.32 feet) to a set 1/2" iron pin with cap stamped "RPLS 6008" to an intersection with a tangent line;

THENCE continuing on said right of way line South 00°41'21" East a distance of 31.32 feet to a set 1/2" iron pin with cap stamped "RPLS 6008" on the North right of way line of East Henderson Street;

THENCE South 88°40'15" West, along the North line of said East Henderson Street, a distance of 117.30 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 100,054 square feet or 2.2969 acres, more or less.

TO BE KNOWN AS:

HENDERSON INTEGRITY ADDITION

An addition to the City of Alvarado, Johnson County, Texas and do hereby dedicate to the public's use forever the easements and rights of way as shown hereon, except the private access easement and those easements and rights of way created or dedicated by separate Instrument as shown hereon.

By: David Glenn Irrevocable Trust
Name : David Glenn and Mary Glenn

STATE OF TEXAS)
) SS
COUNTY OF _____)

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared David Glenn, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, This the _____ day of _____, 2023

Notary Public, State of Texas

My commission expires _____

STATE OF _____)
) SS
COUNTY OF TEXAS)

Before me, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Mary Glenn, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, This the _____ day of _____, 2023

Notary Public, State of Texas

My commission expires _____

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.

PRELIMINARY RELEASE DATE:
10-19-23

SURVEYOR'S CERTIFICATION

That I, Shaun Christopher Axton, do hereby certify that I prepared this plot and the field notes made a part thereof from an actual 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, Texas.

Shaun Christopher Axton
Registered Professional Land Surveyor
RPLS 6008

CERTIFICATE OF APPROVAL

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

Mayor

City Secretary

Plat recorded in Volume _____ Page _____ Slide _____

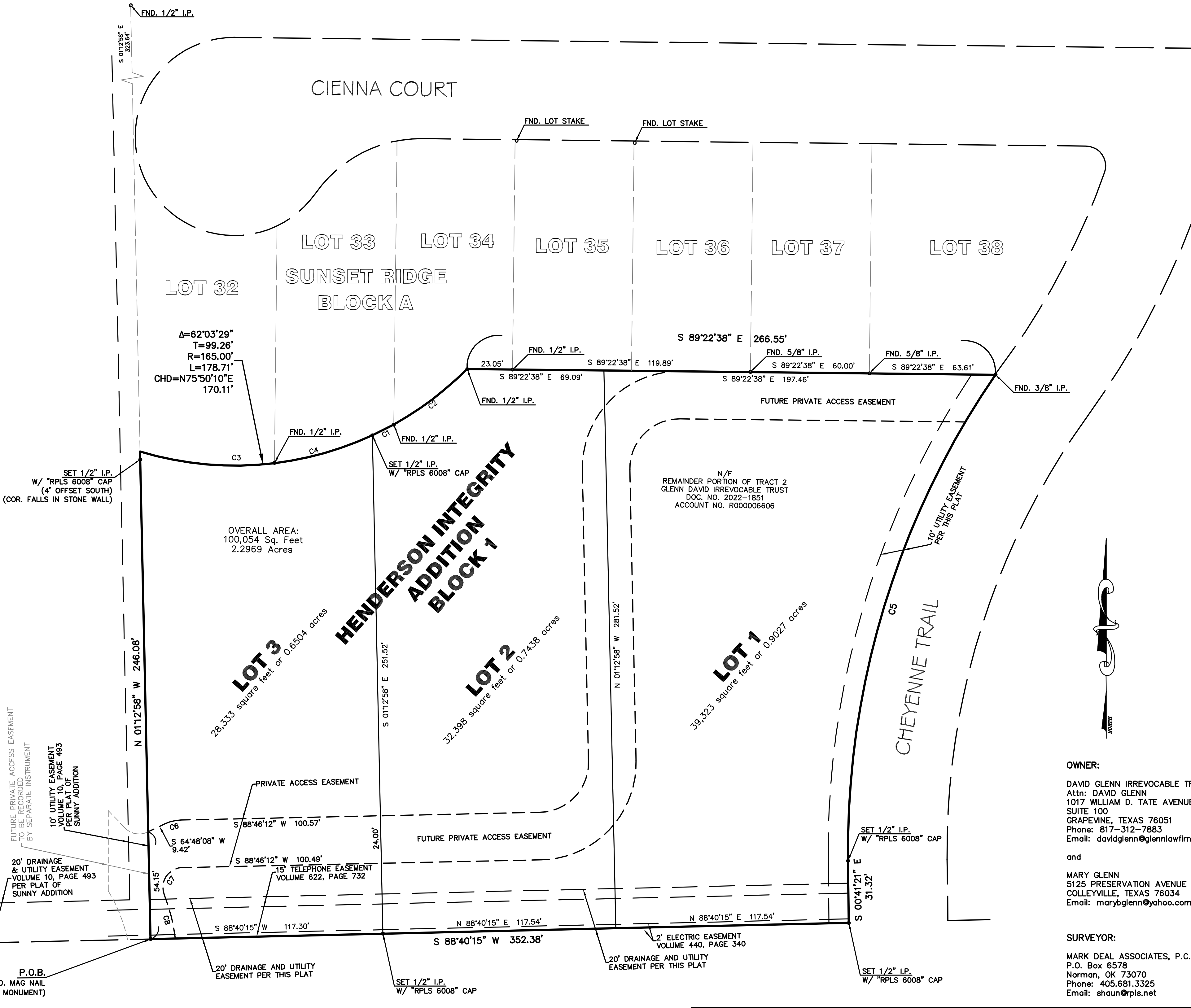
County Clerk, Johnson County, Texas

Deputy, Johnson County, Texas



SUNNY ADDITION
BLOCK 1

LOT 1



OWNER:

DAVID GLENN IRREVOCABLE TRUST
Attn: DAVID GLENN
1017 WILLIAM D. TATE AVENUE
SUITE 100
GRAPEVINE, TEXAS 76051
Phone: 817-312-7883
Email: davidglenn@glennlawfirm.com

and

MARY GLENN
5125 PRESERVATION AVENUE
COLLEYVILLE, TEXAS 76034
Email: marybglenn@yahoo.com

SURVEYOR:

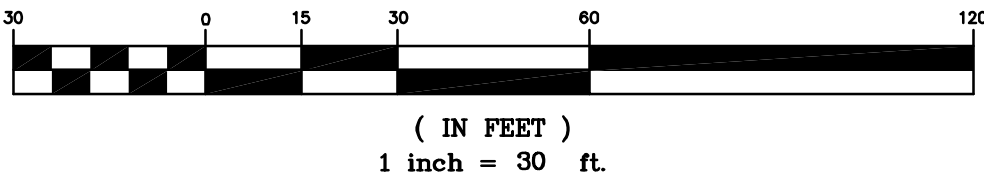
MARK DEAL ASSOCIATES, P.C.
P.O. Box 6578
Norman, OK 73070
Phone: 405.681.3325
Email: shaun@rpls.net

EAST HIGHWAY 67

LEGEND

FND. - FOUND
I.P. - IRON PIN
P.O.B. - POINT OF BEGINNING

GRAPHIC SCALE



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	TANGENT	DELTA ANGLE
C1	12.10'	165.00'	N 63°04'17" E	12.09'	6.05'	4°12'01"
C2	46.55'	165.00'	N 52°53'21" E	46.40'	23.43'	16°09'51"
C3	68.50'	165.00'	S 85°01'44" E	68.01'	34.75'	23°47'19"
C4	51.56'	165.00'	N 74°07'28" E	51.35'	25.99'	17°54'19"
C5	260.37'	425.00'	S 16°51'41" W	256.32'	134.42'	35°06'05"
C6	8.37'	20.00'	S 76°47'10" W	8.31'	4.25'	23°58'04"
C7	19.12'	10.00'	N 33°59'19" E	16.34'	14.17'	109°33'46"
C8	22.98'	87.89'	S 14°08'41" E	22.91'	11.55'	14°58'44"

PRELIMINARY PLAT OF LOTS 1-3, BLOCK 1
HENDERSON INTEGRITY ADDITION

Being 2.2969 acres situated in the JOHN DIXON SURVEY,
ABSTRACT NO. 214

CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
PLAT PREPARED MAY 24, 2023



Planning and Zoning Commission Meeting Management Report

Meeting Date: November 14, 2023

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action on the application of Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District and Agricultural (A) District to Planned Development (PD) District on approximately 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval.

BACKGROUND & FINDINGS:

On June 6, 2022, City Council approved Ordinance No. 2022-0007 establishing the Planned Development (PD) District zoning for the Agave Trail development then on March 20, 2023, City Council approved Ordinance No. 2023-0005 rezoning a portion of the Agave Trail Planned Development District to the Agricultural District with the Institutional Overlay District in anticipation of a land swap with Alvarado ISD.

On May 15, 2023, the newly acquired land by Agave Trail Development LLC was annexed and assigned to the Agricultural (A) District. The applicant requests rezoning of this newly acquired acreage and approval of the revised Agave Trail development plan.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential, which generally includes single-family detached residence at approximately four dwelling units per acre. The requested rezoning and development plan are consistent with the Comprehensive Plan.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff suggests the Commission recommend approval of the drafted Ordinance No. 2023-0032 per the Comprehensive Plan.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application & Applicant's Exhibit
Location Map
Future Land Use Map
Zoning Map
PD District Quick Reference
SF-2 District Quick Reference
Property Owner Notice List
Notices
Drafted Ordinance 2023-0032

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

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

NAME OF APPLICANT: AGAVE TRAIL DEVELOPMENT LLC
- JOHN HEILMAN PH: (817) 897-7737

MAILING ADDRESS: 2140 E. SOUTHLAKE BLVD., SUITE L-655, SOUTHLAKE, TX 76092

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

NAME OF OWNER: SAME circle one PH: ()

MAILING ADDRESS: SAME

STREET ADDRESS OF PROPERTY: 1220 N. CUMMINS DRIVE ACREAGE: 22.781 ACRES

LEGAL DESCRIPTION: JOHN ROSS SURVEY, ABS NO. 737, TRACT 6, 8 & 22

PRESENT ZONE OF PROPERTY: AG PRESENT USE: VACANT

REQUESTED ZONE: EXIST. PD
ORD. #2022-007 PROPOSED USE: SINGLE-FAMILY

REASON FOR CHANGE: ANNEXATION: INITIAL ZONING FOR DEVELOPMENT

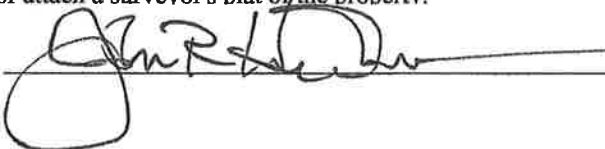
USAGE OF ADJACENT PROPERTY NORTH: ELEMENTARY SCHOOL / MULTI-FAMILY

SOUTH: JUNIOR HIGH SCHOOL / PROP. HIGH SCHOOL

EAST: AG

WEST: SINGLE-FAMILY

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.

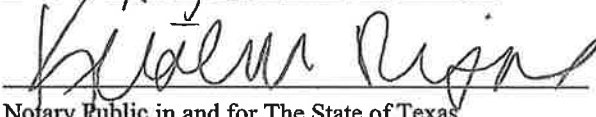
APPLICANT'S SIGNATURE: 

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 31st day of AUGUST, 2023, by the person whose signature appears directly above.




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

Planned Development District – Ord. No. 2022-007

This Planned Development District will incorporate the development standards outlined Exhibit L in the executed Agave Trail Development Agreement as the development's "Base" requirements.

Any requested changes from the Development Agreement standards to be considered for finalization of the previously approved City of Alvarado Ordinance No. 2022-007 are noted below:

Current Development Agreement Development Standards

REQUESTED CHANGES

(a) *Purpose.* The Agave Trail district is applied in an area where smaller residential lots are appropriate and in areas of transition between institutional and commercial uses along US 67 and the existing single-family residential district. This district also functions as a buffer or transition between the future major arterial North Cummings Drive and future residential developments to the east.

No changes requested.

(b) *Permitted uses and parking regulations.* In the PD single-family residential district, no building or land shall be used and no building shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

No changes requested.

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

Current Development Agreement Development Standards

(c) *Development Requirements.*

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

- 1 The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.
- 2 The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

(d) *Specific uses.* Agave Trail Home-Owners Association covenants shall describe the specific uses allowed in the PD district when authorized under this provision.

(e) *Special construction requirements.*

- (1) All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products, and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.
- (2) *Attic space.* All residential structures must have at least six feet of attic space from the attic floor to the highest point of the attic framing.
- (3) *Architectural Style / Living space.* 70% of residential structures shall be of a Farmhouse style; whereas, all residential structures must have at least 1,200 square feet of living space.

REQUESTED CHANGES

Minimum lot area:	4,800 square feet
Minimum lot width:	40 / 30 linear feet (3)
<i>Minimum lot depth:</i>	<i>No change requested</i>
<i>Minimum front yard:</i>	<i>No change requested</i>
<i>Minimum side yard:</i>	<i>No change requested</i>
<i>Minimum rear yard:</i>	<i>No change requested</i>
<i>Maximum ground coverage:</i>	<i>No change requested</i>
Maximum density per acre:	9.08 DU
<i>Height:</i>	<i>No change requested</i>

1 *No changes requested.*

2 *No changes requested.*

3 **40-foot width along linear road frontages; 30-foot width along curvilinear road frontages.**

No changes requested.

No changes requested.

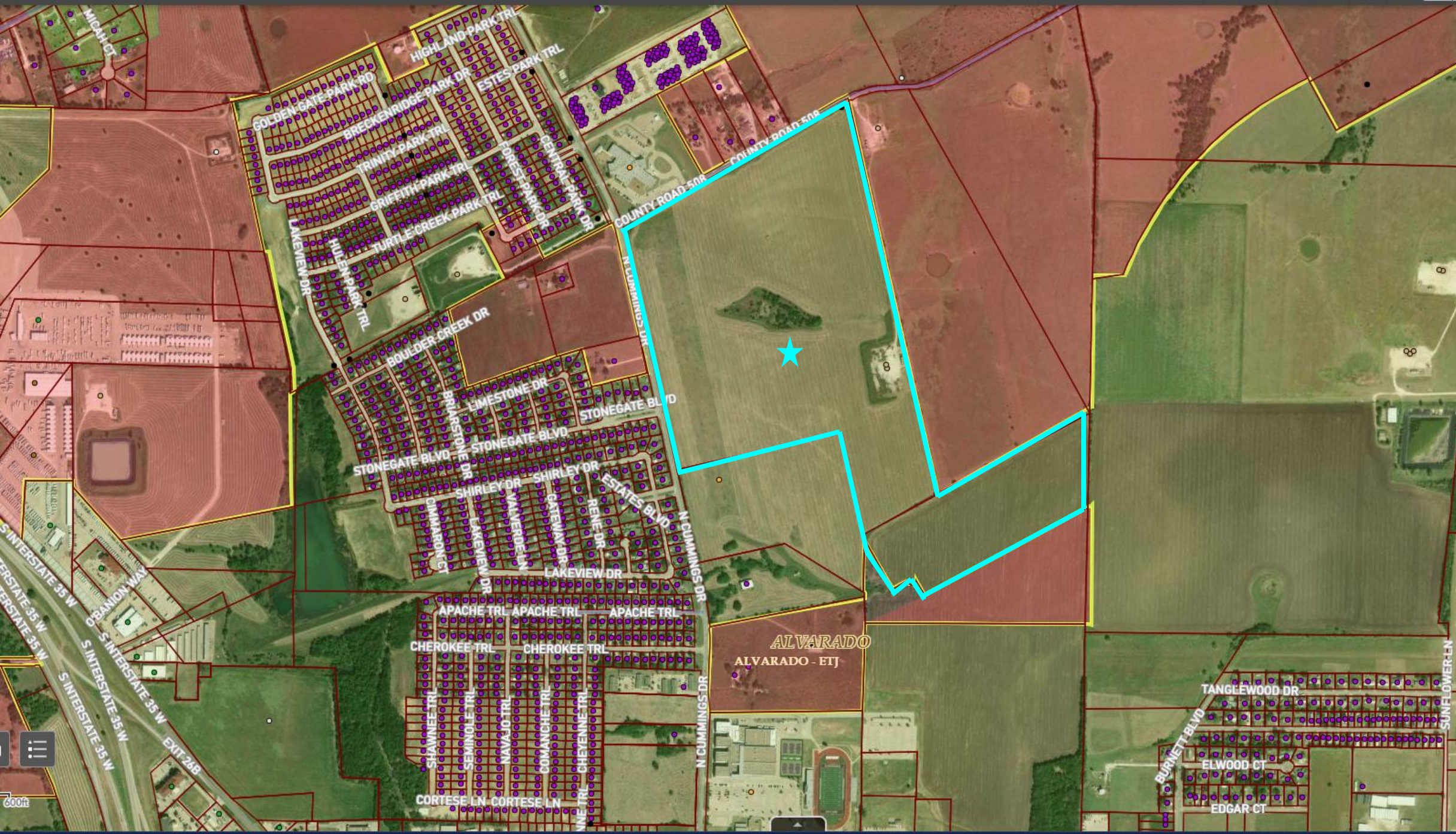
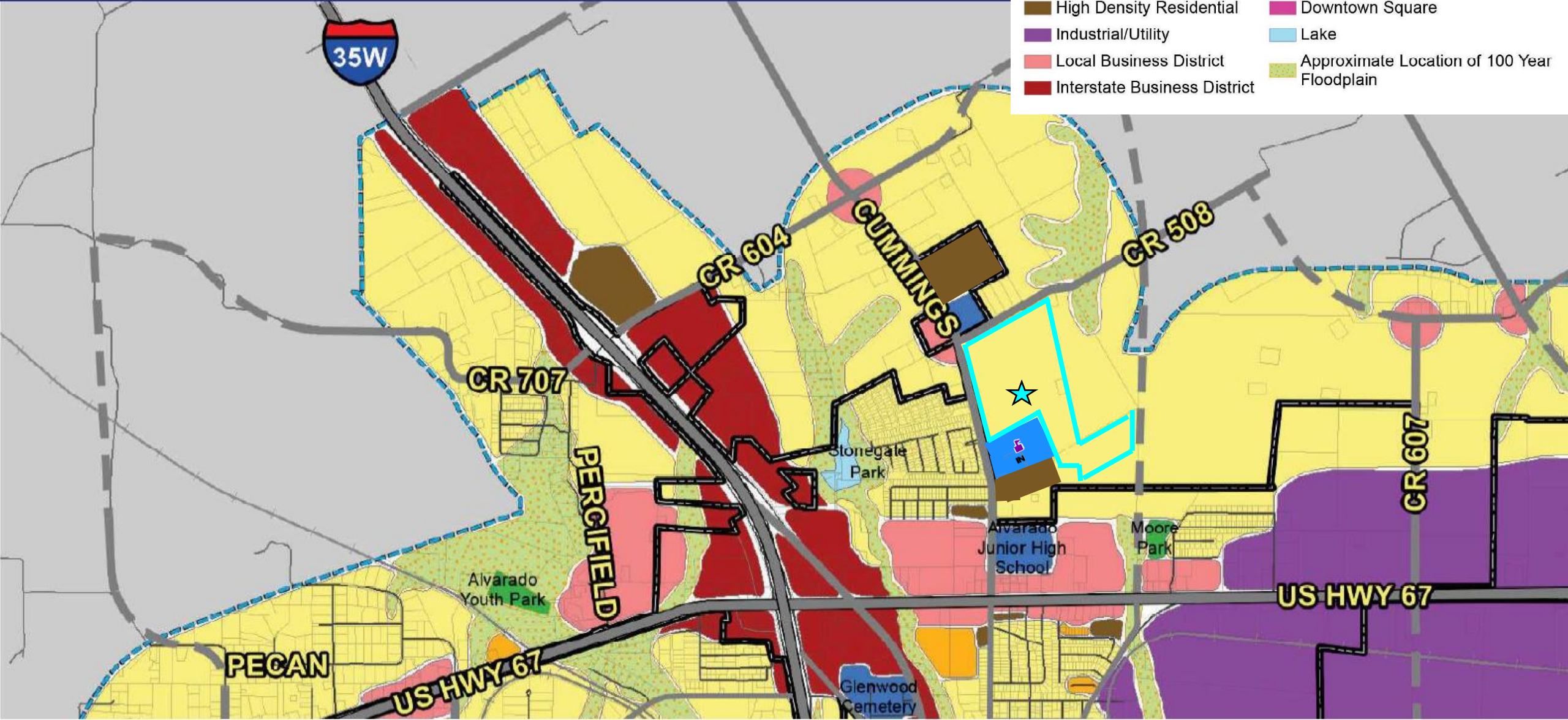


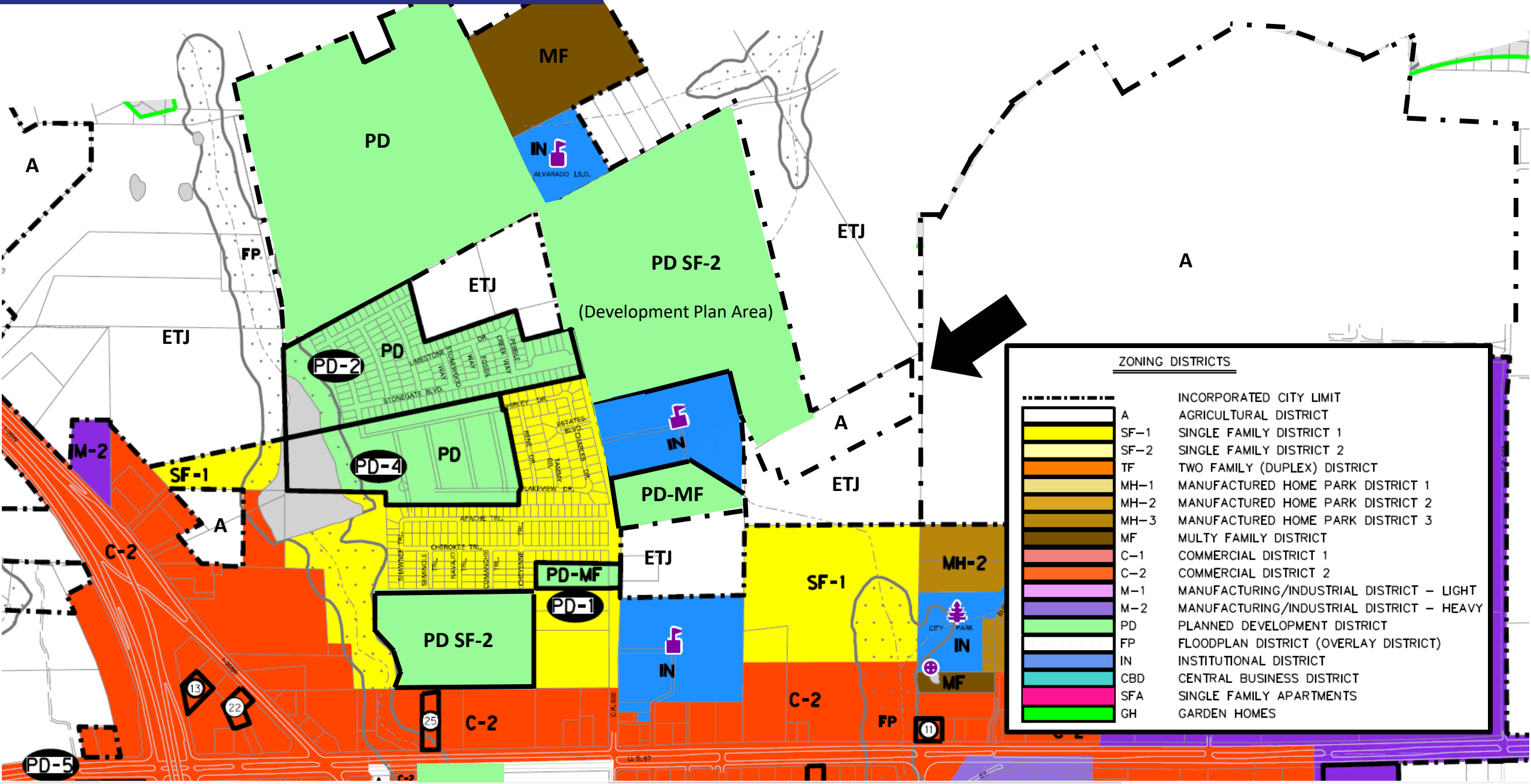
Figure 18. Future Land Use

Future Land Use

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



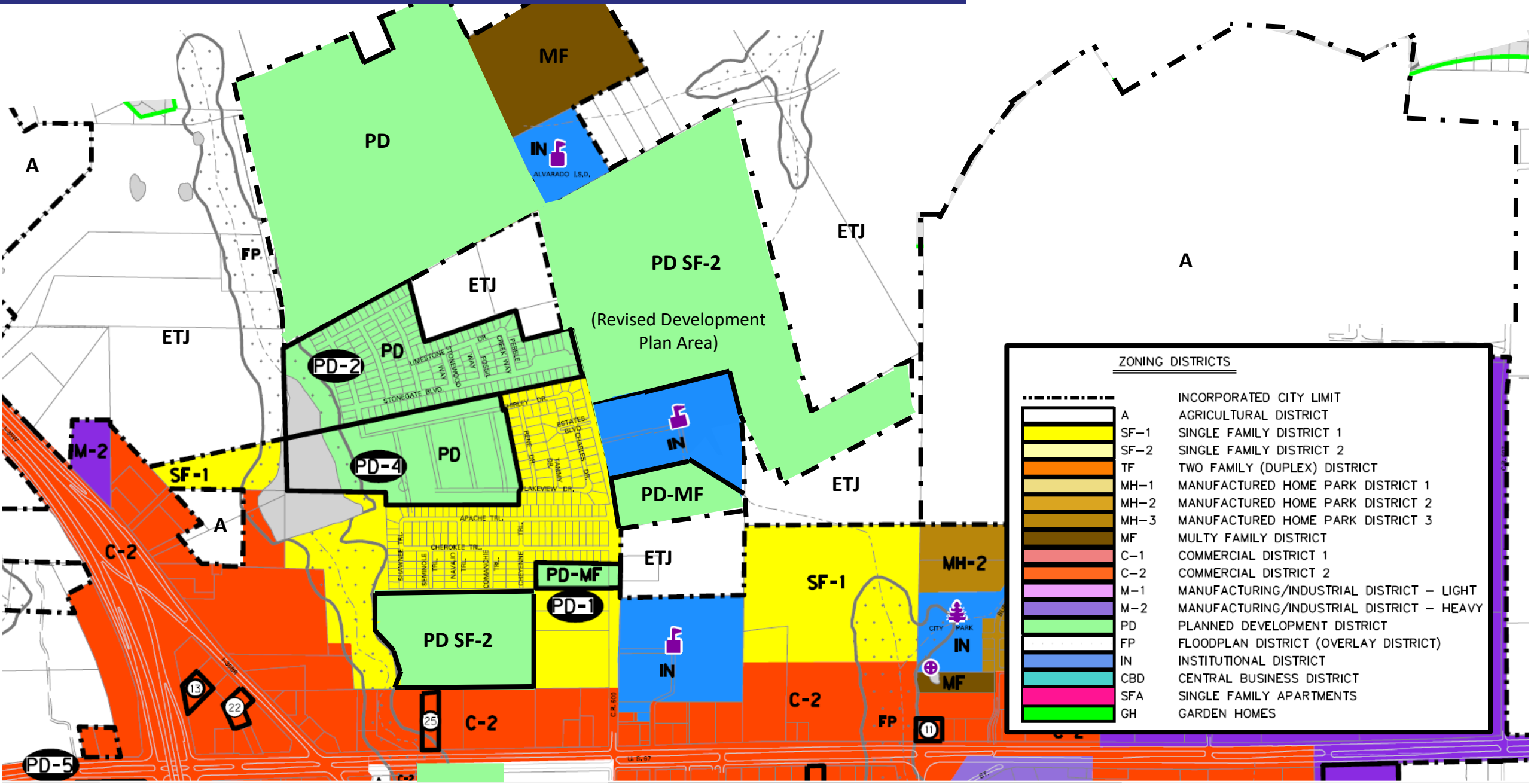
Current Zoning Map



ZONING DISTRICTS

	A	INCORPORATED CITY LIMIT
	A	AGRICULTURAL DISTRICT
	SF-1	SINGLE FAMILY DISTRICT 1
	SF-2	SINGLE FAMILY DISTRICT 2
	TF	TWO FAMILY (DUPLIX) DISTRICT
	MH-1	MANUFACTURED HOME PARK DISTRICT 1
	MH-2	MANUFACTURED HOME PARK DISTRICT 2
	MH-3	MANUFACTURED HOME PARK DISTRICT 3
	MF	MULTI FAMILY DISTRICT
	C-1	COMMERCIAL DISTRICT 1
	C-2	COMMERCIAL DISTRICT 2
	M-1	MANUFACTURING/INDUSTRIAL DISTRICT - LIGHT
	M-2	MANUFACTURING/INDUSTRIAL DISTRICT - HEAVY
	PD	PLANNED DEVELOPMENT DISTRICT
	FP	FLOODPLAN DISTRICT (OVERLAY DISTRICT)
	IN	INSTITUTIONAL DISTRICT
	CBD	CENTRAL BUSINESS DISTRICT
	SFA	SINGLE FAMILY APARTMENTS
	GH	GARDEN HOMES

Zoning Map with Proposed Amendment



Sec. 42-35. PD planned development district.

- (a) *Purpose.* The PD district is intended to permit flexibility and encourage a more creative, efficient, and aesthetically desirable design and placement of buildings, open spaces and circulation patterns, and to best utilize special site features such as topography, size and shape. It is intended that the flexibility permitted by this zoning category extends to discretionary approval, in conjunction with development plan review, not limited to, but including such requirements as those relating to parking, building setbacks, square footage of buildings and structures, protective screening, sign placement, and other specifications in order to achieve the purposes and objectives stated in conformance with good planning practices. The PD district allows for combining and mixing of uses allowed in various zoning districts with appropriate regulations to govern the development of specific sites. The PD district may be a prefix to other zoning districts or a separate zoning district approved for a particular development.
- (b) *Permitted uses.* The city council may approve any use or combination of uses in a PD district that are proposed to be developed under development controlled conditions designed to assure quality development and meet the purposes and requirements of this section. The uses may be for an entire of class of uses such as general retail or for specific types of uses such as restaurants. In reviewing an application for a PD district, the planning and zoning commission shall consider the nature and described performance of the proposed use and shall transmit its findings and recommendations to the city council.
- (c) *Development standards.*
 - (1) Development standards for each separate PD district shall be set forth in the ordinance granting the PD district and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
 - (2) When a PD district is approved as a prefix to another zoning district, the particular district to which uses specified in the PD are most similar shall be stated in the granting ordinance. All PD applications shall list all requested variances from the standard requirements set forth throughout this chapter.
 - (3) The ordinance granting a PD district shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district and a general statement citing the reason for the PD request.
 - (4) The PD district shall conform to all other sections of this chapter, unless specifically exempted in the granting ordinance.
- (d) *Conceptual and development plans.* In establishing a PD district, the city council shall approve as part of the granting ordinance appropriate plans and standards for each PD district. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detailed site plan).
 - (1) *Conceptual plan.* This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed planned development district in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - a. A conceptual plan for residential land use shall show general use, streets, and preliminary plotting arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

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- b. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use, topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.
 - c. After approval of a conceptual plan by the city council, changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or significantly alter the landscape plans as indicated on the approved conceptual plan may be authorized by the zoning administrator. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.
- (2) *Development plan or detailed site plan.* This plan shall set forth the final plans for development of the planned development district and shall conform to the data presented and approved on the conceptual plan. Approval of the development plan shall be the basis for issuance of a building permit. The development plan may be submitted for the total area of the PD or for any section or part as approved on the conceptual plan. The development plan must be approved by the city council after a recommendation of the planning and zoning commission. A public hearing on approval of the development plan shall be required at the council level, unless such a hearing is waived pursuant to section 42-56 at the time of conceptual plan approval in the original granting ordinance. The development plan shall include:
- a. A site inventory analysis including a scale drawing showing existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.
 - b. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of not more than five feet.
 - c. A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
 - d. A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.
 - e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the building official or his designated representative.

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- (3) *Procedure for establishment.* The procedure for establishing a PD district shall follow the procedure for zoning amendments as set forth in section 42-96. This procedure is expanded as follows for approval of conceptual and development plans.
- a. An application for a PD district shall be made to the planning and zoning commission in the same manner as an application for a zoning change. The application shall include and be accompanied by a conceptual plan.
 - b. Separate public hearings shall be held by the planning and zoning commission and city council for the approval of the conceptual plan and the development plan, or any section of the development plan, unless such requirement is waived by the city council upon a determination that a single public hearing is adequate. A single public hearing is adequate when:
 1. The applicant submits adequate data with the request for the PD district to fulfill the requirements for both plans; or
 2. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
 3. The requirement is waived at the time the granting ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the granting ordinance.
 - c. The ordinance establishing the planned development district shall not be approved until the conceptual plan is approved. The conceptual plan shall become a part of the granting ordinance.
 - d. The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the planning and zoning commission and city council for the initial and subsequent sections will be required.
 - e. An initial development plan shall be submitted for approval within six months from the approval of the PD ordinance. If the development plan is not submitted within six months, the conceptual plan is subject to reapproval by the city council. If the entire project is not completed within two years, the city council may review the original conceptual plan to ensure its continued validity.
 - e. Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.
- (e) *Written report may be required.* When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.
- (f) *Planned developments to be recorded.* All PD districts approved in accordance with the provisions of this chapter shall be referenced on the zoning map, and a list of such PD districts, together with the category of uses permitted therein, shall be maintained in an appendix attached to the zoning ordinance from which this division is derived.

(Ord. No. 2015-005, § 1, 4-20-2015)

Sec. 42-22. SF-2 single-family residential district.

- (a) *Purpose.* The SF-2 district is not as restrictive as the "SF-1" district. This district is to be applied in areas where smaller residential lots are appropriate and in areas of transition between nonresidential uses and the SF-1 single-family residential district. This district also functions as a buffer or transition between major streets and the SF-1 district.
- (b) *Permitted uses and parking regulations.* In the SF-2 single-family residential district, no building or land shall be used and no building shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

USE	PARKING REGULATIONS
Accessory building to main use	0 spaces
Carport	0 spaces
Concrete, asphalt batching plant (temporary)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Electrical transmission line	0 spaces
Greenhouse or plant nursery, noncommercial	1 space per employee
Home occupation	0 spaces
Local utility distribution lines	0 spaces
Park, playground or recreation center (public or private)	1 space per acre plus additional parking per facility constructed as herein provided
Private open space as a part of a planned residential development	0 spaces required
Railroad track and right-of-way	1 space per employee
Retirement housing	1 space for each 6 beds per unit
Sewage pumping station	0 spaces
Single-family dwelling, detached	2 enclosed spaces per unit, must be attached to the main structure
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Telephone line	0 spaces
Transit station or turnaround	1 space per intended user
Water pumping station or well	0 spaces

- (c) *Development requirements.*

Minimum lot area:	6,000 square feet ¹
Minimum lot width:	50 linear feet
Minimum lot depth:	120 linear feet
Minimum front yard:	25/35 linear feet ²
Minimum side yard:	8/10/15 linear feet ³
Minimum rear yard:	25 linear feet ⁴
Maximum ground coverage:	45/55 ⁵
Maximum density per acre:	6.00 DU

Height:	35 linear feet
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¹ A lot of less than 6,000 square feet may be used for a single family residence if it was an official lot of record at the time of adoption of this chapter. No lot existing at the time of passage of this chapter shall be reduced in area below the minimum requirements set forth in this district.

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

³ The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street; the third number is the required setback for a side yard abutting a collector or major street.

⁴ A one-story wing or extension may be built to within 15 feet of the rear lot line.

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

(d) *Specific uses.* The following specific uses are allowed in the SF-2 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
Boarding home facility	1 space per employee, plus 1 space for each 6 beds
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Child care center	1 space per ten pupils/clients (design capacity)
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, 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
Community home	1 space per employee, plus 1 space for each 6 beds
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
Farm, ranch, or orchard	1 space per employee
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Guest house	1 space per unit
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
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee
Zero lot line house	2 enclosed spaces per unit

(e) *Special construction requirements.*

- (1) *Developments of ten or more lots.* All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.
- (2) *Developments of one to nine lots.* All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products and/or glass, or may be of a log cabin-type material and design. It is provided; however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city.
- (3) *Applicability of regulations.* These construction requirements shall apply to all the following:
 - a. Newly constructed houses.
 - b. Houses moved into or within the city from a previous location.
- (4) *Attic space.* All residential structures must have at least six feet of attic space from the attic floor to the highest point of the attic framing.
- (5) *Living space.* All residential structures must have at least 1,200 square feet of living space.

(Ord. No. 2015-005, § 1, 4-20-2015)

Alvarado Address	Owner within 200 Feet	Mailing Address	City	State	Zip Code	PID
7832 CR 607	Alvarado 429 Partners LLC &	2121 Midway Rd Ste 155	Carrollton	TX	75006	126.0625.00840
1000 N. Cummings Dr	Alvarado ISD	PO Box 387	Alvarado	TX	76009	126.0737.01050
1500 N. Cummings Dr.	Alvarado ISD	PO Box 387	Alvarado	TX	76009	126.0516.00381
1220 N. Cummings Dr.	Alvarado ISD	PO Box 387	Alvarado	TX	76009	Unknown
1220 N. Cummings Dr.	Agave Trail Development LLC	400 S. Oak St. Apt. 1413	Roanoke	TX	76262	126.0737.00290
1301 N. Cummings Dr.	Agave Trail Development LLC	400 S. Oak St. Apt. 1413	Roanoke	TX	76262	Unknown
1500 Central Park Dr.	Villa Rosa Etvir Victor Castillo	1500 Central Park Dr.	Alvarado	TX	76009	126.2213.01360
1206 Charles Dr.	George M. Barnett	PO Box 133	Alvarado	TX	76009	126.2380.05040
1208 Charles Dr.	Michael S. Turner Etux	1208 Charles Dr.	Alvarado	TX	76009	126.2380.05030
1210 Charles Dr.	Gayle A. Dutschmann	1210 Charles Dr.	Alvarado	TX	76009	126.2380.05020
1212 Charles Dr.	Rudy Ponce	1212 Charles Dr.	Alvarado	TX	76009	126.2380.05010
1300 Charles Dr.	Rodriguez Jose Luis Pena	1300 Charles Dr.	Alvarado	TX	76009	126.2380.00260
1302 Charles Dr.	Williams Sidney R. Etux Marilyn Adriene	1302 Charles Dr.	Alvarado	TX	76009	126.2380.00250
1304 Charles Dr.	Antonio Muniz & Joan Muniz	PO Box 304	Alvarado	TX	76009	126.2380.00240
1306 Charles Dr.	Marlon Ray Read	1306 Charles Dr.	Alvarado	TX	76009	126.2380.00230
100 Stonegate Blvd.	Christine B. Dennis	100 Stonegate Blvd.	Alvarado	TX	76009	126.2465.00010
101 Stonegate Blvd.	Karen Bratcher	101 Stonegate Blvd.	Alvarado	TX	76009	126.2465.00570
102 Stonegate Blvd.	Richardson Lisa Gaye Etvir Kelly	102 Stonegate Blvd.	Alvarado	TX	76009	126.2465.00020
103 Stonegate Blvd.	Vonda Rea Cummings	103 Stonegate Blvd.	Alvarado	TX	76009	126.2465.00580
1465 N. Cummings Dr.	Parks of Alvarado POA Inc.	3045 Lackland Rd.	Fort Worth	TX	76116	126.2213.01435
Owner, Applicant, ISD		Mailing Address	City	State	Zip Code	
1301 N. Cummings Dr.	Agave Trail Development LLC	400 S. Oak St. Apt. 1413	Roanoke	TX	76262	126.0737.00300
	Alvarado ISD	PO Box 387	Alvarado	TX	76009	



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

October 27, 2023

Dear Property Owner,

The City of Alvarado has received the request made by Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development District (PD) District with the base zoning of Single Family Residential (SF-2) District on 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval.

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 November 2023, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. 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 November 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

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



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

October 27, 2023

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development District (PD) District with the base zoning of Single Family Residential (SF-2) District on 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval.

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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 November 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

This notice is provided in accordance with Section 211.007(c-1) of the Texas Local Government Code. 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



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

October 27, 2023

Agave Trail Development LLC
Attn: John Heilman
2140 E. Southlake Boulevard, Suite L-655
Southlake, TX 76092
817.897.7737

The City of Alvarado has received your for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development District (PD) District with the base zoning of Single Family Residential (SF-2) District on 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval.

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 November 2023, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. 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 November 2023, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this 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, November 14, 2023 at 6:30 P.M. to consider and act on the items below.

Application of Agave Trail Development LLC represented by John Heilman for approval of a zoning change from Planned Development (PD) District with the base zoning of Single Family Residential (SF-2) District and Agricultural (A) District to Planned Development (PD) District with the based zoning of Single Family Residential (SF-2) District on approximately 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, and 1300 N. Cummings Drive, with development plan approval.

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

ORDINANCE NO. 2023-0032

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT AND AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT, PORTIONS OF TRACTS 6 AND 22 OF THE J. M. ROSS SURVEY, A-737, BEING 113.09 ACRES APPROXIMATELY ADDRESSED AT 1000, 1220, AND 1300 N. CUMMINGS DRIVE, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; 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's Future Land Use map in the Alvarado Comprehensive Plan designates the subject site to the Low-Density Residential land use category and the proposed zoning is consistent with this land use category; 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 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 113.09 acres known as portions of Tracts 6 and 22 of the J. M. Ross Survey, A-737, approximately addressed at 1000, 1220, 1300 N. Cummings Drive, from Planned Development (PD) District and Agricultural (A) District to Planned Development (PD) District, in the City of Alvarado, Johnson County, Texas.

SECTION 2. The Permitted Uses and Development Standards attached hereto as Exhibit “A” and the Development Plan attached hereto as Exhibit “B” as incorporated herein for all purposes allowed by law, are hereby approved as the Permitted Uses, Development Standards, and Development Plan for this Planned Development District.

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 14th day of November, 2023 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Beth A. Walls, City Secretary

By: _____
Jacob Wheat, Mayor

Exhibit “A”
Permitted Uses and Design Standards

1. The Agave Trail Planned Development District is applied in an area where smaller residential lots are appropriate and in areas of transition between institutional and commercial uses along Highway 67 and the existing single-family and multi-family residential uses to the north. This district also functions as a buffer or transition between the future arterial North Cummings Drive and future residential developments to the east.
2. Permitted uses and parking regulations for the Agave Trail Planned Development District are that allowed and required in the base zoning of SF-2.
3. The Agave Trail Planned Development District has the base zoning of SF-2 District with deviations to minimum lot area, lot width, front yard, side yard, and rear yard and with deviations to maximum ground coverage and density per acre. These deviated standards are stated below.

Minimum lot area:	4,800 square feet
Minimum lot width:	40/30 feet ⁽³⁾
Minimum front yard:	20 linear feet
Minimum side yard:	5/10 linear feet ⁽¹⁾
Minimum rear yard:	10 linear feet
Maximum ground coverage:	45% / 60% ⁽²⁾
Maximum density per acre:	5.75 dwelling units per acre (DUA)

(1) The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

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

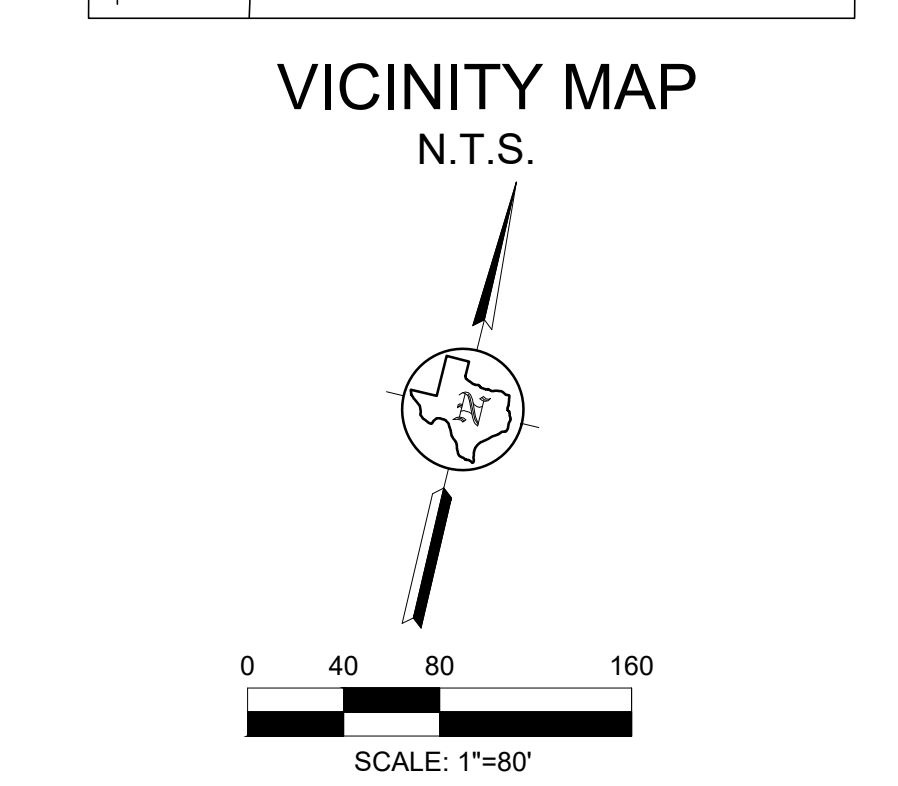
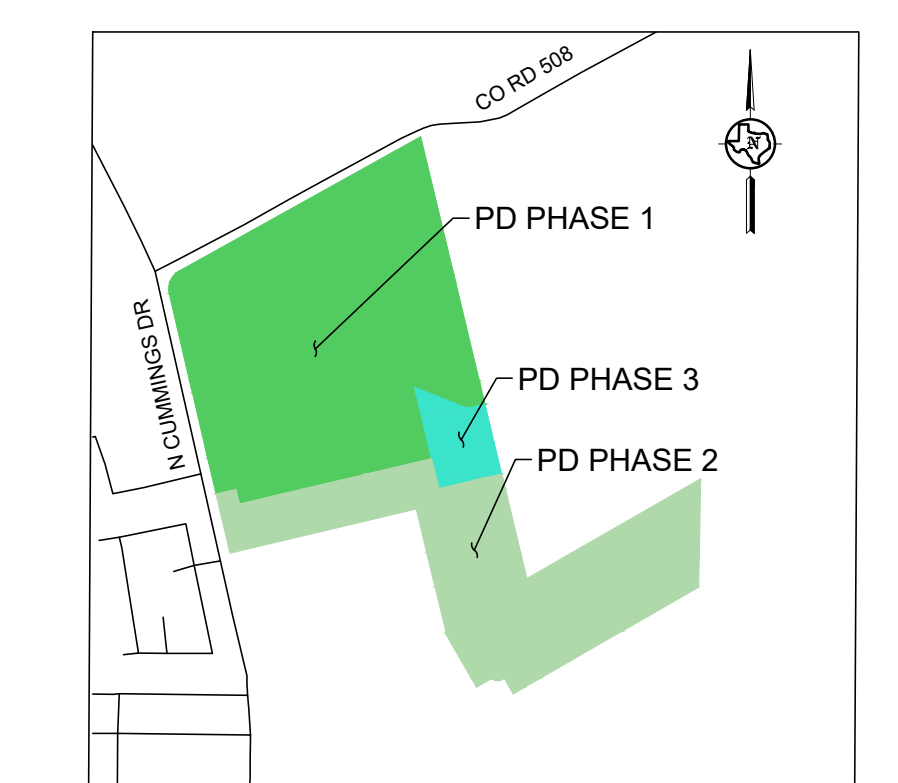
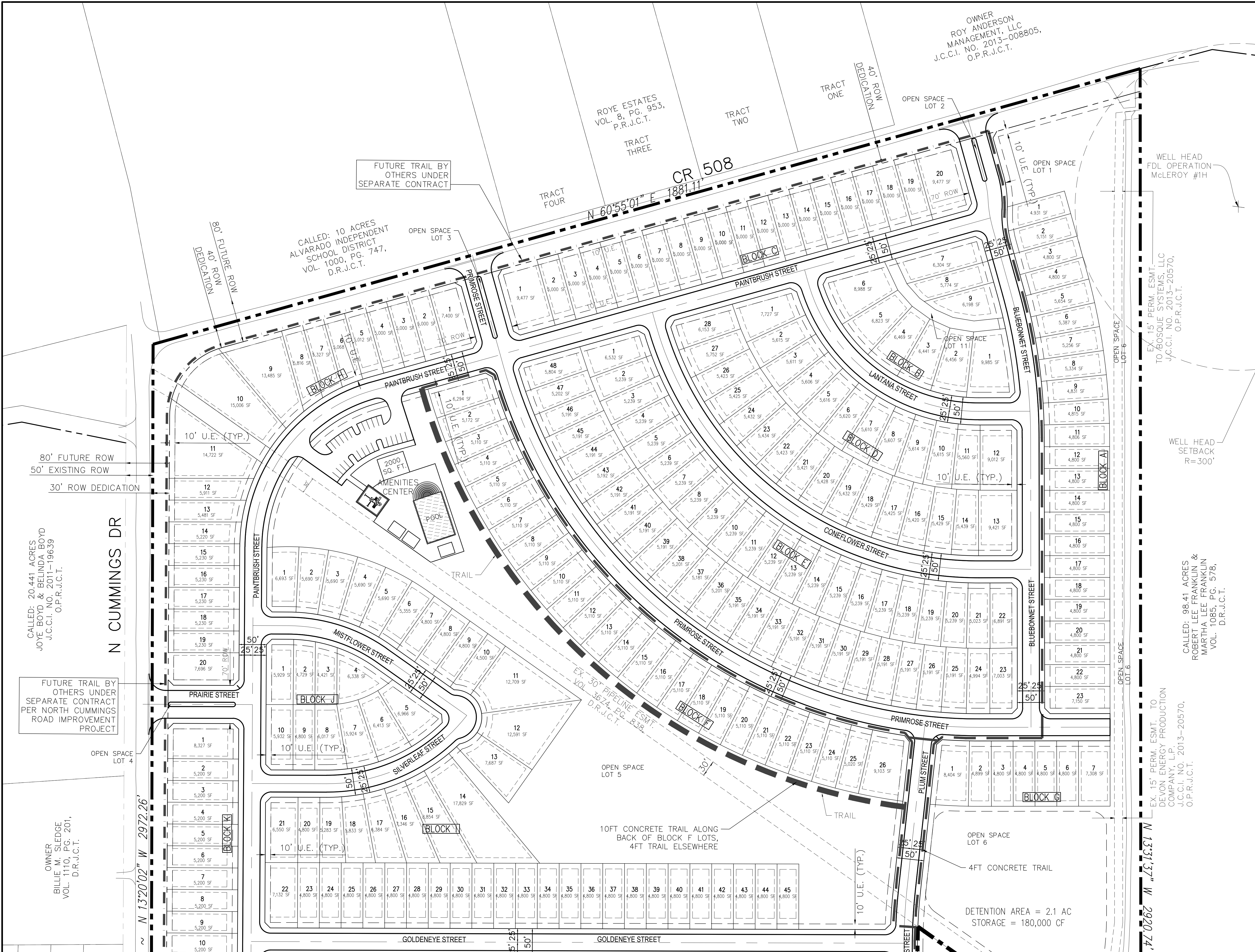
(3) 40-foot lot widths along linear road frontages; 30-foot lot widths along curvilinear road frontages.

4. All outside walls of the ground floor of every residential structure shall be constructed of 100 percent masonry, masonry-type products, and/or glass. It is provided, however, that up to, but not exceeding, 20 percent of the outside walls may be covered or constructed of other materials for decorative, architectural or other design purposes. Such other material shall be impervious material that is required for outside walls by the residential building code mandated by the State and the ordinances of the City.
5. At least 70% of residential structures shall be of a farmhouse style.
6. Per the Section 4.8 of the development agreement, the developer shall install enhanced landscaping at all street entrances to the subdivision, and per Section 5.5 of the development agreement, the all landscaped entrances to the subdivision and right-of-way landscaping and signage, shall be maintained solely by the Agave Trail HOA. The plan for the enhanced landscaped entrances shall be submitted with the preliminary plat application.

7. No lots within this development shall be maintained by the City. All lots must be maintained by a private property owner or the Agave Trail HOA.
8. Per Section 4.7 of the development agreement dated August 15, 2022, the developer is responsible for the design of all roadway facilities required to serve the development. The \$3.4M from the developer to the City per the development agreement is only for construction of improvements as warranted by a Traffic Impact Analysis (TIA). For example, the TIA will determine two lanes or four lanes for CR 508, possible need for a round-about at the intersection with N. Cummings Drive & CR 508, and N. Cummings Drive improvements beyond the scope of the N. Cummings Drive Advanced Funding Agreement project with TxDOT. The TIA must be submitted for City review prior to submission of the Agave Trail preliminary plat application.
9. Per the development agreement's Section and Exhibit E-1, the developer is to design, construct, maintain, and operate a trail along N. Cummings Drive and CR 508. Within the looming roadway improvements to N. Cummings Drive and CR 508, payment into escrow in lieu of perimeter trail/sidewalk construction shall be provided prior final plat approvals.
10. The Agave Trail preliminary plat must provide road, water, and sanitary sewer stub out in Phase 2 for adjacent properties to the north, northeast, and south.
11. Lot-to-lot drainage and creation of new point discharges are prohibited on the submittal of the Agave Trail preliminary plat.
12. The level spreader in Phase 1 shall be designed to not create adverse impacts to the adjacent properties.
13. In the final drainage plan, all existing discharge locations shall be labeled with the pre and post discharge rates. Refer to City of Fort Worth drainage manual for C factors. The City of Alvarado has adopted the City of Fort Worth standard.
14. The 12" water main must extend along the subject site's entire frontage to CR 508.
15. The offsite detention pond adjacent to Phase 2 shall not encumber the existing 20' S.S.E. on the AISD property.
16. Fire hydrant locations shall be as specified by the Alvarado Fire Marshal.
17. Provide adequate emergency access to the pond on Open Space Lot 5 per Alvarado Police Department.
18. On the Street Tree Plans, the subdivision perimeter wall must be removed from the ROW at subdivision entrances or relocated to follow the 45-degree angle of the property line/ROW lines.
19. A solid wood fence shall provide a sound barrier around the well pad site.

**Exhibit “B”
Development Plan**

(See Next Page)



PROPOSED LOT COUNTS	
40'	
PHASE 1	335
PHASE 2	277
PHASE 3	36
TOTAL	648

OPEN SPACE TABULATION				
#	SF	AC	CITY	HOA
1	22429.81	0.51		X
2	637.57	0.01	X	
3	926.27	0.02	X	
4	967.07	0.02	X	
5	232485.79	5.34		X
6	189142.56	4.34		X
7	1236.90	0.03	X	
8	6380.45	0.15		X
9	2423.33	0.06		X
10	216528.82	4.97		X
11	5306.30	0.12		X
TOTAL AC.	678464.87	15.58	0.09	15.49

PROPOSED LAND USE:	
PLANNED DEVELOPMENT DISTRICT: 113.09 ACRES	

NOTE:
DESIGNATED HOA LOTS ARE TO BE MAINTAINED BY SAID HOA. ALL OTHER LOTS SHALL BE MAINTAINED BY THE CITY.

ALL OPEN SPACE LOTS WILL BE GRADED TO DRAIN, WITH GROUND COVER INSTALLED.

DEVELOPMENT PLAN
(1 OF 3)

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET NO. 01 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 80'	JOB NO. 5348-01
APPROVED: WG		

SEE SHEET 2 OF 3

OWNER:
BILLIE M. SLEDGE
VOL. 1110, PG. 201,
D.R.J.C.T.

CALLER: 20.441 ACRES
JOYE BOYD & BELINDA BOYD
J.C.C.I. NO. 2011-19639
O.P.R.J.C.T.

80' FUTURE ROW
50' EXISTING ROW
30' ROW DEDICATION

OWNER:
ROY ANDERSON
MANAGEMENT, LLC
J.C.C.I. NO. 2013-008805,
O.P.R.J.C.T.

OWNER:
DEVON ENERGY PRODUCTION
COMPANY, L.P.
J.C.C.I. NO. 2013-20570,
O.P.R.J.C.T.

CALLER: 98.41 ACRES
ROBERT LEE FRANKLIN &
MARTHA LEE FRANKLIN
VOL. 1085, PG. 578,
D.R.J.C.T.

80' FUTURE ROW
50' EXISTING ROW
30' ROW DEDICATION

OWNER:
ROY ANDERSON
MANAGEMENT, LLC
J.C.C.I. NO. 2013-008805,
O.P.R.J.C.T.

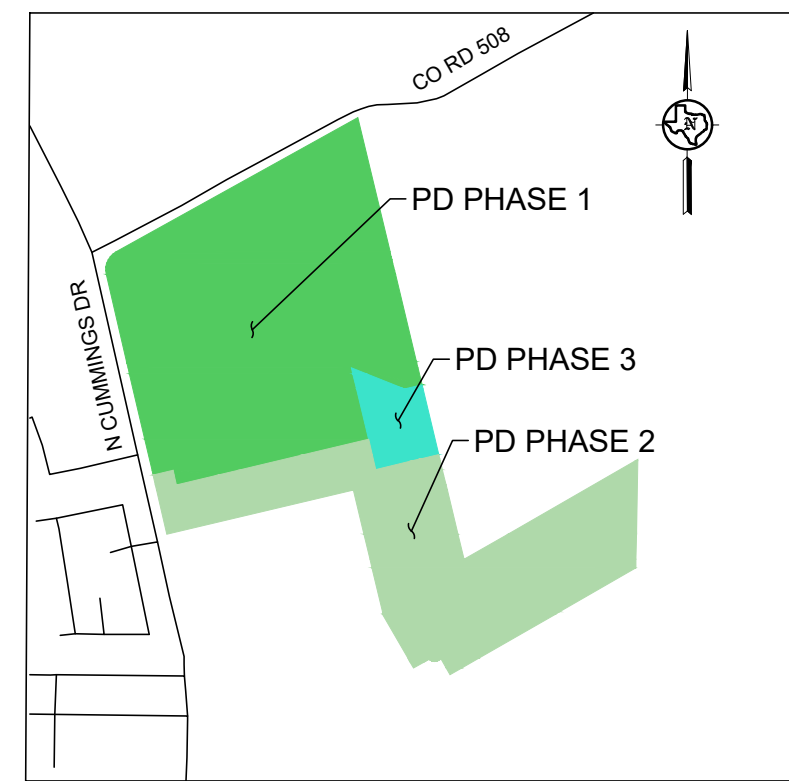
OWNER:
DEVON ENERGY PRODUCTION
COMPANY, L.P.
J.C.C.I. NO. 2013-20570,
O.P.R.J.C.T.

CALLER: 98.41 ACRES
ROBERT LEE FRANKLIN &
MARTHA LEE FRANKLIN
VOL. 1085, PG. 578,
D.R.J.C.T.

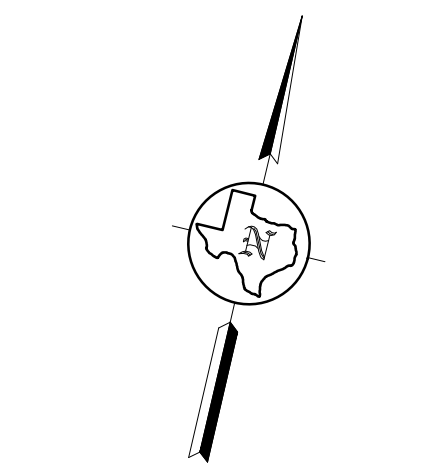
80' FUTURE ROW
50' EXISTING ROW
30' ROW DEDICATION

OWNER:
ROY ANDERSON
MANAGEMENT, LLC
J.C.C.I. NO. 2013-008805,
O.P.R.J.C.T.

SEE SHEET 1 OF 3



VICINITY MAP
N.T.S.



0 40 80 160
SCALE: 1"=80'

LEGEND

- TRAIL
- DEVELOPMENT PLAN BOUNDARY
- PHASE LINE
- GAS EASEMENT
- WATER & SANITARY SEWER(W&S) EASEMENT

PROPOSED LOT COUNTS	
	40'
PHASE 1	335
PHASE 2	277
PHASE 3	36
TOTAL	648

OPEN SPACE TABULATION				
#	SF	AC	CITY	HOA
1	22429.81	0.51		X
2	637.57	0.01	X	
3	926.27	0.02	X	
4	967.07	0.02	X	
5	23248.79	5.34		X
6	189142.56	4.34		X
7	1236.90	0.03	X	
8	6380.45	0.15		X
9	2423.33	0.06		X
10	216528.82	4.97		X
11	5306.30	0.12		X
TOTAL AC.	678464.87	15.58	0.09	15.49

NOTE:

DESIGNATED HOA LOTS ARE TO BE MAINTAINED BY SAID HOA. ALL OTHER LOTS SHALL BE MAINTAINED BY THE CITY.

ALL OPEN SPACE LOTS WILL BE GRADED TO DRAIN, WITH GROUND COVER INSTALLED.

PROPOSED LAND USE:

PLANNED DEVELOPMENT DISTRICT: 113.09 ACRES

DEC ENGINEERING EXCELLENCE

DEVELOPMENT PLAN
(2 OF 3)

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

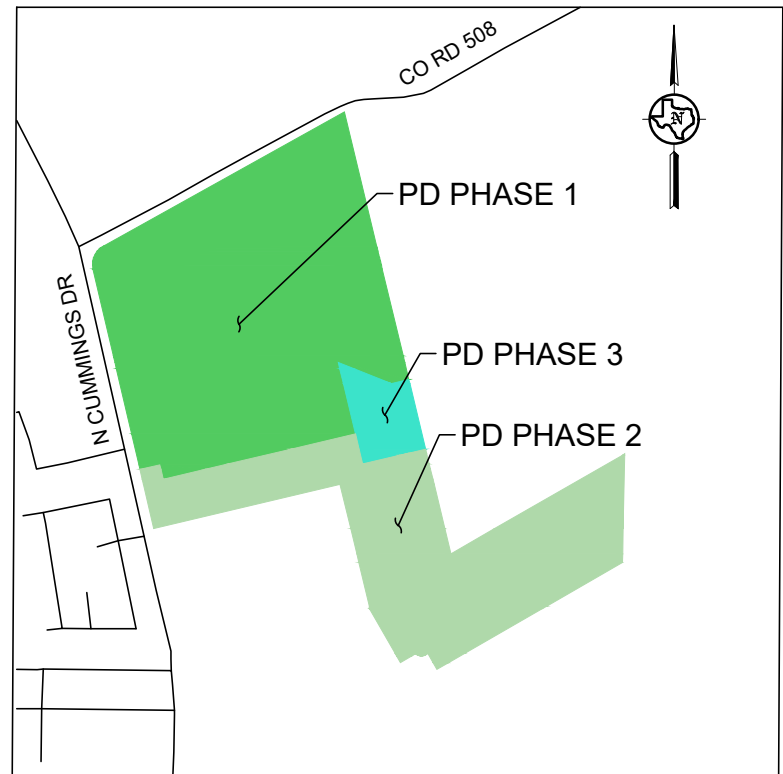
DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET NO. 02 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 80'	JOB NO. 5348-01
APPROVED: WG		

OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

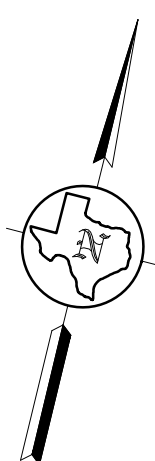
SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(972) 239-2002
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 74234-7720
(972) 239-2002
CONTACT: William Gladbach

N:\1220\5348-01\CAD\Sheets\DEVELOPMENT PLAN\01_PRELIM PLAT 1&2.DWG



VICINITY MAP
N.T.S.



0 40 80 160
SCALE: 1"=80'

LEGEND

- TRAIL
- DEVELOPMENT PLAN BOUNDARY
- PHASE LINE
- GAS EASEMENT
- WATER & SANITARY SEWER(W&S) EASEMENT

PROPOSED LOT COUNTS	
	40'
PHASE 1	335
PHASE 2	277
PHASE 3	36
TOTAL:	648

OPEN SPACE TABULATION				
#	SF	AC	CITY	HOA
1	22429.81	0.51		X
2	637.57	0.01	X	
3	926.27	0.02	X	
4	967.07	0.02	X	
5	23248.79	5.34		X
6	189142.56	4.34		X
7	1236.90	0.03	X	
8	6380.45	0.15		X
9	2423.33	0.06		X
10	216528.82	4.97		X
11	5306.30	0.12		X
TOTAL AC.	678464.87	15.58	0.09	15.49

NOTE:

DESIGNATED HOA LOTS ARE TO BE MAINTAINED BY SAID HOA. ALL OTHER LOTS SHALL BE MAINTAINED BY THE CITY.

ALL OPEN SPACE LOTS WILL BE GRADED TO DRAIN, WITH GROUND COVER INSTALLED.

PROPOSED LAND USE:

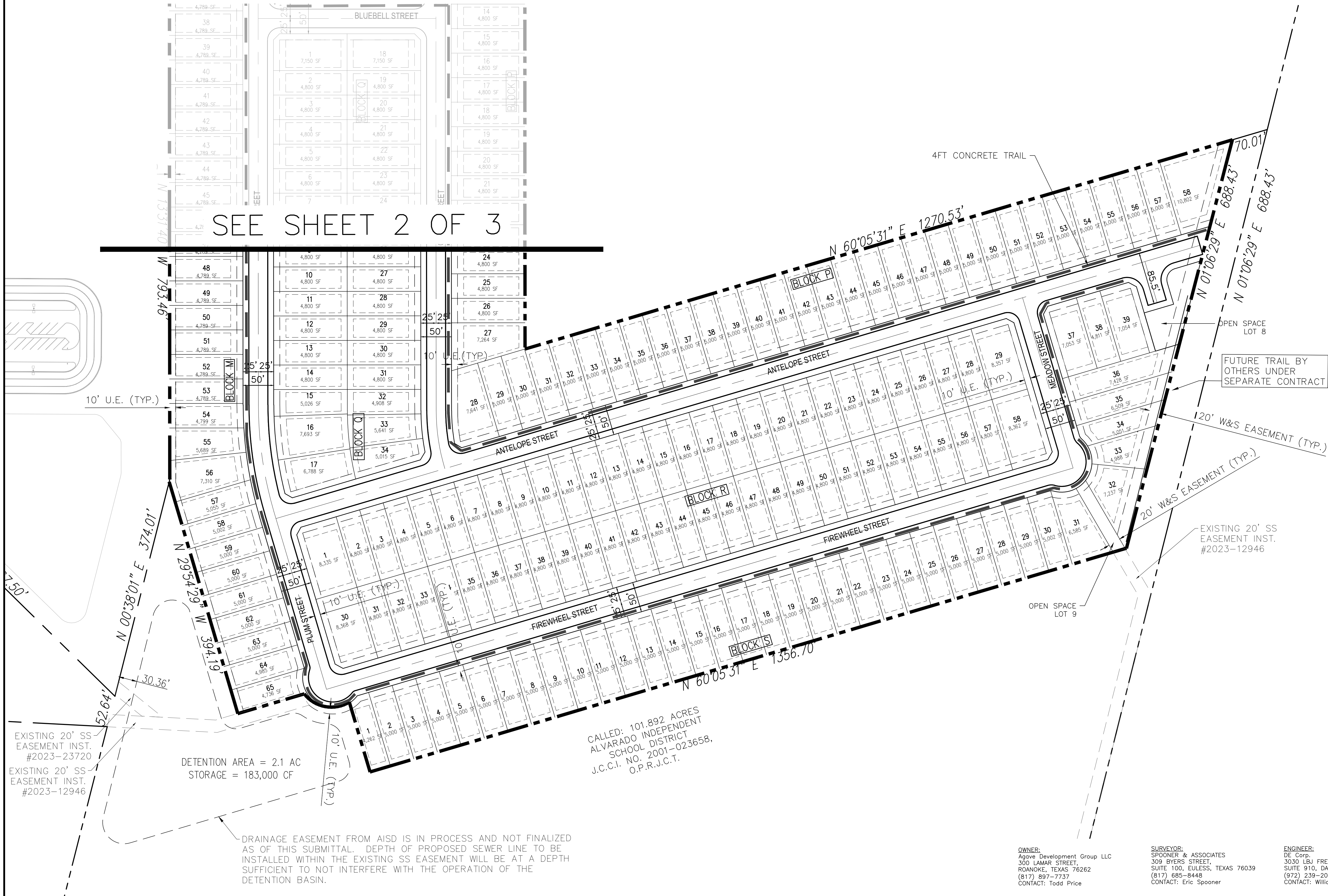
PLANNED DEVELOPMENT DISTRICT: 113.09 ACRES

DEC ENGINEERING EXCELLENCE
S.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3030 LBJ Freeway, Suite 910, Dallas, TX 75238-7720, (972) 239-2002

DEVELOPMENT PLAN
(3 OF 3)

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET No. 03 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 80'	JOB No. 5348-01
APPROVED: WG		



OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(817) 685-8448
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 75238-7720
(972) 239-2002
CONTACT: William Gladbach

DETENTION AREA = 2.1 AC
STORAGE = 183,000 CF

DRAINAGE EASEMENT FROM AISD IS IN PROCESS AND NOT FINALIZED AS OF THIS SUBMITTAL. DEPTH OF PROPOSED SEWER LINE TO BE INSTALLED WITHIN THE EXISTING SS EASEMENT WILL BE AT A DEPTH SUFFICIENT TO NOT INTERFERE WITH THE OPERATION OF THE DETENTION BASIN.

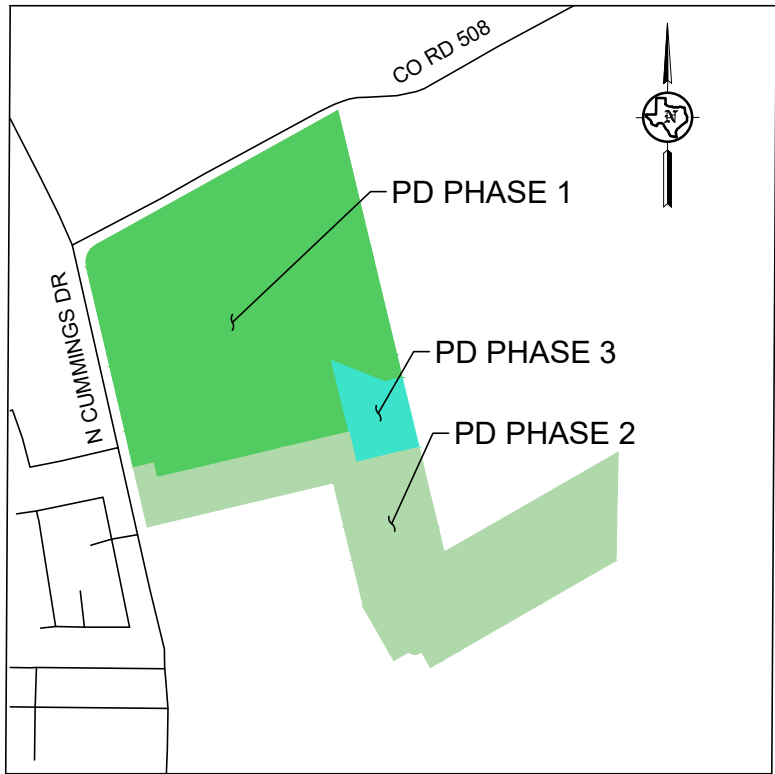
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DATE: 10/16/2023
DRAWN BY: AE/EL/CA
CHECKED BY: WG
DESIGNED BY: SS/SG
DATE: 10/16/2023
PROJECT: 113.09 ACRES
SHEET: 03 OF 11



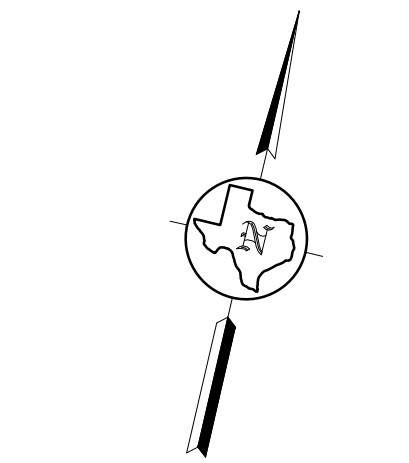
Rational Method							Cf = 1.25 (for Q100)	
Drainage Area ID	Area	Tc	C	I _s	I ₁₀₀	Q _s	Q ₁₀₀	
	A.c.	max		in/hr	in/hr	cfs	cfs	
A-1	61.9	30.00	0.30	3.22	5.83	59.80	135.33	
A-2	25.5	30.00	0.30	3.22	5.83	24.63	55.75	
A-3	24.5	30.00	0.30	3.22	5.83	23.67	53.56	
A-4	16.6	30.00	0.30	3.22	5.83	16.04	36.29	
A-5	5.2	30.00	0.30	3.22	5.83	5.02	11.37	
A-6	20.3	30.00	0.30	3.22	5.83	19.61	44.38	
OS-1	6.0	30.00	0.30	3.22	5.83	5.80	13.12	
OS-2	34.6	30.00	0.30	3.22	5.83	33.42	75.64	

SAMPLE CALCULATION:
DRAINAGE AREA A-1

$Q_s = C I_s A$
$Q_{100} = C I_{100} A$
$Q_s = 59.80 = (0.30)(3.22)(61.9)$
$Q_{100} = 135.33 = (1.25)(0.30)(5.83)(61.9)$



VICINITY MAP
N.T.S.



0 75 150 300
SCALE: 1"=200'

- LEGEND
- 500--- EXISTING CONTOUR
 - DRAINAGE AREA
 - DRAINAGE FLOW ARROW
 - | | |
|---------|---------|
| A | AREA |
| 1.00 AC | ACREAGE |

 DRAINAGE AREA LABEL

DECI ENGINEERING
EXCELLENCE

7 P.E.'S. FIRM REGISTRATION NO. F-8996
3030 LBJ Freeway, Suite 810 Dallas, TX 75238-7720 (972) 238-2002

EXISTING DRAINAGE AREA MAP

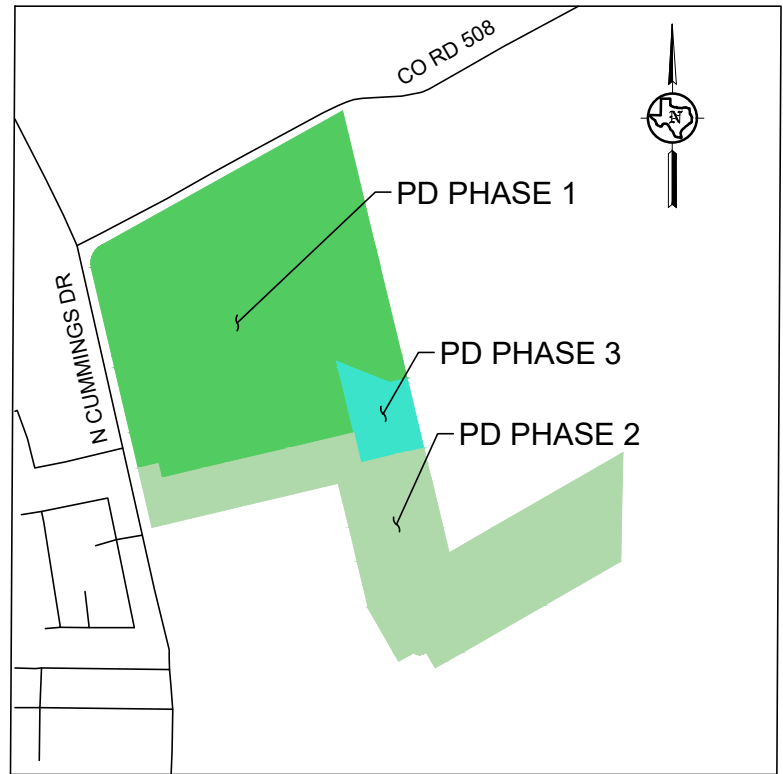
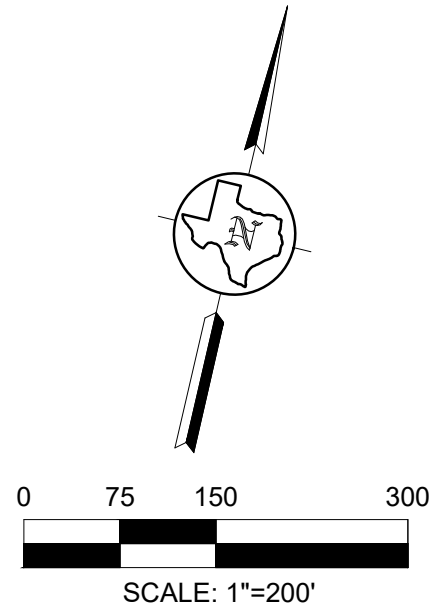
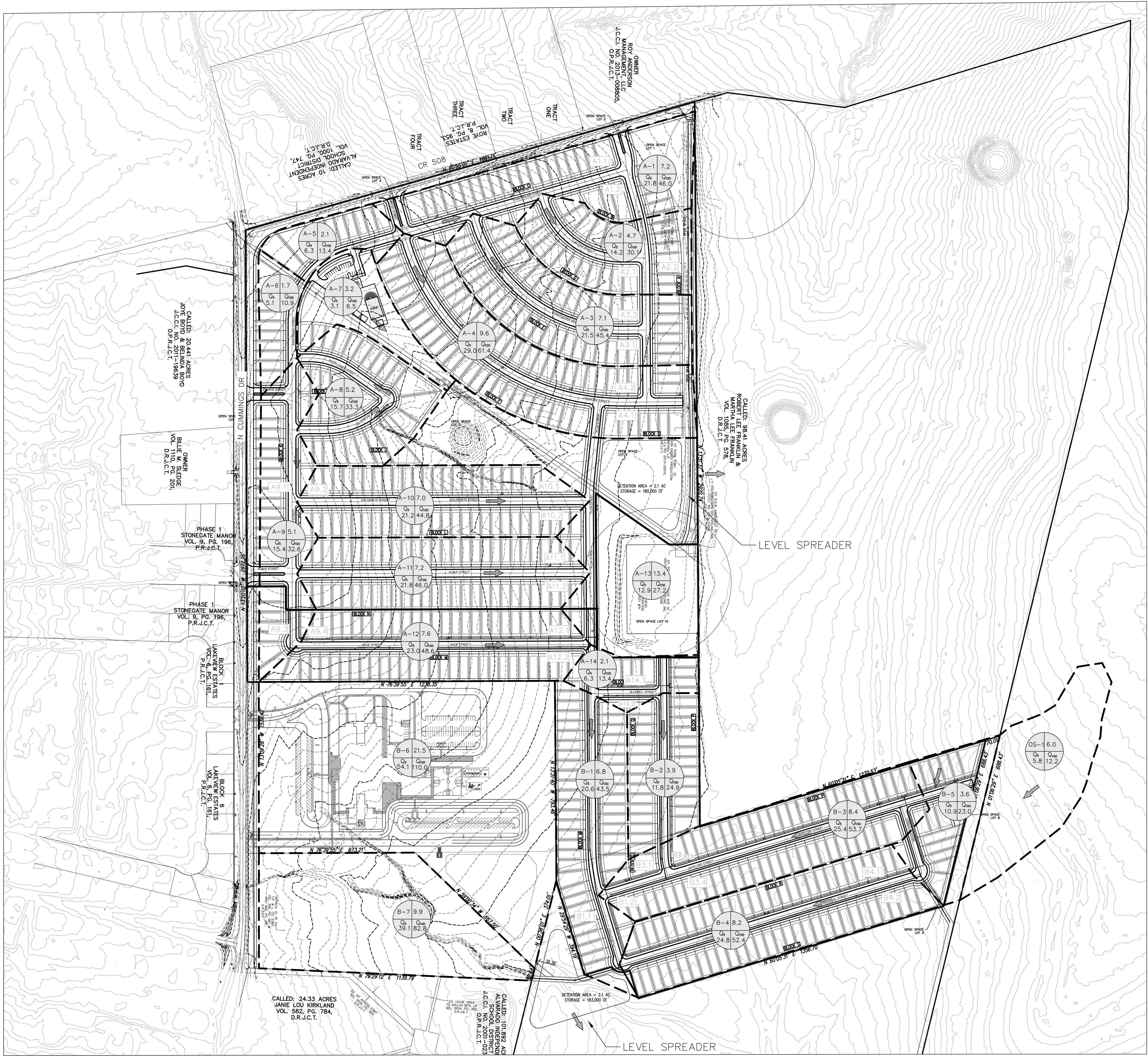
DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET No. 04 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 200'	JOB No. 5348-01
APPROVED: WG		

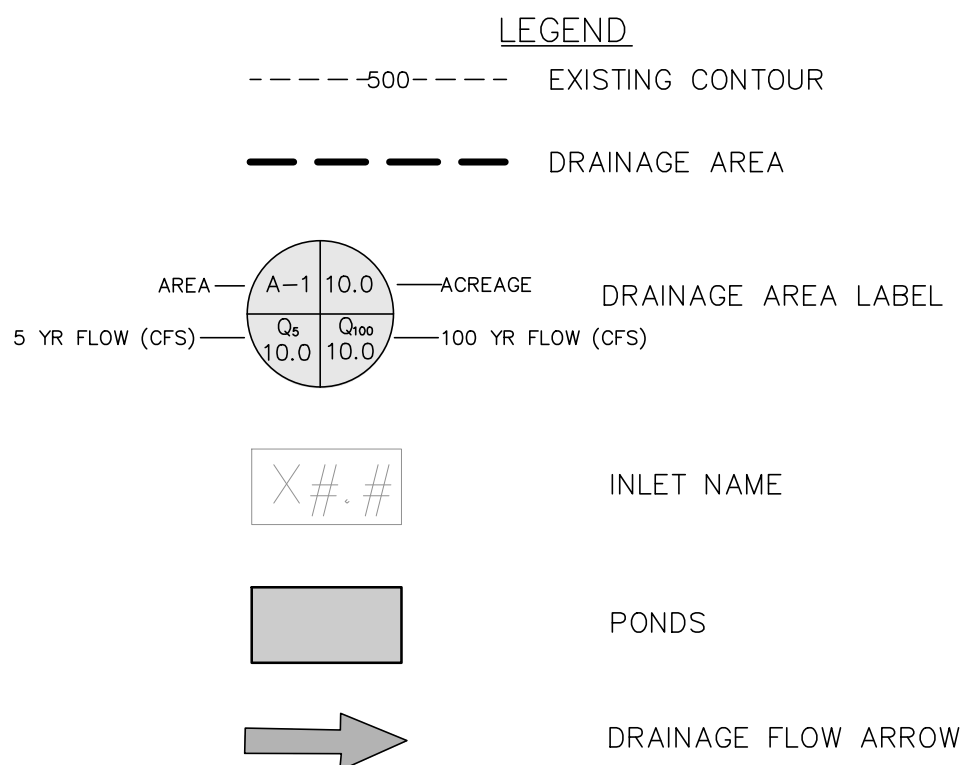
OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(817) 685-8448
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 74234-7720
(972) 239-2002
CONTACT: William Gladbach



VICINITY MAP
N.T.S.



Rational Method Cf = 1.25 (for Q100)

Drainage Area ID	Area	C	T _c	I _s	C _f	I ₁₀₀	Q _s	Q ₁₀₀
	A _c		min	in/hr		in/hr	cfs	cfs
A-1	7.2	0.65	15.0	4.65	1.25	7.87	21.8	46.0
A-2	4.7	0.65	15.0	4.65	1.25	7.87	14.2	30.1
A-3	7.1	0.65	15.0	4.65	1.25	7.87	21.5	45.4
A-4	9.6	0.65	15.0	4.65	1.25	7.87	29.0	61.4
A-5	2.1	0.65	15.0	4.65	1.25	7.87	6.3	13.4
A-6	1.7	0.65	15.0	4.65	1.25	7.87	5.1	10.9
A-7	3.2	0.3	30.0	3.22	1.25	5.42	3.1	6.5
A-8	5.2	0.65	15.0	4.65	1.25	7.87	15.7	33.3
A-9	5.1	0.65	15.0	4.65	1.25	7.87	15.4	32.6
A-10	7.0	0.65	15.0	4.65	1.25	7.87	21.2	44.8
A-11	7.2	0.65	15.0	4.65	1.25	7.87	21.8	46.0
A-12	7.6	0.65	15.0	4.65	1.25	7.87	23.0	48.6
A-13	13.4	0.3	30.0	3.22	1.25	5.42	12.9	27.2
A-14	2.1	0.65	15.0	4.65	1.25	7.87	6.3	13.4
B-1	6.8	0.65	15.0	4.65	1.25	7.87	20.6	43.5
B-2	3.9	0.65	15.0	4.65	1.25	7.87	11.8	24.9
B-3	8.4	0.65	15.0	4.65	1.25	7.87	25.4	53.7
B-4	8.2	0.65	15.0	4.65	1.25	7.87	24.8	52.4
B-5	3.6	0.65	15.0	4.65	1.25	7.87	10.9	23.0
B-6	22.1	0.7	25.0	3.5	1.25	5.69	54.1	110.0
B-7	9.9	0.85	15.0	4.65	1.25	7.87	39.1	82.8
OS-1	6.0	0.3	30.0	3.22	1.25	5.42	5.8	12.2

SAMPLE CALCULATION:

DRAINAGE AREA A-1

$Q_s = C I_p A$
$Q_{100} = C_f C I_{100} A$
$Q_s = 21.8 = (0.65)(4.65)(7.2)$
$Q_{100} = 46.0 = (1.25)(0.65)(7.87)(7.2)$

DEC ENGINEERING EXCELLENCE

PROPOSED DRAINAGE AREA MAP

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

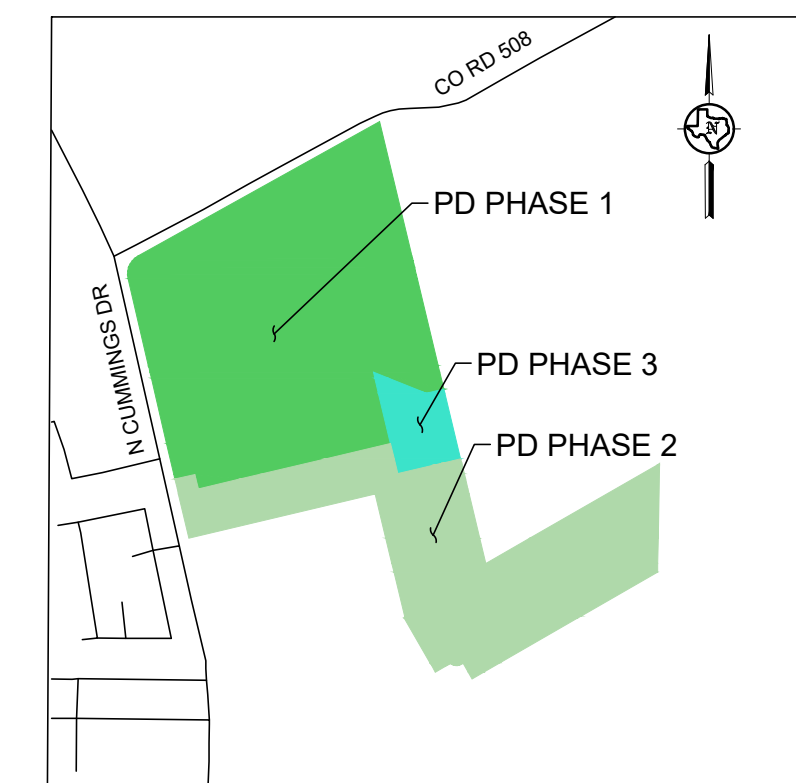
DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET No. 05 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 200'	JOB No. 5348-01
APPROVED: WG		

OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

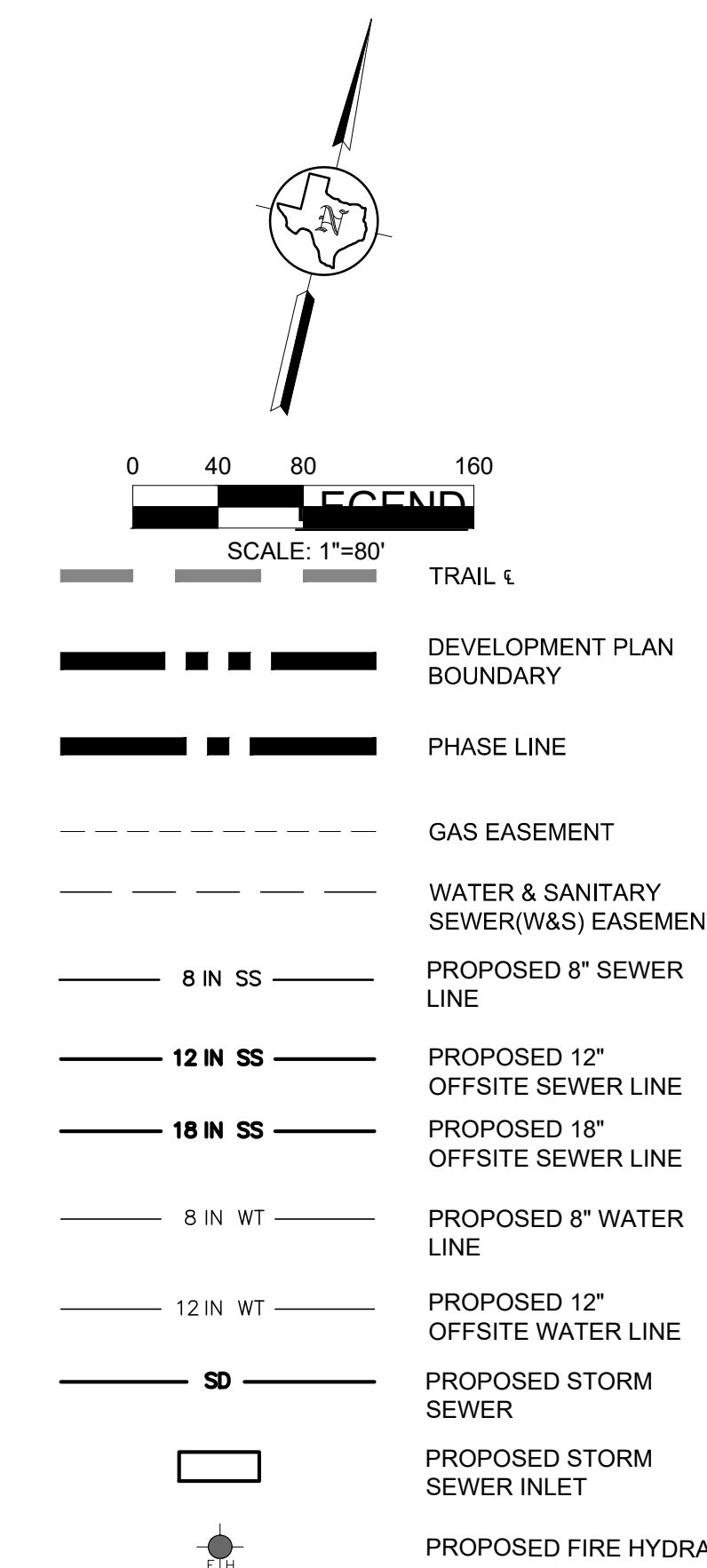
SURVEYOR:
SPOONER & ASSOCIATES
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TEXAS 76039
(972) 239-2002
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 76234-7720
(972) 239-2002
CONTACT: William Gladbach

SEE SHEET 1 OF 3



VICINITY MAP
N.T.S.



NOTES:

ALL UTILITIES SHOWN WITHIN THE DEVELOPMENT PLAN BOUNDARY (WATER, SANITARY SEWER, STORM DRAIN) ARE PROPOSED AND TO BE INSTALLED BY THE DEVELOPER. UNLESS OTHERWISE NOTED.

THE DEVELOPMENT WILL BE SERVED ENTIRELY BY GRAVITY SEWER MAINS, NO LIFT STATION REQUIRED.

PROPOSED LAND USE:

PLANNED DEVELOPMENT DISTRICT:
113.09 ACRES

DEC ENGINEERING EXCELLENCE

3000 LBJ FREEWAY, SUITE 910, DALLAS, TX 75234-7720 (972) 239-2002

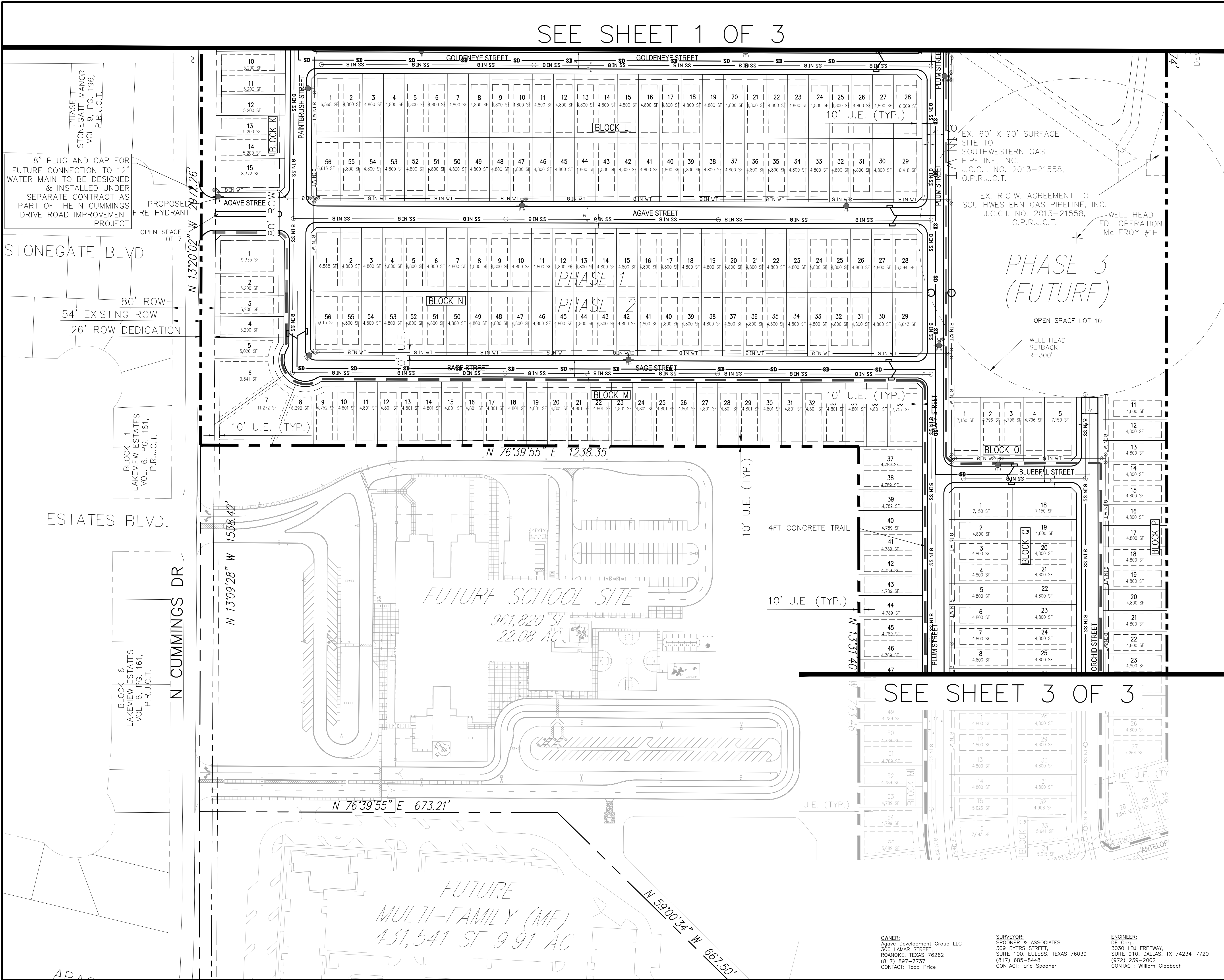
UTILITY PLAN (2 OF 3) DEVELOPMENT PLAN FOR AGAVE TRAIL DEVELOPMENT, LLC BEING 150.12 ACRES IN THE JOHN ROSS SURVEY, ABSTRACT NO. 737 CITY OF ALVARADO, JOHNSON COUNTY, TEXAS		
DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET NO. 07 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 80'	JOB NO. 5348-01
APPROVED: WG		

OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 685-8448
CONTACT: Todd Price

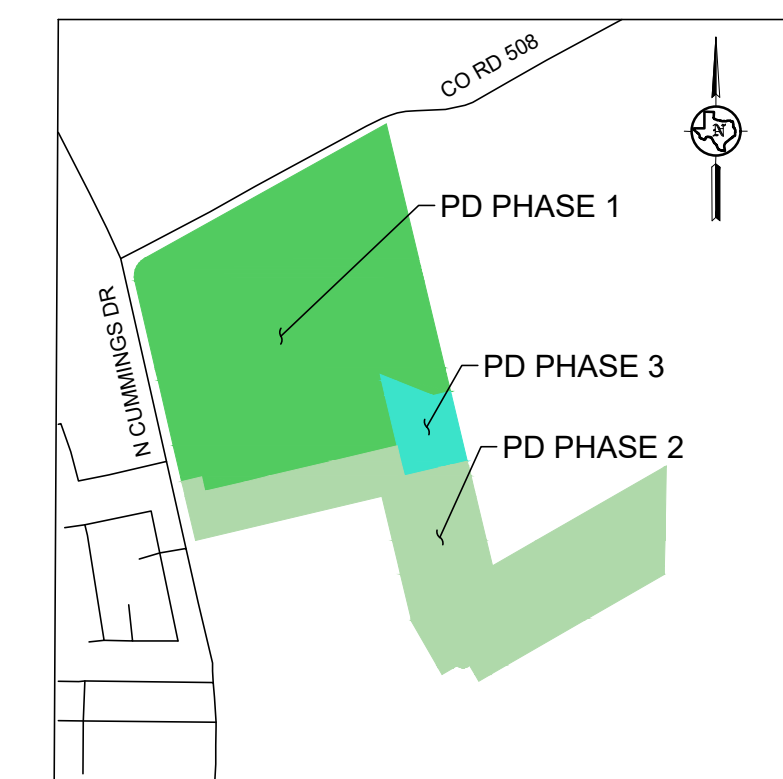
SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(972) 239-2002
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 75234-7720
(972) 239-2002
CONTACT: William Gladbach

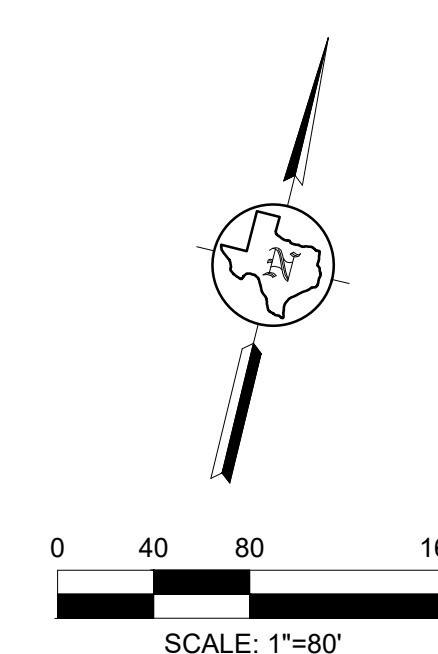
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ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS



VICINITY MAP
N.T.S.



LEGEND

	TRAIL
	DEVELOPMENT PLAN BOUNDARY
	PHASE LINE
	GAS EASEMENT
	WATER & SANITARY SEWER(W&S) EASEMENT
	PROPOSED 8" SEWER LINE
	PROPOSED 12" SEWER OFFSITE SEWER LINE
	PROPOSED 18" SEWER OFFSITE SEWER LINE
	PROPOSED 8" WATER LINE
	PROPOSED 12" OFFSITE WATER LINE
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER INLET
	PROPOSED FIRE HYDRANT

NOTES:

ALL UTILITIES SHOWN WITHIN THE DEVELOPMENT PLAN BOUNDARY (WATER, SANITARY SEWER, STORM DRAIN) ARE PROPOSED AND TO BE INSTALLED BY THE DEVELOPER. UNLESS OTHERWISE NOTED.

THE DEVELOPMENT WILL BE SERVED
ENTIRELY BY GRAVITY SEWER MAINS,
NO LIFT STATION REQUIRED.

PROPOSED LAND USE:

PLANNED DEVELOPMENT DISTRICT:
113.09 ACRES

DEC | ENGINEERING
EXCELLENCE

UTILITY PLAN
(3 OF 3)

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET No. 08 OF 1
DRAWN BY: AE/EL/CA		
APPROVED: WG	SCALE: 1" = 80'	JOB No. 5348-01

OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(817) 685-8448
CONTACT: Eric Spooner

ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 74234-7720
(972) 239-2002
CONTACT: William Gladbach

SEE SHEET 09

CALLED: 101.892 ACRES
 ALVARADO INDEPENDENT
 SCHOOL DISTRICT
 J.C.C.I. NO. 2001-023658,
 O.P.R.J.C.T.

EXISTING 20' SS
EASEMENT INST.
#2023-12946

EXISTING 20' SS
EASEMENT INST.
#2023-23720

EXISTING 20' SS-
EASEMENT INST.
#2023-12946

DETENTION AREA = 2.1 AC
STORAGE = 183,000 CF

✓ DRAINAGE EASEMENT FROM AISD IS IN PROCESS AND NOT FINALIZED AS OF THIS SUBMITTAL. DEPTH OF PROPOSED SEWER LINE TO BE INSTALLED WITHIN THE EXISTING SS EASEMENT WILL BE AT A DEPTH SUFFICIENT TO NOT INTERFERE WITH THE OPERATION OF THE DETENTION BASIN.

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

N:\1220\5348-01\CAD\SHEETS\DEVELOPMENT PLAN\06_PRELIM UTILITY PLAT.DWG

LEGEND

- TRAIL
- DEVELOPMENT PLAN BOUNDARY
- PHASE LINE
- GAS EASEMENT
- WATER & SANITARY SEWER(W&S) EASEMENT
- 8 IN SS PROPOSED 8" SEWER LINE
- 12 IN SS PROPOSED 12" OFFSITE SEWER LINE
- 18 IN SS PROPOSED 18" OFFSITE SEWER LINE
- 8 IN WT PROPOSED 8" WATER LINE
- 12 IN WT PROPOSED 12" OFFSITE WATER LINE
- SD PROPOSED STORM SEWER
- PROPOSED STORM SEWER INLET
- PROPOSED FIRE HYDRANT

US HIGHWAY 67

DRAINAGE EASEMENT FROM AISD IS IN PROCESS AND NOT FINALIZED AS OF THIS SUBMITTAL. DEPTH OF PROPOSED SEWER LINE TO BE INSTALLED WITHIN THE EXISTING SS EASEMENT WILL BE AT A DEPTH SUFFICIENT TO NOT INTERFERE WITH THE OPERATION OF THE DETENTION BASIN.

EXISTING 20' SS EASEMENT INST. #2023-23720

EXISTING 20' SS EASEMENT INST. #2023-12946

CALLLED: 101.892 ACRES
ALVARADO INDEPENDENT SCHOOL DISTRICT
J.C.C.I. NO. 2001-023658,
O.P.R.J.C.T.

PROPOSED OFFSITE 18" PVC SANITARY SEWER MAIN TO BE INSTALLED BY DEVELOPER

EXISTING 20' SS EASEMENT INST. #2023-12946

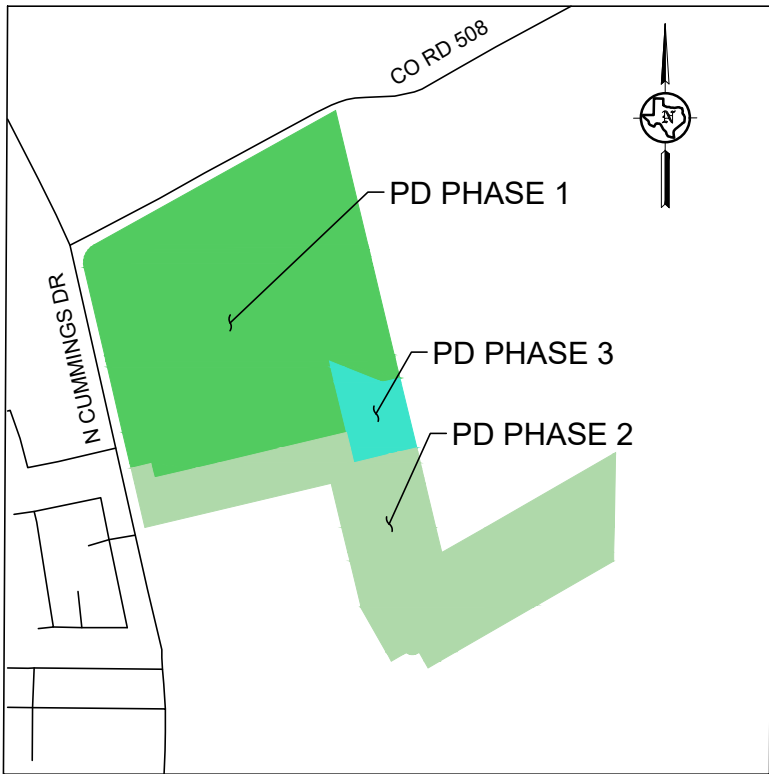
5' DIAMETER SANITARY SEWER MANHOLE SPACED NO MORE THAN 500' APART PER SUBDIVISION ORDINANCE APPENDIX 1 DESIGN STANDARDS ITEM 4 PAGE xiii (TYP.)

5' DIAMETER SANITARY SEWER MANHOLE (TYP.)

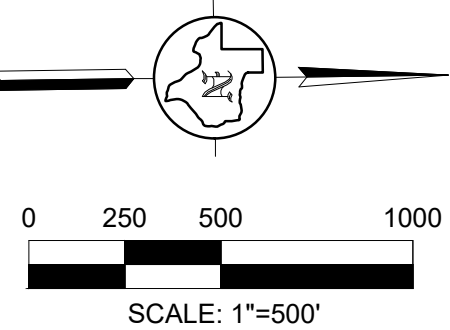
EXISTING 20' SS EASEMENT INST. #2023-12946

DEVELOPER TO INSTALL 18" PVC SANITARY SEWER MAIN IN STEEL CASING UNDER US HIGHWAY 67. DESIGN, DRAWINGS, SUBMITTAL AND PERMIT WILL BE COORDINATED WITH TXDOT.

CONTINUATION OF OFFSITE SANITARY SEWER LINE. REFER TO FIVE PARTY EXECUTED "AGREEMENT FOR CONSTRUCTION, COST SHARING, AND ESCROW OF JOINT WASTEWATER TREATMENT FACILITIES". FINAL DESIGN AND LAYOUT WILL BE PROVIDED WITH THE FULL CIVIL ENGINEERING CONSTRUCTION DRAWINGS AS PART OF A SEPARATE SUBMITTAL.



VICINITY MAP
N.T.S.



NOTES:

ALL UTILITIES SHOWN WITHIN THE DEVELOPMENT PLAN BOUNDARY (WATER, SANITARY SEWER, STORM DRAIN) ARE PROPOSED AND TO BE INSTALLED BY THE DEVELOPER. UNLESS OTHERWISE NOTED.

PROPOSED LAND USE:

PLANNED DEVELOPMENT DISTRICT: 113.09 ACRES

DEC ENGINEERING EXCELLENCE

T.B.P.E.L.S. FIRM REGISTRATION NO. F-8996
3030 LBJ Freeway, Suite 910, Dallas, TX 75238-7720, (972) 239-2002

OFFSITE SEWER
FOR
DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET No. 09 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1"= 120'	JOB No. 5348-01
APPROVED: WG		

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET,
SUITE 100, EULESS, TEXAS 76039
(817) 685-8448
CONTACT: Eric Spooner

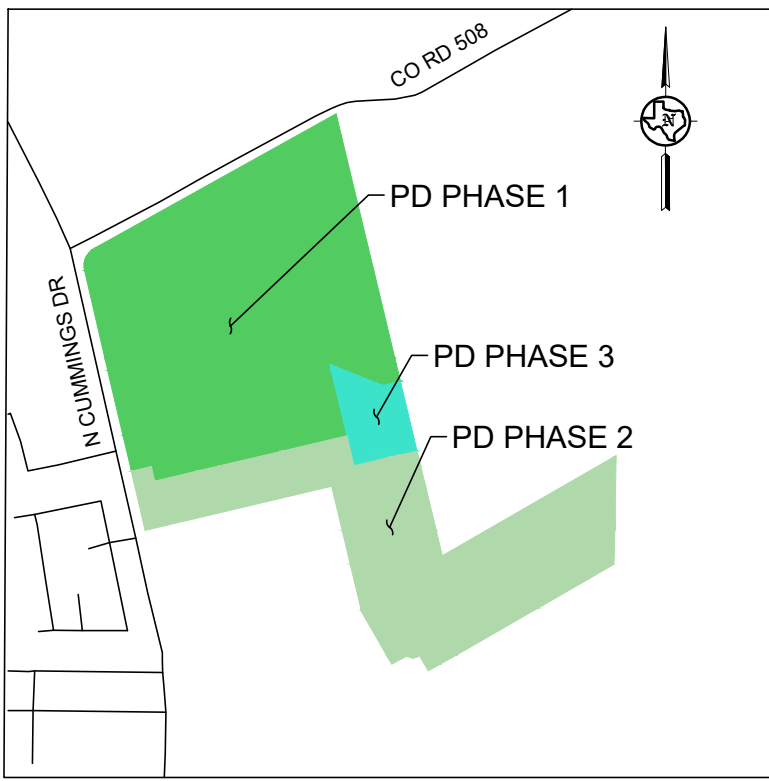
ENGINEER:
DE Corp.
3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 74234-7720
(972) 239-2002
CONTACT: William Gladbach

ENGINEER:
DE Corp.
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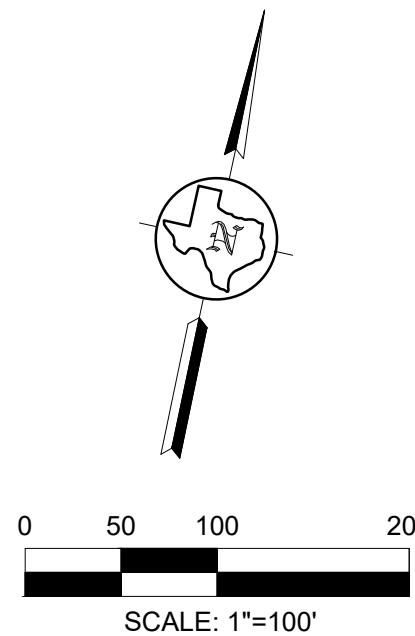
SEE SHEET 08

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

N:\1220\5348-01\CAD\Sheets\DEVELOPMENT PLAN\09_EXHIBIT 1-2 - OFFSITE SEWER[copy].DWG



VICINITY MAP
N.T.S.



LEGEND

- SCREEN WALL
- TRAIL
- STREET TREE

NOTES:

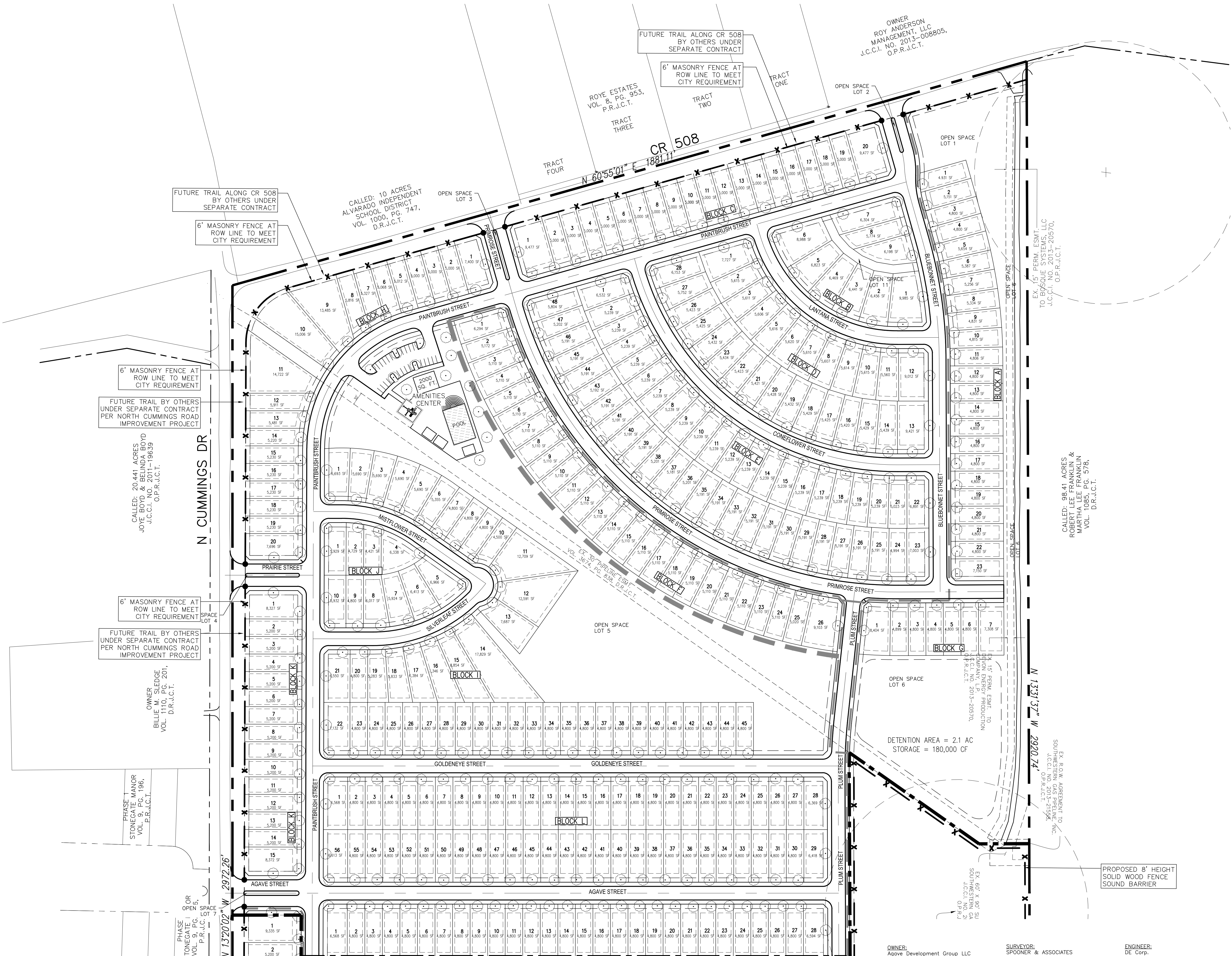
- ALL TREES DISPLAYED ARE TO BE CANOPY TREES OF MINIMUM THREE-CALIPER INCHES PER CITY OF ALVARADO MUNICIPAL CODE SEC. 42-839
- IN CASES WHEN THE APPLICANT CAN SHOW THAT REQUIRED TREES CANNOT REASONABLY BE PLACED ON THE LOT DUE TO SIZE, CONFIGURATION OR AMENITIES, THE DIRECTOR OF COMMUNITY DEVELOPMENT OR HIS DESIGNEE MAY REDUCE THE REQUIRED NUMBER OF TREES TO A NUMBER THAT CAN REASONABLY BE ACCOMMODATED ON THE SUBJECT LOT PER CITY OF ALVARADO MUNICIPAL CODE SEC. 42-839
- TREES AS SHOWN ARE TO BE LOCATED IN INDIVIDUAL LOT FRONT YARDS. SEC 42-839(1)
- ALL TREES TO BE INSTALLED BY THE INDIVIDUAL HOME BUILDERS AT TIME OF BUILDING PERMIT. TREE WILL BE MAINTAINED BY THE HOME OWNER.

DEC ENGINEERING EXCELLENCE

LANDSCAPE PLAN
(SHEET 1 OF 2)

DEVELOPMENT PLAN
FOR
AGAVE TRAIL DEVELOPMENT, LLC
BEING 150.12 ACRES IN THE
JOHN ROSS SURVEY, ABSTRACT NO. 737
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

DESIGN BY: SS/SG	DATE: 10/16/2023	SHEET NO. 10 OF 11
DRAWN BY: AE/EL/CA	SCALE: 1" = 100'	JOB NO. 5348-01
APPROVED: WG		



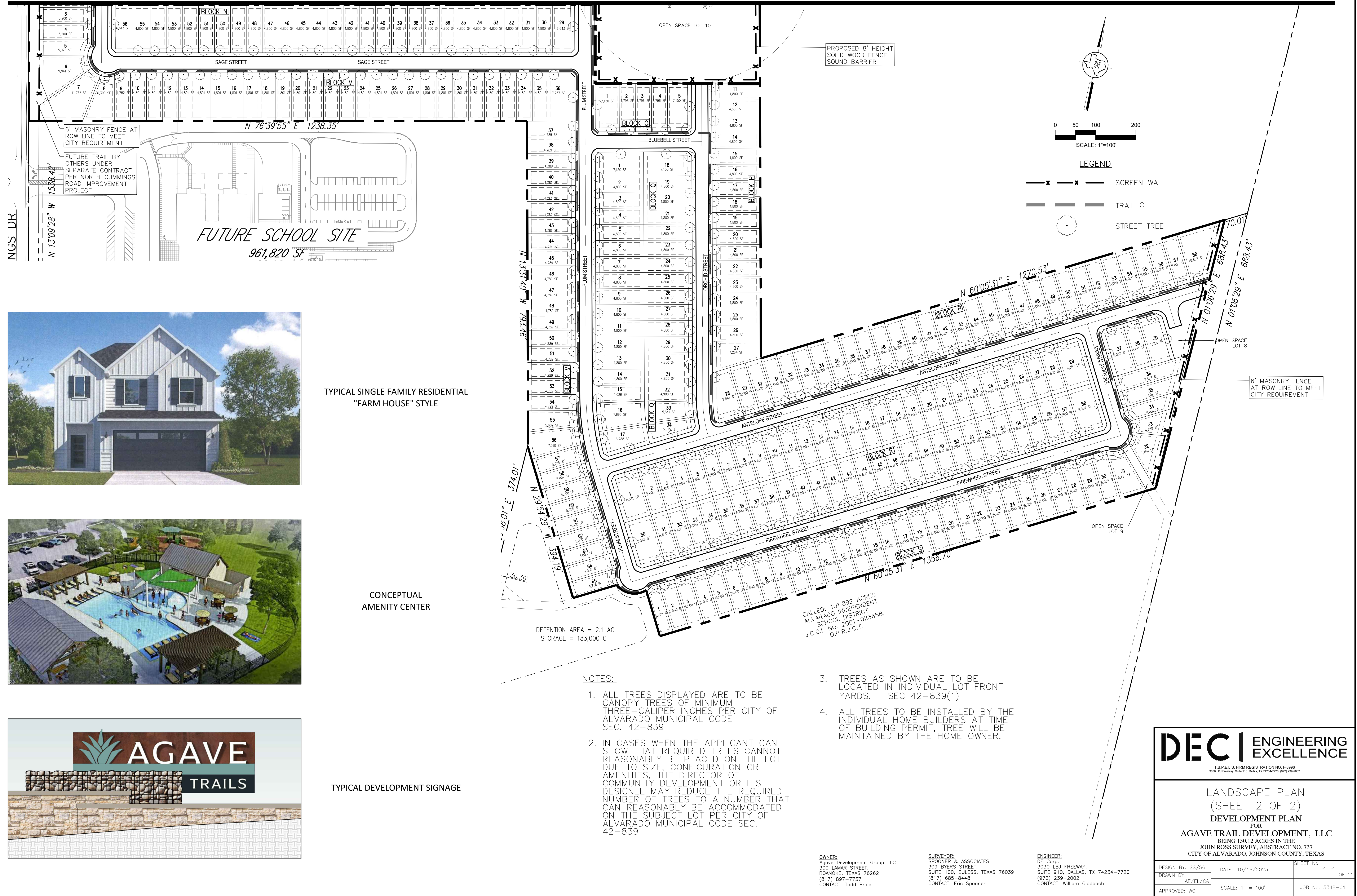
SEE SHEET 2 OF 2

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

OWNER:
Agave Development Group LLC
300 LAMAR STREET,
ROANOKE, TEXAS 76262
(817) 897-7737
CONTACT: Todd Price

SURVEYOR:
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ENGINEER:
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3030 LBJ FREEWAY,
SUITE 910, DALLAS, TX 74234-7720
(972) 239-2002
CONTACT: William Gladbach



N:\220\5348-01\220\5348\Development Plan\10_Street Tree Plan.dwg
DATE: 10/16/2023
DRAWN BY: AE/EL/CA
CHECKED BY: WG
DESIGNED BY: SS/SG
PROJECT: Agave Trails
SHEET: 2 OF 2