

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
APRIL 15, 2024
6:30 PM**

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, April 15, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call - Council determines excused/unexcused absence of members.

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION:

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. 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.

INTRODUCTION OF NEW EMPLOYEES:

CONSENT AGENDA:

1. Consideration and action to approve the minutes of the 03/18/2024 Regular City Council Meeting.
2. Consideration and action to approve Ordinance No. 2024-0006 amending Article I "In General" of Chapter 22 "Municipal Court" of the Code of Ordinances, City of Alvarado, Texas, by establishing a Child Safety Fund and requiring certain defendants in Municipal Court to pay a Child Safety Fee, providing that this ordinance shall be cumulative of all ordinances, providing a severability clause, and providing an effective date. (Cox/Penhallegon)
3. Consideration and action to approve Resolution R2024-0007 appointing an Election Judge and Alternate Election Judge. (Walls)

NEW BUSINESS:

4. Public hearing, consideration and action to approve Ordinance 2024-0007 annexing by voluntary petition approximately 77.57 acres in the G. S. McIntosh Survey, Abstract 625, the J. B. Conger Survey, Abstract 150, and the J. Nicholson Survey, Abstract 1079, generally located south of CR 508 and west of CR 607, into the corporate limits of the City of Alvarado, Texas. (Lone Oak Annexation) (French)
5. Public hearing, consideration and action on approving Ordinance 2024-0005 pertaining to the

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application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tract 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (Lone Oak Rezoning) (French)

6. Consideration and action on the application of Mike Holmes with Atwell, LLC representing BW Gas & Convenience Retail, LLC on behalf of 275 Alvarado LLC for approval of the Allsup's Addition preliminary plat on 14.09 acres known as Tract 11 in the A. Spiva Survey, A-770, approximately addressed at 1200 E. Highway 67. (Allsup's preliminary Plat) (French)
7. Consideration and action on the application of Clint Vincent on behalf of Bloomfield Homes for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44. (Whisper Park preliminary Plat) (French)
8. Consideration and action on approving Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing (Agave Trail). (DeBuff)
9. Presentation regarding proposed Police Department renovation. (May)
10. Consideration and action to authorize City Manager to purchase modules for revised Police Department renovation. (May)
11. Consideration and action to authorize the City Manager to execute a construction contract with Long Horn Commercial Roofing Company, in the amount of \$36,527.00, to provide for the roof restoration (repair) at 104 W. College Street, Alvarado, Texas, also known as City Hall. (Suber)
12. Consideration and action to authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25. (Walls)

EXECUTIVE SESSION:

EXECUTIVE SESSION:

- Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:
 - 1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council 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, including the following items: A.) Any item listed on the agenda.
 - 2. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.
 - A.) 1011 N. Cummings Drive
 - B.) 1203 S. Parkway Drive
 - C.) 310 W. Atchley Street

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- D.) Eagle Glen West

RECONVENE REGULAR SESSION

13. Public hearing, consideration and action to approve Ordinance 2024-0004 pertaining to the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. (Eagle Glen West rezoning) (French)
14. Consideration and action on authorizing City Manager to execute a Purchase Agreement for 310 W. Atchley. (DeBuff)

COUNCIL COMMENTS:

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ACCESSIBILITY STATEMENT

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

NON-DISCRIMINATION STATEMENT

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

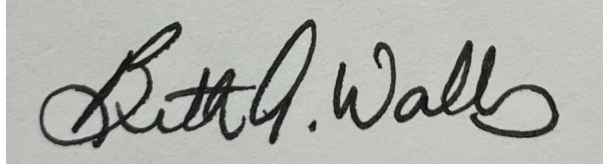
I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City

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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 Friday, April 12, 2024 at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink on a light gray background. The signature is written in a cursive style and reads "Beth A. Walls".

Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD

CITY OF ALVARADO
County of Johnson
State of Texas
03/18/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, March 18, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	Council Ward 1		X	
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Bradley Anderle	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat call the meeting to order at 6:30 p.m. and Cherry Bryant gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-

Ruth West – High water bill and roads in bad state.

Jameye Jones – Upcoming events

INTRODUCTION OF NEW EMPLOYEES-

Ashton Kennedy – Fire Department

CONSENT AGENDA

AGENDA ITEM # 1

CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 2/19/2024 REGULAR CITY COUNCIL MEETING.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the consent agenda.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

AGENDA ITEM # 2

CONSIDERATION AND ACTION TO ALLOW THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AND AWARD THE BID FOR PATTON STREET RECONSTRUCTION TO L&S CONSTRUCTION.

BACKGROUND & FINDINGS:

As a continuation towards achieving the goals of the *"Fix the Dang Roads"* program staff has identified the need based on condition, location, and use to level up compact and resurface Patton Street.

FINANCIAL IMPACT:

\$72,573.60 to be paid out of the street's maintenance budget in fund 24 where there are funds to cover this expense and it was budgeted for this fiscal year.

RECOMMENDATION:

Staff recommends awarding this bid to L&S construction and allow the city manager to execute the needed agreement with L&S construction.

Motion was made by Lydia Moon and seconded by Kevin Thomas to allow the City Manager to execute an agreement with and award the bid for Patton Street reconstruction to L&S Construction.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM # 3

CONSIDERATION AND ACTION TO ALLOW THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AND AWARD THE BID FOR RECONSTRUCTION OF S. BAUGH FROM CARVER STREET TO S. SPARKS TO REYNOLDS ASPHALT.

BACKGROUND & FINDINGS:

As a continuation towards achieving the goals of the *"Fix the Dang Roads"* program staff has identified the need based on condition, location, and use to level up compact and resurface this portion of Baugh Street with asphalt.

FINANCIAL IMPACT

\$82,586.00 to be paid out of the street's maintenance budget in fund 24 where there are funds to cover this expense and it was budgeted for this fiscal year.

RECOMMENDATION:

Staff recommends awarding this bid to Reynolds Asphalt and allow the city manager to execute the needed agreement with Reynolds Asphalt.

Motion was made by Lydia Moon and seconded by Beverly Short to allow the City Manager to execute an agreement and award the bid for reconstruction of S. Baugh from Carver Street to S. Sparks to Reynolds asphalt.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #4

STATUS UPDATE ON CITY OF ALVARADO POLICE DEPARTMENT RENOVATIONS.

No action required.

AGENDA ITEM #5

CONSIDERATION AND ACTION ON APPROVING OLD SETTLERS REUNION 2024 FUNDING.

Motion was made by Cherry Bryant and seconded by Kevin Thomas to approve \$35,834.00, in funds, for the 2024 Johnson County Pioneer & Old Settlers Reunion (JCPOSR) on August 28-31. 2024.

This motion supported votes 3 in approval and 2 votes opposed. Motion carried.

AGENDA ITEM #6

CONSIDERATION AND ACTION TO APPOINT MEMBERS OF THE ALVARADO ECONOMIC DEVELOPMENT CORPORATION (AEDC). (CROMER)

All AEDC board of director positions have expired. By statute the board must consist of 7 members. Staff has received interest from the following individuals to serve on the Board and therefore staff recommends the following appointments:

Place 1, Tom Durington

Place 2, Martin Douglas

Place 3, Robert Brake

Place 4, Jameye Jones

Place 5, Jerry Don Pritchard

Place 6, Cherry Bryant

Place 7, Larry Pool

The EDC Bylaws dictate that board members typically serve two-year terms. However, due to the board being off schedule, those appointed will serve shorter terms, with even-numbered positions expiring on July 14, 2024, and odd-numbered positions expiring on July 14, 2025.

Motion was made by Beverly Short and seconded by Scott Arthur to approve Tom Durington for Place 1, Martin Douglas for Place 2, Robert Brake for Place 3, Jameye Jones for Place 4, Jerry Don Pritchard for Place 5, Cherry Bryant for Place 6, and Larry Pool as Place, with even number places to expire on 07/14/2024 and odd number places on 07/14/2025.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #7

CONSIDERATION AND ACTION ON A MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALVARADO AND THE PARKS OF ALVARADO PROPERTY OWNERS ASSOCIATION, INC. FOR 1.3817 ACRES KNOWN AS LOT 44X, BLOCK A OF THE PARKS OF ALVARADO ADDITION, ADDRESSED AT 1501 BATTERY PARK DRIVE, AND FOR 2.613 ACRES KNOWN AS LOT 79X, BLOCK C OF THE PARKS OF ALVARADO ADDITION, ADDRESSED AT 1800 FAIRMONT PARK DRIVE. (FRENCH)

On July 15, 2019, City Council approved the Parks of Alvarado Planned Development (PD) District with Ordinance No. 2019-004 that states:

Section 2.04: The developer shall establish, with each plat submittal, a property owners association that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development plan that is being platted.

Section 2.06: the Parks of Alvarado Planned Development shall provide for a minimum of two (2) acres per 100 single-family detached residential dwellings. No more than 50% of such parkland shall be designated as Zone X according to current FEMA maps.

Section 2.07: All Open Space lots within the Property, including all improvements that have not been conveyed to the City of Alvarado, such as ponds, walkways and trails, will be maintained by a property owners association.

On February 25, 2021, the Parks of Alvarado Addition Phase 1 final plat was approved with Lot 44x, Block A being a private open space lot for residents of the Parks of Alvarado Addition and no parkland dedication to the City of Alvarado.

On August 15, 2022, the Parks of Alvarado Addition Phase 3 final plat was approved with Lot 79x, Block C being a private open space lot for residents of the Parks of Alvarado Addition and no parkland dedication to the City of Alvarado.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the Maintenance Agreement between the City of Alvarado and the Parks of Alvarado Property Owners Association.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #8

CONSIDERATION AND ACTION TO APPROVE CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE CITY OF ALVARADO MAY 4, 2024 GENERAL ELECTION. (WALLS)

A city and any other authority that orders an election may cancel the election only if there is specific statutory authority to cancel the election. (Texas Election code 2.082) The city secretary must deliver to the governing body a certificate of unopposed candidate as soon as possible after the write-in filing deadline for each candidate for office. The governing body upon receipt may by order or ordinance declare the candidates unopposed and elected.

Only one candidate applied to run in the City of Alvarado May 4, 2024 General Election for Single District Ward 1, Place 1 and At-Large election for Mayor. By approving Ordinance 2024-0003, you are declaring the election of Carrie Keeton for Ward 1, Place 1 and Jacob Wheat for Mayor.

Even though declared elected, they are not sworn in until the May meeting after the May 4, 2024 general election date has passed.

For purposes of canceling an election, a special election is a separate election from the general election. The Special election for the Street Maintenance Sales Tax extension will be held on May 4, 2024.

The general election for Ward 2, place 2 has two candidates, one has applied for a place on the ballot and the other has applied as a write-in candidate. That election will be held on May 4, 2024.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Certification of Unopposed Candidates for the City of Alvarado May 4, 2024 General Election.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #9

CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0003, CANCELING THE CITY OF ALVARADO, TEXAS MAY 4, 2024 GENERAL ELECTION. (WALLS)

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance No. 2024-0003, canceling the City of Alvarado, Texas May 4, 2024 General Election.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

EXECUTIVE SESSION:

Mayor Wheat declared council to be in executive session at 6:34 pm.

RECONVENE INTO REGULAR SESSION:

Mayor Wheat reconvened regular session at 7:47 p.m.

There being no further business, Mayor Wheat adjourned the meeting at 7:47 p.m.

Passed and approved this the 15th day of April, 2024.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Laura E. Cox, CFO

Tiffany Penhallegon, Municipal Court Administrator

AGENDA ITEM:

Consideration and action to approve Ordinance No. 2024-0006 amending Article I "In General" of Chapter 22 "Municipal Court" of the Code of Ordinances, City of Alvarado, Texas, by establishing a Child Safety Fund and requiring certain defendants in Municipal Court to pay a Child Safety Fee, providing that this ordinance shall be cumulative of all ordinances, providing a severability clause, and providing an effective date.

BACKGROUND & FINDINGS:

The Child Safety Fee is a special court cost under Article 102.014 Code of Criminal Procedure for convictions such as moving traffic violations in school crossing zones and passing a school bus. For cities with a population less than 850,000, the money must be used first to fund school crossing guards, with any excess expended for programs designed to enhance public safety and security.

FINANCIAL IMPACT:

The funds from this fine will be accounted for in accordance with state law.

RECOMMENDATION:

Staff recommends approval of this item.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Ordinance 2024-0006 Establishment of Child Safety Fund

ORDINANCE NO. 2024-0006

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING ARTICLE I “IN GENERAL” OF CHAPTER 22 “MUNICIPAL COURT” OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY ESTABLISHING A CHILD SAFETY FUND AND REQUIRING CERTAIN DEFENDANTS IN MUNICIPAL COURT TO PAY A CHILD SAFETY FEE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a home-rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Article 102.014 of the Code of Criminal Procedure permits a municipality to create a child safety fund, and require certain defendant(s) to pay a child safety fine as a cost of court.

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

SECTION 1.

Article I “In General” of Chapter 22 “Municipal Court” of the Code of Ordinances, City of Alvarado, Texas, is hereby amended by adding a new Section 22-5 to read as follows:

“Sec. 22-5. - Child safety fund.

- (a) *Fund created.* There is hereby created a Child Safety Fund. This fund shall be administered under the direction of the city council of the city in accordance with state law.
- (b) *Fine assessed.*
 - (1) A person convicted of an offense regarding the stopping, standing, or parking of vehicles as allowed by Section 542.202, Transportation Code, or Chapter 682, Transportation Code, shall be required to pay a fine not to exceed \$5.00 for each such conviction.
 - (2) A person convicted of an offense under Subtitle C, Title 7, Transportation Code, when the offense occurs within a school crossing zone defined by Section 541.302 of that code, shall be required to pay a fine of \$25.00. A person convicted of an offense under Section 545.066, Transportation Code, shall be required to pay a fine of \$25.00.

- (3) A person convicted of an offense under Section 25.093, Education Code, shall be required to pay a fine of \$20.00.
 - (4) The fines assessed pursuant to this section shall be assessed in addition to all other lawfully permitted taxable court costs and shall be collected by the municipal court clerk and paid to the official who discharges the duties of municipal treasurer for deposit in the Child Safety Fund. The municipal court clerk shall keep separate records of money collected under this section.
- (c) *Conviction.* A person is considered convicted for purposes of this section if:
- (1) A sentence is imposed;
 - (2) The person received probation or deferred adjudication; or
 - (3) The court defers final disposition of the person's case.
- (d) *Fund purpose.* The Child Safety Fund must be used for a school crossing guard program if the city operates one. If the city does not operate a school crossing guard program, or if the money received from court costs exceeds the amount necessary to fund the school cross guard program, the city may either deposit the money in an interest-bearing account or expend it for programs designed to enhance child safety, health, or nutrition, including child abuse prevention and intervention, youth diversion, and drug and alcohol abuse prevention, or expend the additional money for programs designed to enhance public safety and security."

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

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 sections 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 4.

This Ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Alvarado on this **15th day of April, 2024.**

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary



City Council Meeting Management Report

Meeting Date: 4/12/2024

Contact: Beth A Walls, City Secretary

Phone: 817-790-3351 Ext. 114

AGENDA ITEM:

Consideration and action to approve Resolution R2024-0007 to appoint Judges for May 4, 2024 Special and General Election including Election Day.

BACKGROUND & FINDINGS:

- The 2024 General Election will be May 4, 2024.
 - The Early Voting Election Judge is Deputy City Secretary, Jessica Hill
 - Recommendation for Election Day Judge is Patti Beckham

RECOMMENDATION:

Recommend approving Resolution R2024-0007.

MANAGEMENT REVIEW: Paul DeBuff, City Manager

LEGAL REVIEW: Ashley Dierker

RESOLUTION NO. R2024-0007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, APPOINTING AN ELECTION JUDGE AND ALTERNATE ELECTION JUDGE FOR THE ELECTION ORDERED ON MAY 4, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council previously ordered a general election to take place on May 4, 2024; and

WHEREAS, Chapter 32 of the Texas Election Code requires that a political subdivision appoint an election judge for either a single election or definite term not to exceed two years; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens of the City to appoint an election judge for the May 2024 general election.

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

SECTION 1.

All the above premises are true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The following named individual is hereby appointed to serve as Presiding Election Judge at the Election:

Presiding Election Judge
Alternate Election Judge

Name: Patti Beckham
Name: Pam Jones

The City Secretary shall deliver to the Presiding Election Judge and the Alternate Election Judge notice of their appointment not later than twenty (20) days from the effective date of this Resolution. The Alternate Election Judge shall serve as the presiding judge if the Presiding Election Judge cannot serve.

SECTION 3.

This Resolution shall be effective immediately upon its passage.

PASSED AND APPROVED ON THIS 15th DAY OF APRIL, 2024.

APPROVED:

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action approving Ordinance 2024-0007 annexing by voluntary petition approximately 77.57 acres in the G. S. McIntosh Survey, Abstract 625, the J. B. Conger Survey, Abstract 150, and the J. Nicholson Survey, Abstract 1079, generally located south of CR 508 and west of CR 607, into the corporate limits of the City of Alvarado, Texas.

BACKGROUND & FINDINGS:

On January 29, 2024, the Alvarado City Council approved a development agreement with owners of the subject site in preparation of providing City services to the subject site for annexation and development of single family residences as part of the Lone Oak Addition development.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council approve Ordinance 2024-0007.

MANAGEMENT REVIEW:

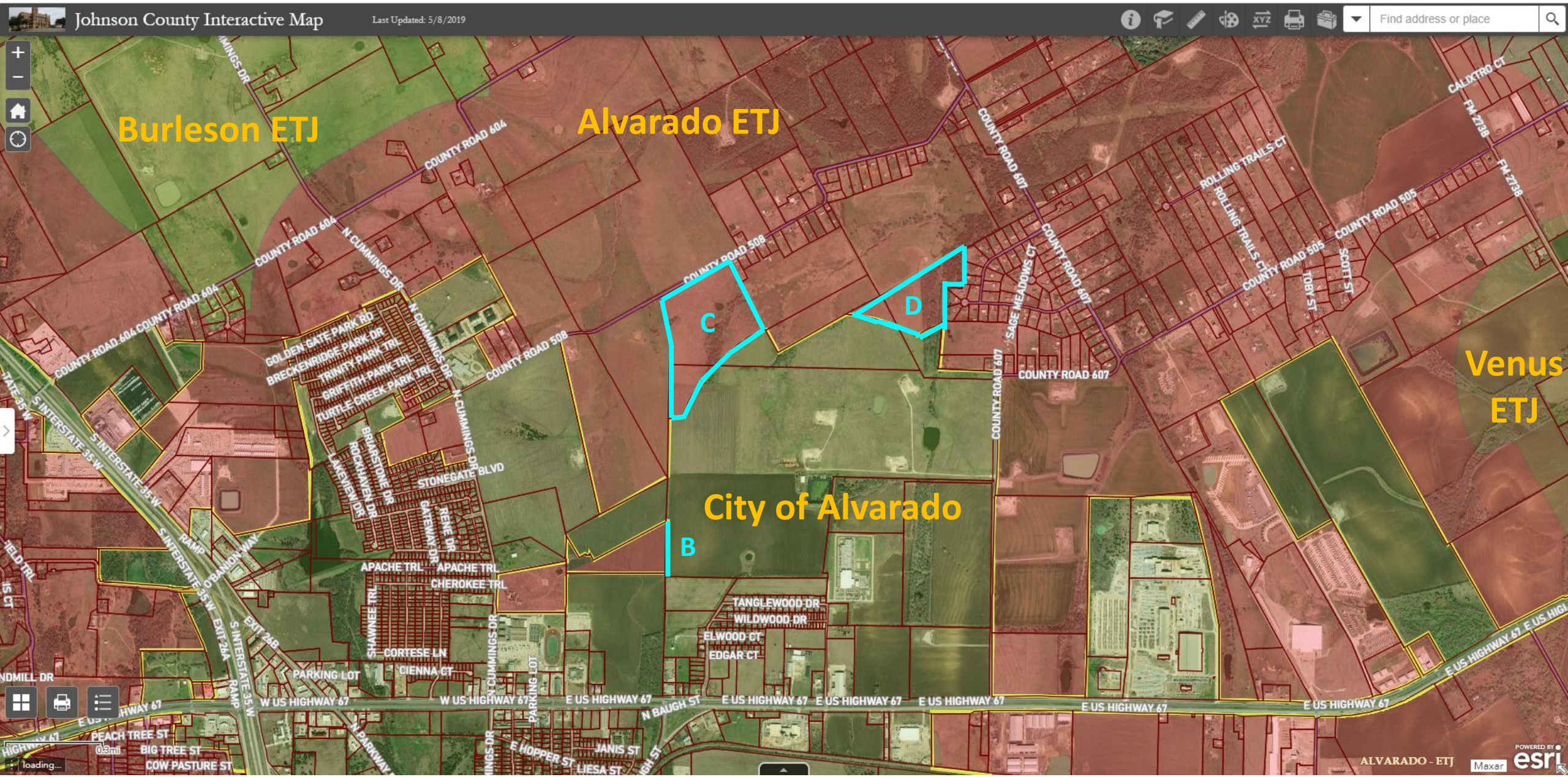
Paul DeBuff, City Manager

ATTACHMENTS:

Location Map

Public Hearing Notice

Draft Ordinance 2024-0007



PUBLIC NOTICE

Notice is hereby given that the Alvarado City Council will conduct a public hearing at their regularly scheduled meeting in the Council Chambers at Alvarado City Hall, located at 104 W. College Avenue, Alvarado, TX 76009 on Monday, April 15, 2024 at 6:30 P.M. to consider and act on the item below.

Public hearing, consideration and action on an ordinance annexing by voluntary petition approximately 77.57 acres in the G. S. McIntosh Survey, Abstract 625, the J. B. Conger Survey, Abstract 150, and the J. Nicholson Survey, Abstract 1079, generally located south of CR 508 and west of CR 607, with the approximate address of 825 CR 607, into the corporate limits of the City of Alvarado, Texas.

ORDINANCE NO. 2024-0007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS APPROVING A PETITION FOR THE VOLUNTARY ANNEXATION OF APPROXIMATELY 77.57 ACRES OF LAND LOCATED WITHIN THE G. S. MCINTOSH SURVEY, ABSTRACT NO. 625, THE J. B. CONGER SURVEY, ABSTRACT NO. 150, AND J. NICHOLSON SURVEY, ABSTRACT NO. 1079; AS REQUESTED BY GRBK EDGEWOOD, LLC AND CENTURY LAND HOLDINGS OF TEXAS, LLC; PROVIDING FOR THE ANNEXATION INTO THE CITY OF ALVARADO SAID PROPERTY FOR ALL MUNICIPAL PURPOSES; EXTENDING THE BOUNDARY LIMITS OF THE CITY TO INCLUDE THE DESCRIBED PROPERTY IN THE CITY LIMITS; AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR AMENDMENT TO THE OFFICIAL MAP; DIRECTING THE CITY SECRETARY TO FILE COPY WITH COUNTY CLERK AND APPRAISAL DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Home-Rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the provisions of, and subject only to the limitations imposed by the State Constitution, State Laws, and the City Charter; and

WHEREAS, the Texas Local Government Code and the laws of the State authorize the annexation of territory by the City, subject to the requirements therein and the laws of this State; and

WHEREAS, the property owner, GRBK EDGEWOOD, LLC and CENTURY LAND HOLDINGS OF TEXAS, LLC, submitted a petition for voluntary annexation of approximately 77.57 acres of land in accordance with Section 43.0671 of the Texas Local Government Code; and

WHEREAS, after proper notice was provided in accordance with Chapter 43 of the Texas Local Government Code, a public hearing on the proposed annexation was held before the Alvarado City Council at their regular meeting on April 15, 2024 after due notice in the manner provided by law; and

WHEREAS, all of the property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City of Alvarado; and

WHEREAS, a Service Agreement has been negotiated and approved and is attached to this Ordinance by reference;

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

SECTION 1. ANNEXATION

That all portions of the following parcel (the "Territory") located in Johnson County, Texas, being comprised of approximately 77.57 acres of territory described as portions of abstract 625, out of the G. S. McIntosh Survey, abstract 150, out of the J. B. Conger Survey, and abstract 1079, out of the J. Nicholson Survey, Johnson County, Texas, is hereby annexed to the City of Alvarado as a part of the city for all municipal purposes, and the city limits are extended to include such Territory, being more particularly described on Exhibit "A" and shown in Exhibit "B" attached to and incorporated in this Ordinance for all purposes.

SECTION 2. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

The owners and inhabitants of the Territory are entitled to all of the rights and privileges of all other citizens and property owners of the City of Alvarado, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3. OFFICIAL MAP

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Alvarado, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

SECTION 4. FILING CERTIFIED COPY

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Johnson County, Texas and with the Johnson County Appraisal District. The City Secretary is authorized to file all other notices of this ordinance as required under any law of the State.

SECTION 5. SERVICE PLAN

The Service Plan prepared in accordance with applicable provisions of state law pertaining to annexation, as previously set forth in Ordinance No. 2022-0005 and executed on January 29, 2024, and is incorporated herein for all intent and purposes.

SECTION 6. CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. SEVERABILITY CLAUSE

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

SECTION 8. AREAS EXCEPTED FROM ANNEXATION

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Alvarado, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Alvarado every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City of Alvarado any lands or area which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Alvarado's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

SECTION 9. EFFECTIVE CLAUSE

This ordinance shall be in full force and effect from and after its passage,

AND IT IS SO ORDAINED.

PASSED by a vote of _____ to _____ this 15th day of April, 2024.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary

EXHIBIT A

METES AND BOUNDS OF PROPERTY

PROPERTY DESCRIPTION (Tract B)

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a two-inch iron pipe found in the west line of said 428.755 acre tract, being the northeast corner of a called 101.892 acre tract of land described in deed to Alvarado Independent School District recorded in Volume 2691, Page 258, Johnson County Deed Records, said point also being the southeast corner of a 135.76 acre tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Johnson County, Texas;

THENCE, South 00 degrees 37 minutes 20 seconds East, 1,672.90 feet to a point in the south line of said 428.755 acre tract, being in the north line of a called 12.471 acre tract of land described in deed to Dixie Partners 8, LLC recorded as Instrument No. 2018-4925, Official Public Records, Johnson County, Texas;

THENCE, along the south line of said 428.755 acre tract and said 12.471 acre tract, South 89 degrees 51 minutes 50 seconds West, 34.17 feet to a one-half inch iron rod with cap stamped "Bluestar" found for the southwest corner of said 428.755 tract, being in the east line of said 101.892 acre Franklin tract;

THENCE, along the west line of said 428.755 acre tract and said 101.892 acre tract, North 00 degrees 34 minutes 45 seconds East, 1,629.92 feet to the POINT OF BEGINNING and containing 27,846 square feet or 0.639 acres of land.

PROPERTY DESCRIPTION (Tract C)

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2021-2622, and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755, said point also being the northeast corner of a 135.76 acre tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "BLUESTAR SURVEYING" found for corner, being the common corner of said 428.755 acre tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE departing said centerline, South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract and said Simla Investments, LLC tract, passing at a distance of 441.15 feet a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas, and continuing a total distance of 1,302.98 feet to a point, the beginning of a non-tangent curve to the left;

THENCE Southwesterly, 1,997.66 feet along said curve to the left having a central angle of 43 degrees 22 minutes 08 seconds, a radius of 2,639.15 feet, a tangent of 1,049.42 feet and whose chord bears South 42 degrees 42 minutes 11 seconds West, 1,950.31 feet to a point for corner;

THENCE North 89 degrees 38 minutes 40 seconds West, 223.25 feet to a point for corner in the west line of said 428.755 tract, being in the east line of said 135.76 acre Franklin tract;

THENCE along the west line of said 428.755 acre tract and the east line of said 135.76 acre tract as follows:

North 00 degrees 19 minutes 20 seconds East, 1,214.10 feet to a one-half inch iron rod found;

North 12 degrees 02 minutes 50 seconds West, 761.63 feet to the POINT OF BEGINNING and containing 2,236,046 square feet or 51.333 acres of land.

LEGAL DESCRIPTION (Tract D)

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the Amos M. James Survey, Abstract No. 466, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2021-2622, and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the common corner of said 428.755 acre tract and Block 1, Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Cabinet B, Slide 279, Plat Records, Johnson County, Texas;

THENCE South 04 degrees 15 minutes 09seconds West, 647.86 feet along the common line of said 428.755 acre tract, and said Block 1 to a point for the common corner of said 428.755 acre tract, and said Block 1;

THENCE North 86 degrees 29 minutes 36 seconds West, 257.82 feet along the common line of said 428.755 acre tract, and said Block 1 to a point for the common corner of said 428.755 acre tract, and said Block 1;

THENCE South 04 degrees 30 minutes 31 seconds West, 584.70 feet along the common line of said 428.755 acre tract to a point for corner;

THENCE Southwesterly, 481.79 feet along a curve to the left having a central angle of 10 degrees 33 minutes 00 seconds, a radius of 2,616.53 feet, a tangent of 241.58 feet and whose chord bears South 64 degrees 13 minutes 36 seconds West, 481.11 feet to a point for corner;

THENCE Northwesterly, 1,188.71 feet along a curve to the left having a central angle of 25 degrees 48 minutes 24 seconds, a radius of 2,639.15 feet, a tangent of 604.61 feet and whose chord bears North 73 degrees 23 minutes 53 seconds West, 1,178.68 feet to a point for corner in the north line of said 428.755 acre tract;

THENCE along the north line of said 428.755 acre tract as follows:

North 60 degrees 23 minutes 20 seconds East, 616.28 feet to a point for corner;

North 60 degrees 27 minutes 35 seconds East, 1,584.29 feet to the POINT OF BEGINNING and containing 1,115,047 square feet or 25.598 acres of land.

EXHIBIT B
DEPICTION OF PROPERTY

(See Next Page)

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. McIntosh Survey, Abstract No. 625, being a part of that called 428.75 acres tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

THENCE N 89°12'10" W, along the common line of said 428.755 acre tract, and said Lot 3, Block 1, a distance of 2585.01 feet to a 1/2 inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract, and said Lot 3, Block 1;

THENCE S 89°51'19" E, along the common line of said 428.755 acre tract, and said Lot 2, Block 1, a distance of 76.81 feet to a 1/2 inch iron rod found for the common corner of said 428.755 acre tract, and said Lot 2, Block 1;

THENCE S 88°54'58" W, along the common line of said 428.755 acre tract, and said Dixie Partners 8, LLC, tracing a 1/2 inch iron rod found at a distance of 4.08 feet, and continuing a total distance of 2602.59 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said 428.755 acre tract, and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE N 00°19'20" E, along the common line of said 428.755 acre tract, and said Franklin tract, a distance of 955.48 feet to point for corner;

THENCE Northeasterly, 1,997.66 feet along a curve to the right having a central angle of 43°22'08"; a radius of 2,639.15 feet, a tangent of 1,049.42 feet and whose chord bears N 42°42'11" E, 1,950.31 feet to a point for corner;

THENCE S 60°23'20" E, 1,267.08 feet to a point for corner;

THENCE Southeasterly, 1,188.71 feet along a curve to the right having a central angle of 25°48'24", a radius of 2,639.15 feet, a tangent of 604.61 feet and whose chord bears S 73°23'53" E, 1,178.68 feet to a point for corner;

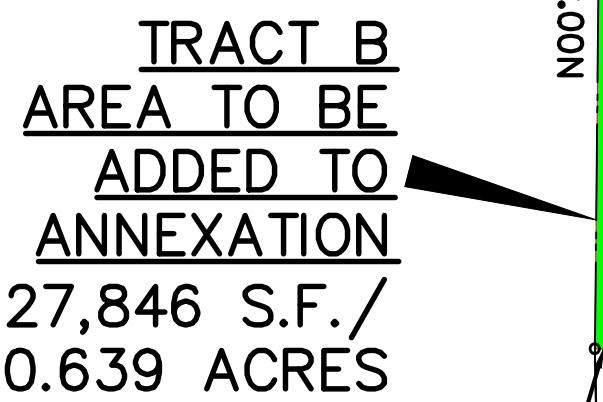
THENCE S 04°30'31" W, 740.93 feet to a point for corner;

THENCE S 00°19'40" E, along the common line of said 428.755 acre tract, and said Alegria tract, passing a 5/8" inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said 428.755 acre tract, and along the west right-of-way line of said County Road 607, a total distance of 1765.90 feet to the POINT OF BEGINNING and containing 15,353,640 square feet or 352.471 acres of land more or less.

THENCE, along the west line of said 428.755 acre tract and said 101.892 acre tract, North 00 degrees 34 minutes 45 seconds East, 1,629.92 feet to the POINT OF BEGINNING and containing 27,846 square feet or 0.639 acres of land.

North 12 degrees 02 minutes 50 seconds East, 761.63 feet to the POINT OF BEGINNING and containing 2,236,046 square feet or 51.333 acres of land.

THENCE along the north line of said 428.755 acre tract as follows:



TRACT E
PORTION OF TRACT "A"
THAT WAS ALREADY
WITHIN CITY LIMITS
56,015 S.F./
1,286 ACRES

TRACT "A"
PREVIOUSLY ANNEXED BY
ORDINANCE NO. 2022-0005
15,353,640 S.F.
352.471 ACRES

CENTURY LAND HOLDINGS (50%)
(CALLED 428.755 ACRES)
DOC. NO. 2024-2622

GRBK EDGEWOOD LLC (50%
(CALLED 428.755 ACRES)
DOC. NO. 2023-26643

NO.	REVISION	BY	DATE



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

ANNEXATION EXHIBIT—428.755 ACRES

JAMES B. CONGER SURVEY— ABSTRACT 150
AMOS M. JAMES SURVEY— ABSTRACT 466
DAVID MITCHELL SURVEY— ABSTRACT 586
GEORGE S. MCINTOSH SURVEY— ABSTRACT 625
JAMES NICHOLSON SURVEY— ABSTRACT 1079

Johnson County, Texas

PROJECT NO.	BBC010
SHEET NO.	1 OF 1
DATE	MARCH 25, 2024



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action on approving Ordinance 2024-0005 pertaining to the application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tract 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations.

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential with the exception being that area designated for Local Business in the northeast corner at the planned intersection of CR 607 and a future arterial connection to CR 508. With approval of a comprehensive plan amendment to change this land use designation from Local Business to Low Density Residential and remove the future arterial connecting CR 508 and CR 607, the requested rezoning is anticipated to produce development consistent with the Comprehensive Plan's target density of four dwelling units per acre.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of Ordinance No. 2024-0005 to City Council.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Future Land Use Map
Zoning Map
Property Owner Notice List
Notices
Drafted Ordinance 2024-0005

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 2/22/2024 CLERK: _____ FEE: \$8,975.10 CASE NO: _____

NAME OF APPLICANT: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

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

NAME OF OWNER: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

STREET ADDRESS OF PROPERTY: South of CR508, 0.8 miles east of N. Cummings Dr ACREAGE: 428.755

LEGAL DESCRIPTION: City has on file with Annexations & PID Creation

PRESENT ZONE OF PROPERTY: AG & Unzoned PRESENT USE: AG

REQUESTED ZONE: PD PROPOSED USE: PD

REASON FOR CHANGE: Pursuant to Approved 2nd Amended & Restated DA for Lone Oak

USAGE OF ADJACENT PROPERTY NORTH: County (Undeveloped)

SOUTH: Residential

EAST: County (Undeveloped)

WEST: County (Undeveloped) & Future ISD

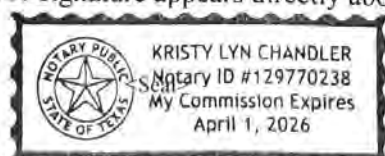
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

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

OWNER: [Signature]

SWORN TO AND SUBSCRIBED before me this 22 day of February, 2024, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires April 1, 2026

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 2/27/24 CLERK: _____ FEE: \$8,975.10 CASE NO: _____

NAME OF APPLICANT: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

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

NAME OF OWNER: GRBK Edgewood LLC & Century Land Holdings of Texas, LLC PH: (469) 573.6721

MAILING ADDRESS: 5501 Headquarters Drive, Suite 300W, Plano, TX 75024

STREET ADDRESS OF PROPERTY: South of CR508, 0.8miles east of N. Cummings Dr ACREAGE: 428.755

LEGAL DESCRIPTION: City has on file with Annexations & PID Creation

PRESENT ZONE OF PROPERTY: AG & Unzoned PRESENT USE: AG

REQUESTED ZONE: PD PROPOSED USE: PD

REASON FOR CHANGE: Pursuant to Approved 2nd Amended & Restated DA for Lone Oak

USAGE OF ADJACENT PROPERTY NORTH: County (Undeveloped)

SOUTH: Residential

EAST: County (Undeveloped)

WEST: County (Undeveloped) & Future ISD

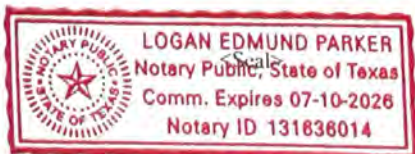
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: [Signature]

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

OWNER: Century Land Holdings of Texas, LLC

SWORN TO AND SUBSCRIBED before me this 27th day of February, 2024, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires 7/10/26

Figure 18. Future Land Use Current

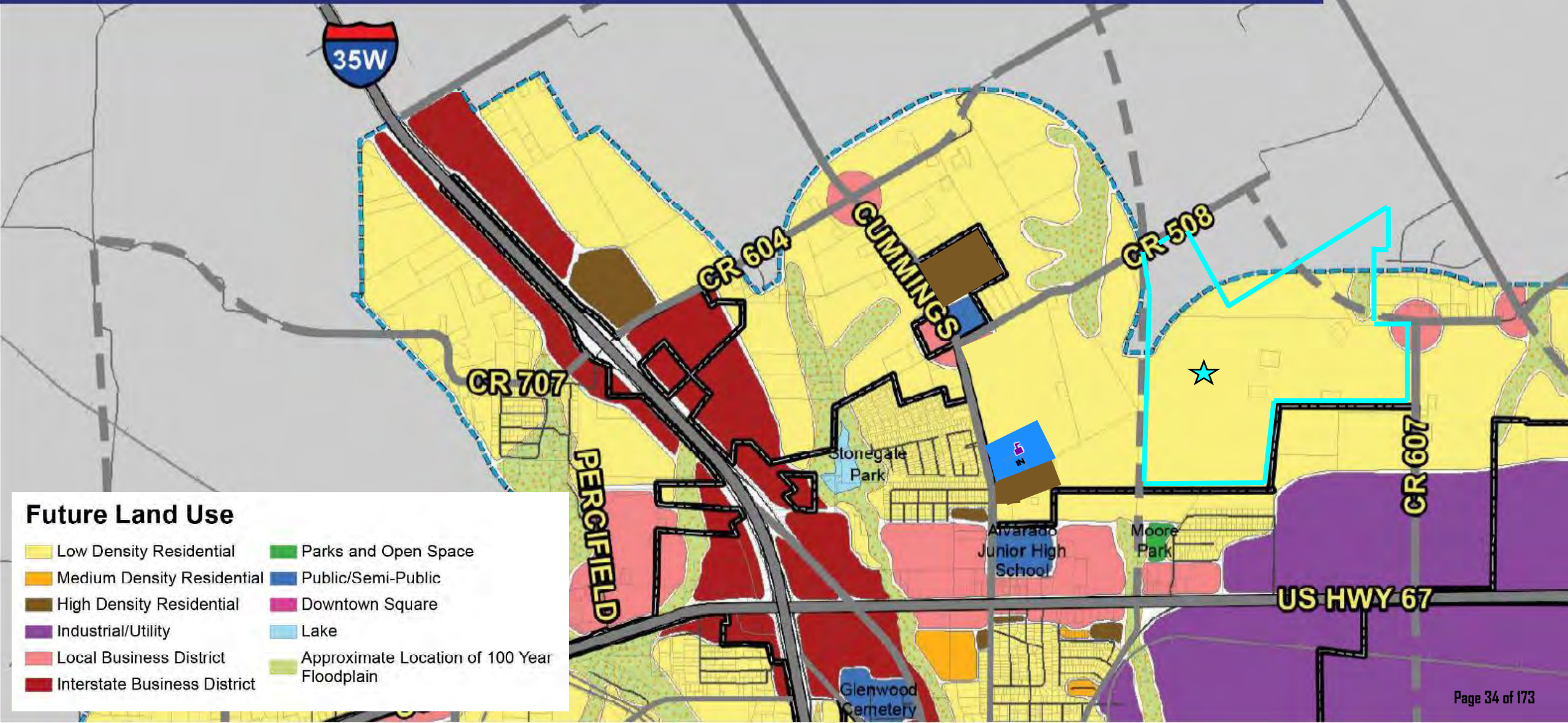
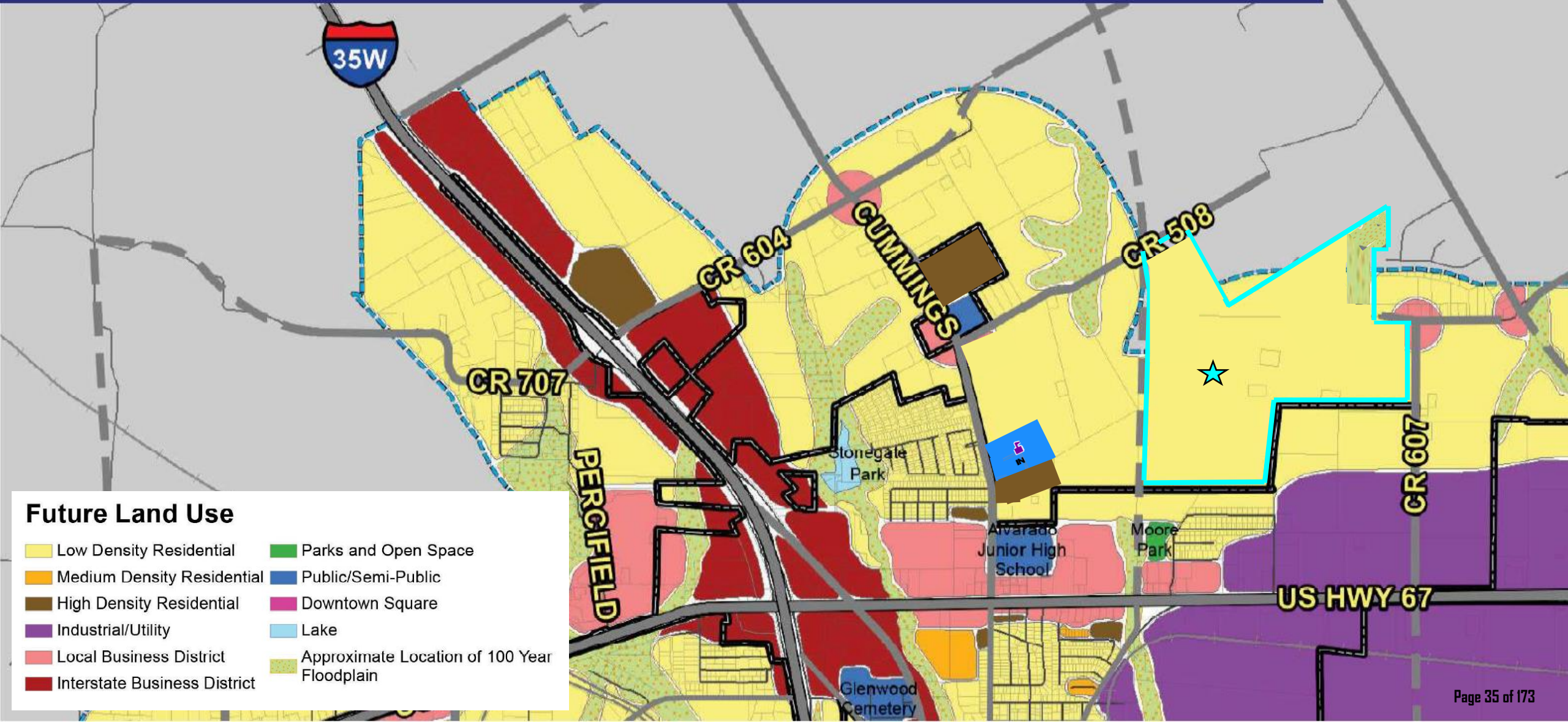
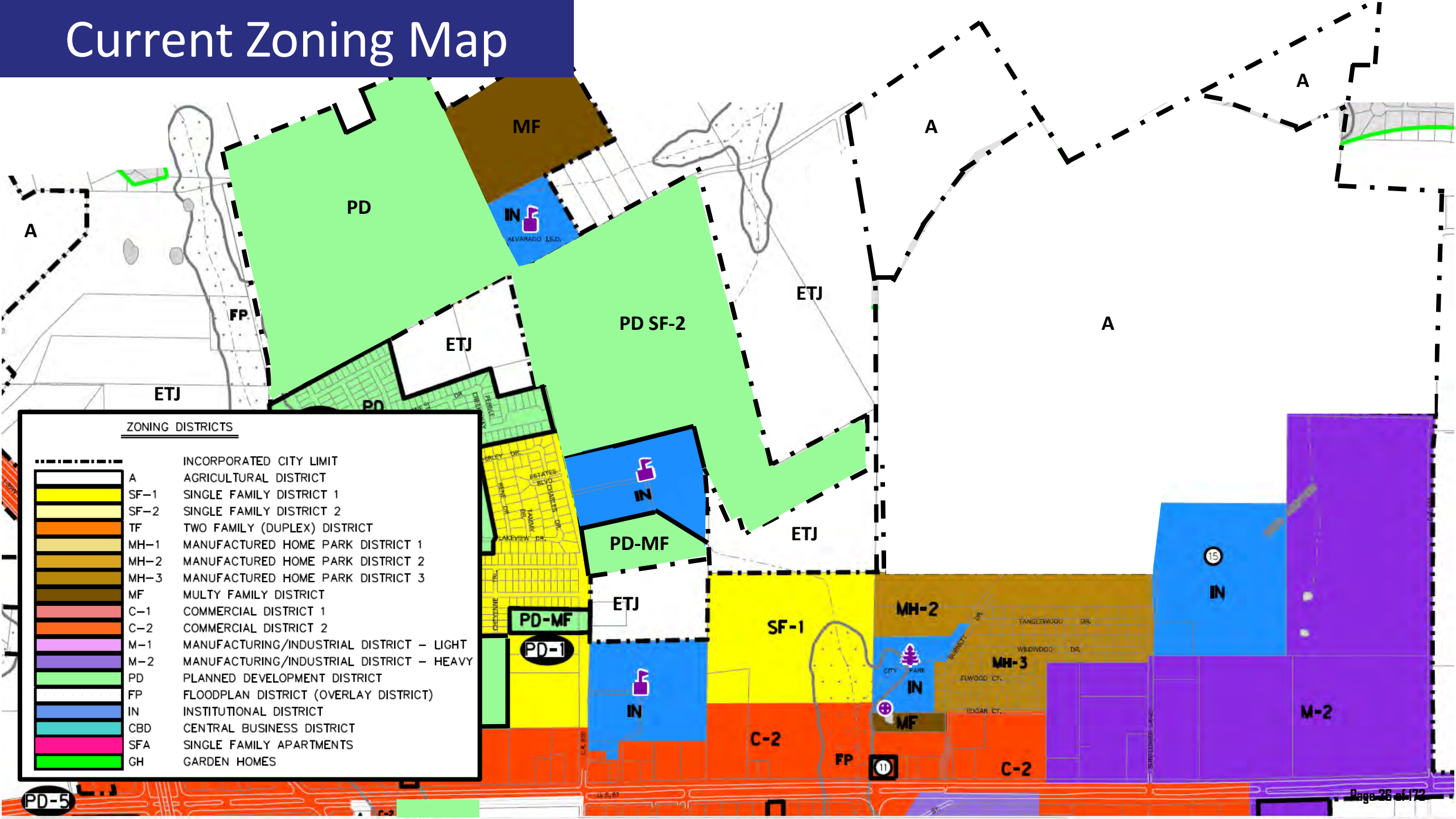


Figure 18. Future Land Use Proposed



Current Zoning Map



Zoning Map with Proposed Amendment

The map displays various zoning districts across a geographic area. The districts are color-coded and labeled as follows:

- PD** (Planned Development District): Light green
- PD SF-2** (Planned Development Single-Family District 2): Light green
- PD-MF** (Planned Development Medium-Density Residential District): Light green
- PD-1** (Planned Development District 1): Yellow
- PD-5** (Planned Development District 5): Orange
- PD-6** (Planned Development District 6): Red
- PD-7** (Planned Development District 7): Purple
- PD-8** (Planned Development District 8): Blue
- PD-9** (Planned Development District 9): Brown
- PD-10** (Planned Development District 10): Dark blue
- PD-11** (Planned Development District 11): Dark purple
- PD-12** (Planned Development District 12): Black
- PD-13** (Planned Development District 13): White
- PD-14** (Planned Development District 14): Light blue
- PD-15** (Planned Development District 15): Light green
- PD-16** (Planned Development District 16): Yellow
- PD-17** (Planned Development District 17): Orange
- PD-18** (Planned Development District 18): Red
- PD-19** (Planned Development District 19): Purple
- PD-20** (Planned Development District 20): Blue
- PD-21** (Planned Development District 21): Brown
- PD-22** (Planned Development District 22): Dark blue
- PD-23** (Planned Development District 23): Dark purple
- PD-24** (Planned Development District 24): Black
- PD-25** (Planned Development District 25): White
- PD-26** (Planned Development District 26): Light blue
- PD-27** (Planned Development District 27): Light green
- PD-28** (Planned Development District 28): Yellow
- PD-29** (Planned Development District 29): Orange
- PD-30** (Planned Development District 30): Red
- PD-31** (Planned Development District 31): Purple
- PD-32** (Planned Development District 32): Blue
- PD-33** (Planned Development District 33): Brown
- PD-34** (Planned Development District 34): Dark blue
- PD-35** (Planned Development District 35): Dark purple
- PD-36** (Planned Development District 36): Black
- PD-37** (Planned Development District 37): White
- PD-38** (Planned Development District 38): Light blue
- PD-39** (Planned Development District 39): Light green
- PD-40** (Planned Development District 40): Yellow
- PD-41** (Planned Development District 41): Orange
- PD-42** (Planned Development District 42): Red
- PD-43** (Planned Development District 43): Purple
- PD-44** (Planned Development District 44): Blue
- PD-45** (Planned Development District 45): Brown
- PD-46** (Planned Development District 46): Dark blue
- PD-47** (Planned Development District 47): Dark purple
- PD-48** (Planned Development District 48): Black
- PD-49** (Planned Development District 49): White
- PD-50** (Planned Development District 50): Light blue
- PD-51** (Planned Development District 51): Light green
- PD-52** (Planned Development District 52): Yellow
- PD-53** (Planned Development District 53): Orange
- PD-54** (Planned Development District 54): Red
- PD-55** (Planned Development District 55): Purple
- PD-56** (Planned Development District 56): Blue
- PD-57** (Planned Development District 57): Brown
- PD-58** (Planned Development District 58): Dark blue
- PD-59** (Planned Development District 59): Dark purple
- PD-60** (Planned Development District 60): Black
- PD-61** (Planned Development District 61): White
- PD-62** (Planned Development District 62): Light blue
- PD-63** (Planned Development District 63): Light green
- PD-64** (Planned Development District 64): Yellow
- PD-65** (Planned Development District 65): Orange
- PD-66** (Planned Development District 66): Red
- PD-67** (Planned Development District 67): Purple
- PD-68** (Planned Development District 68): Blue
- PD-69** (Planned Development District 69): Brown
- PD-70** (Planned Development District 70): Dark blue
- PD-71** (Planned Development District 71): Dark purple
- PD-72** (Planned Development District 72): Black
- PD-73** (Planned Development District 73): White
- PD-74** (Planned Development District 74): Light blue
- PD-75** (Planned Development District 75): Light green
- PD-76** (Planned Development District 76): Yellow
- PD-77** (Planned Development District 77): Orange
- PD-78** (Planned Development District 78): Red
- PD-79** (Planned Development District 79): Purple
- PD-80** (Planned Development District 80): Blue
- PD-81** (Planned Development District 81): Brown
- PD-82** (Planned Development District 82): Dark blue
- PD-83** (Planned Development District 83): Dark purple
- PD-84** (Planned Development District 84): Black
- PD-85** (Planned Development District 85): White
- PD-86** (Planned Development District 86): Light blue
- PD-87** (Planned Development District 87): Light green
- PD-88** (Planned Development District 88): Yellow
- PD-89** (Planned Development District 89): Orange
- PD-90** (Planned Development District 90): Red
- PD-91** (Planned Development District 91): Purple
- PD-92** (Planned Development District 92): Blue
- PD-93** (Planned Development District 93): Brown
- PD-94** (Planned Development District 94): Dark blue
- PD-95** (Planned Development District 95): Dark purple
- PD-96** (Planned Development District 96): Black
- PD-97** (Planned Development District 97): White
- PD-98** (Planned Development District 98): Light blue
- PD-99** (Planned Development District 99): Light green
- PD-100** (Planned Development District 100): Yellow

The map also shows various other features such as roads, water bodies, and landmarks. The legend is located in the bottom left corner of the map.

INCORPORATED CITY LIMIT	
A	AGRICULTURAL DISTRICT
SF-1	SINGLE FAMILY DISTRICT 1
SF-2	SINGLE FAMILY DISTRICT 2
TF	TWO FAMILY (DUPLEX) DISTRICT
MH-1	MANUFACTURED HOME PARK DISTRICT 1
MH-2	MANUFACTURED HOME PARK DISTRICT 2
MH-3	MANUFACTURED HOME PARK DISTRICT 3
MF	MULTY 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

Alvarado Address	Owner within 200 Feet	Mailing Address	City	State	Zip Code	PID
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01010
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01030
1209 Sunflower Ln	Prairielands Pulic Facility Corporation	104 W. College	Alvarado	TX	76009	126.3842.01020
1001 Burnett Blvd	Dixie Partners 8 LLC	PO Box 270874	Flower Mound	TX	75027	126.0625.00040
1001 Burnett Blvd	Dixie Partners 8 LLC	PO Box 270874	Flower Mound	TX	75027	126.0625.00070
1220 N. Cummings Dr	Agave Trail Development LLC	228 Morningside Dr	Roanoke	TX	76262	126.0737.01111
1000 N. Cummings Dr	Alvarado ISD	PO Box 270874	Alvarado	TX	76009	126.0737.01050

	Owner, Applicant, ISD	Mailing Address	City	State	Zip Code
GRBK Edgewood LLC	Owner	5501 Headquarters Drive, Suite 300W	Plano	TX	75024
Century Land Holdings of Texas LLC	Owner	5501 Headquarters Drive, Suite 300W	Plano	TX	75024
Alvarado ISD	ISD	PO Box 270874	Alvarado	TX	76009



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

March 22, 2024

GRBK Edgewood LLC & Century Land Holdings of Texas, LLC
5501 Headquarters Drive, Suite 300W
Plano, TX 75024

The City of Alvarado has received your request for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations..

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 Thursday, the 11th day of April 2024, 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 15th day of April 2024, 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



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

March 22, 2024

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. This development is anticipated to yield 1,657 new residences within 35 years.

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 Thursday, the 11th day of April 2024, 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 15th day of April 2024, 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

March 22, 2024

Dear Property Owner,

The City of Alvarado has received the request made by GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tracts 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations.

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 Thursday, the 11th day of April 2024, 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 15th day of April 2024, 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

ORDINANCE NO. 2024-0005

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY RESIDENTIAL (SF-2) DISTRICT USES WITH DEVELOPMENT PLAN APPROVAL AND DEVIATIONS, A PORTION OF TRACT 1 OF THE J. NICHOLSON SURVEY, A-1079, PORTIONS OF TRACTS 2, 5, AND 6 OF THE J. B. CONGER SURVEY, A-150, AND PORTIONS OF TRACTS 1-5 AND 29 OF THE G. S. MCINTOSH SURVEY, A-625, BEING 428.755 ACRES APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, The City Council amends the Future Land Use map in the Alvarado Comprehensive Plan to change future land use designation in the northeast corner of the subject site from Local Business to Low Density Residential so the land use category on the Future Land Use Map is consistent with the proposed zoning; and

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

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

SECTION 1. That the Future Land Use map in the Alvarado Comprehensive Plan is hereby amended to change the future land use designation on a portion in the northeast corner of the hereinafter described property in Exhibit “A” from Local Business to Low Density Residential.

SECTION 2. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the hereinafter described property in Exhibit “A”.

SECTION 3. The Permitted Uses and Development Standards attached hereto as Exhibit “B” and the Development Plan attached hereto as Exhibit “C” 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 4. 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 5. 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 6. 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 7. 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 8. 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 15th day of April, 2024 by a vote of ____ to ____.

ATTEST:

CITY OF ALVARADO

Beth A. Walls, City Secretary

By: _____
Jacob Wheat, Mayor

EXHIBIT A

Metes and Bounds Description and Depiction of the Property

PROPERTY DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped “BLUESTAR SURVEYING” found at the most westerly northwest corner of said 428.755, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped “BLUESTAR SURVEYING” found for corner, being the common corner of said 428.755 acre tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract and said Simla Investments, LLC tract, passing at a distance of 441.15 feet a one-half inch iron rod with cap stamped “FORTWORTH SURVEYING” found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE North 60 degrees 23 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Nava Legacy 49, LLC tract, a distance of 1883.36 feet to a one-half inch iron rod with plastic cap stamped “FORTWORTH SURVEYING” found for the common corner of said 428.755 acre tract, said Nava Legacy 49, LLC tract and a tract of land described in a deed to Silken Inc., recorded in Volume 2271, Page 110, Deed Records, Johnson County, Texas;

THENCE North 60 degrees 27 minutes 35 seconds East, along the common line of said 428.755 acre tract, and said Silken Inc tract, a distance of 1,584.29 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and Block 1, Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 541, Plat Records, Johnson County, Texas;

THENCE South 04 degrees 15 minutes 09 seconds West, along the common line of said 428.755 acre tract and said Block 1, Sage Meadows a distance of 647.86 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and said Block 1;

THENCE North 86 degrees 29 minutes 36 seconds West, along the common line of said 428.755 acre tract, and said Block 1, a distance of 257.82 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Block 1;

THENCE South 04 degrees 30 minutes 31 seconds West, along the common line of said 428.755 acre tract and said Block 1, passing the common corner of said Block 1, and a tract of land in a deed to Carolyn K. Myers, recorded in Volume 3272, Page 803, Deed Records, Johnson County, Texas, described in Volume 2196, Page 326, Deed Records, Johnson County Texas, passing the common corner of said Myers tract and a tract of land described in a deed to Antonino Alegria and Jeanette F. Alegria, recorded in Document Number 2012-05342, Deed Record, Johnson County, Texas and continuing a total distance of 1,325.63 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 88 degrees 42 minutes 17 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, a distance of 904.65 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 00 degrees 19 minutes 40 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, passing a 5/8 inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said 428.755 acre tract and along the west right-of-way line of said County Road 607, a total distance of 1,765.90 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and Lot 3, Block 1, SR20 Addition, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 742, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of County Road 607;

THENCE North 89 degrees 12 minutes 10 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, a distance of 2,585.02 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 3, Block 1;

THENCE South 05 degrees 36 minutes 42 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, passing the common corner of said Lot 2, Block 1 and Lot 3, Block 1, of said SR20 Addition, and continuing a total distance of 1,565.44 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 89 degrees 51 minutes 19 seconds East, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 76.81 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 00 degrees 06 minutes 33 seconds West, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 90.02 feet to a one-half inch iron rod with plastic cap stamped “BLUESTAR SURVEYING” found for the common corner of said 428.755 acre tract, said Lot 2, Block 1 and a tract of land described in a deed to Dixie Partners 8, LLC, recorded in Document Number 2018-04925, Deed Records, Johnson County, Texas;

THENCE South 89 degrees 51 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Dixie Partners 8, LLC tract, a distance of 2,636.77 feet to a one-half inch iron rod with plastic cap stamped “BLUESTAR SURVEYING” found for the common corner of said 428.755 acre tract and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE North 00 degrees 34 minutes 45 seconds East, along the common line of said 428.755 acre tract, and said Alvarado ISD tract, a distance of 1,629.92 feet to a two inch iron pipe found for the common corner of said 428.755 acre tract, said Alvarado ISD tract, and a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 19 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 2,169.58 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Franklin tract;

THENCE North 12 degrees 02 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 761.63 feet to the **POINT OF BEGINNING** and containing 18,676,563 square feet or 428.755 acres of land.

PROPERTY DESCRIPTION

BEING a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150 and the George S. McIntosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Deeds to Century Land Holdings of Texas, LLC (50% interest) recorded as Instrument No. 2024-2622 and to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755, said point also being the northeast corner of a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "BLUESTAR SURVEYING" found for corner, being the common corner of said 428.755 acre tract, and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-05552, Deed Records, Johnson County, Texas;

THENCE South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract and said Simla Investments, LLC tract, passing at a distance of 441.15 feet a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE North 60 degrees 23 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Nava Legacy 49, LLC tract, a distance of 1883.36 feet to a one-half inch iron rod with plastic cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract, said Nava Legacy 49, LLC tract and a tract of land described in a deed to Silken Inc., recorded in Volume 2271, Page 110, Deed Records, Johnson County, Texas;

THENCE North 60 degrees 27 minutes 35 seconds East, along the common line of said 428.755 acre tract, and said Silken Inc tract, a distance of 1,584.29 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and Block 1, Sage Meadows, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 8, Page 541, Plat Records, Johnson County, Texas;

THENCE South 04 degrees 15 minutes 09 seconds West, along the common line of said 428.755 acre tract and said Block 1, Sage Meadows a distance of 647.86 feet to a 5/8 inch iron rod found for the common corner of said 428.755 acre tract and said Block 1;

THENCE North 86 degrees 29 minutes 36 seconds West, along the common line of said 428.755 acre tract, and said Block 1, a distance of 257.82 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Block 1;

THENCE South 04 degrees 30 minutes 31 seconds West, along the common line of said 428.755 acre tract and said Block 1, passing the common corner of said Block 1, and a tract of land in a deed to Carolyn K. Myers, recorded in Volume 3272, Page 803, Deed Records, Johnson County, Texas, described in Volume 2196, Page 326, Deed Records, Johnson County Texas, passing the common corner of said Myers tract and a tract of land described in a deed to Antonino Algeria and Jeanette F. Alegria, recorded in Document Number 2012-05342, Deed Record, Johnson County, Texas and continuing a total distance of 1,325.63 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 88 degrees 42 minutes 17 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, a distance of 904.65 feet to a five-eighths inch iron rod found for the common corner of said 428.755 acre tract and said Alegria tract;

THENCE South 00 degrees 19 minutes 40 seconds East, along the common line of said 428.755 acre tract and said Alegria tract, passing a 5/8 inch iron rod found for an interior corner of said Alegria tract, said point being in the right-of-way line of said County Road 607, at a distance of 26.31 feet, and continuing along the east line of said 428.755 acre tract and along the west right-of-way line of said County Road 607, a total distance of 1,765.90 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and Lot 3, Block 1, SR20 Addition, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 10, Page 742, Plat Records, Johnson County, Texas, said point being in the west right-of-way line of County Road 607;

THENCE North 89 degrees 12 minutes 10 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, a distance of 2,585.02 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 3, Block 1;

THENCE South 05 degrees 36 minutes 42 seconds West, along the common line of said 428.755 acre tract and said Lot 3, Block 1, passing the common corner of said Lot 2, Block 1 and Lot 3, Block 1, of said SR20 Addition, and continuing a total distance of 1,565.44 feet to a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

THENCE South 89 degrees 51 minutes 19 seconds East, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 76.81 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Lot 2, Block 1;

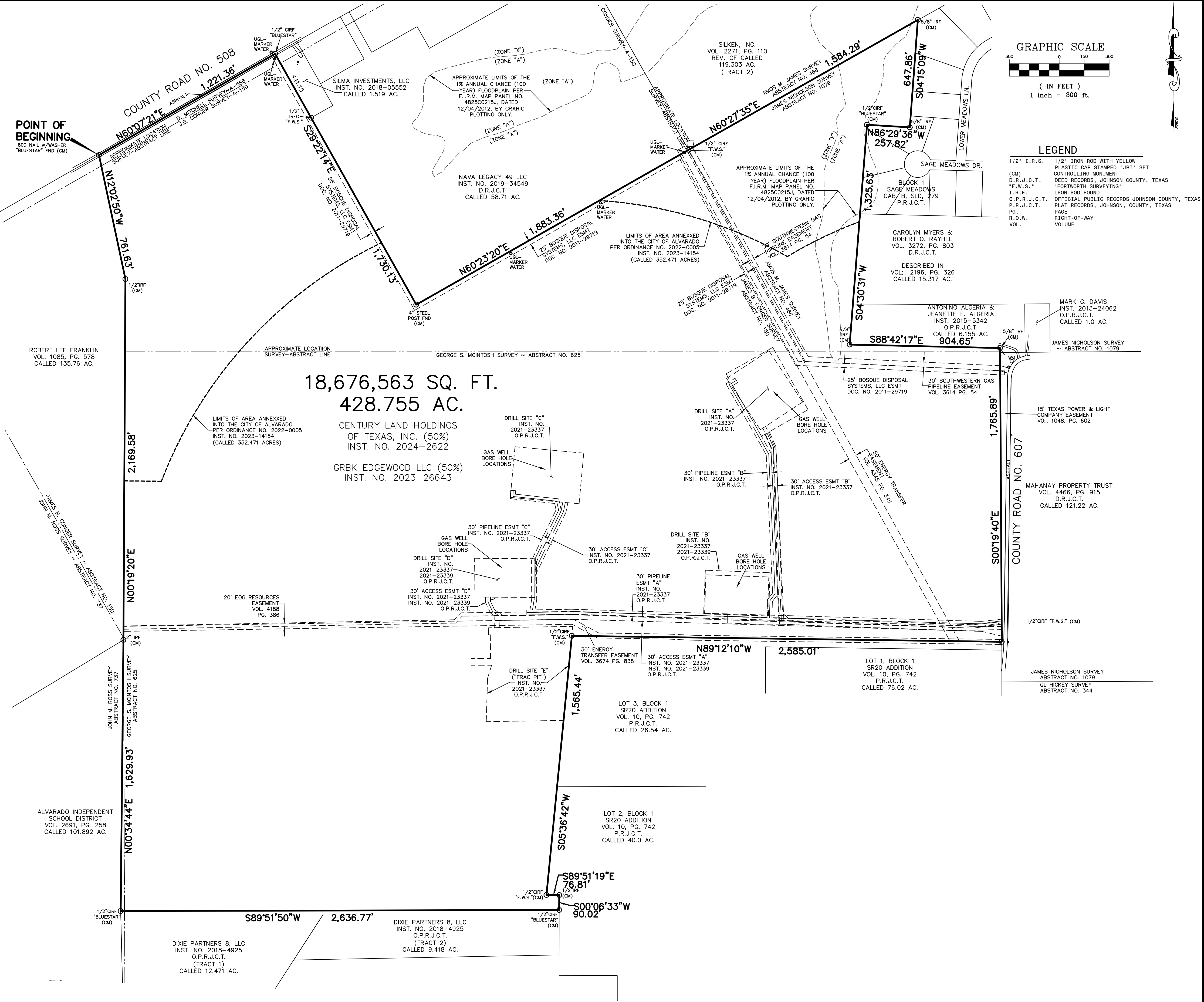
THENCE South 00 degrees 06 minutes 33 seconds West, along the common line of said 428.755 acre tract and said Lot 2, Block 1, a distance of 90.02 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract, said Lot 2, Block 1 and a tract of land described in a deed to Dixie Partners 8, LLC, recorded in Document Number 2018-04925, Deed Records, Johnson County, Texas;

THENCE South 89 degrees 51 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Dixie Partners 8, LLC tract, a distance of 2,636.77 feet to a one-half inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said 428.755 acre tract and said Dixie Partners 8, LLC tract, said point being in the east line of a tract of land described in a deed to Alvarado ISD, recorded in Volume 2691, Page 258, Deed Records, Johnson County, Texas;

THENCE North 00 degrees 34 minutes 45 seconds East, along the common line of said 428.755 acre tract, and said Alvarado ISD tract, a distance of 1,629.92 feet to a two inch iron pipe found for the common corner of said 428.755 acre tract, said Alvarado ISD tract, and a tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas;

THENCE North 00 degrees 19 minutes 20 seconds East, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 2,169.58 feet to a one-half inch iron rod found for the common corner of said 428.755 acre tract and said Franklin tract;

THENCE North 12 degrees 02 minutes 50 seconds West, along the common line of said 428.755 acre tract and said Franklin tract, a distance of 761.63 feet to the POINT OF BEGINNING and containing 18,676,563 square feet or 428.755 acres of land.



FLOOD STATEMENT:

According to Community Panel No. 48251C0215J, dated December 4, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "A", the 1% Annual Chance Flood (100-Year Flood), also known as the Base Flood, with no Base Flood Elevations determined. If this site is not within an identified Special Flood Hazard area, this Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

NO.	REVISION	BY	DATE



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

ZONING EXHIBIT – 428.755 ACRES
DAVID MITCHELL SURVEY – ABST. 586
JAMES B. CONGER SURVEY – ABST. 150
GEORGE S. MCINTOSH SURVEY – ABST. NO. 625
AMOS M. JAMES SURVEY – ABST. NO. 466
JAMES NICHOLSON SURVEY – ABST. NO. 1079
City of Alvarado, Johnson County, Texas

PROJECT NO.	CCT001
SHEET NO.	1 OF 1
DATE	APRIL 02, 2024

EXHIBIT B

Development Standards

GENERAL STANDARDS

1. The design and development of the Lone Oak neighborhood shall take place in general accordance with the Concept Plan (Exhibit D).
2. Street Pattern. Refinements to the street pattern shown on the Concept Plan (Exhibit D) may take place without the need to amend the Development Agreement as long as those refinements do not change the general nature of the streets.
3. A minimum of 10% of the land within the Lone Oak neighborhood shall be used as common open space. Open space will be publicly accessible, except for any fenced swimming pool area. The open space shall be owned and maintained by a mandatory Homeowners Association.
4. Gas wells. Homes shall not be located closer than 200 linear feet to an existing well bore. The distance shall be calculated from the well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of any home.

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-2) Single Family Residential District, in accordance with the Alvarado Zoning Ordinance, as amended.
2. A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-2) Single Family Residential District, in accordance with the Alvarado Zoning Ordinance, as amended.

DEVELOPMENT REQUIREMENTS

Development shall take place in accordance with development standards established Section 44-22 of the Alvarado Zoning Ordinance for the SF-2 Single Family Residential District, on the date the Lone Oak Development Agreement is submitted to the City of Alvarado, unless otherwise identified below or in an amendment to this Development Agreement in the future. Items addressed in Section 44-22 of the Alvarado Zoning Ordinance which are not specifically addressed below do not apply to the Lone Oak neighborhood.

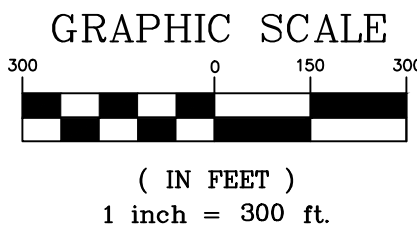
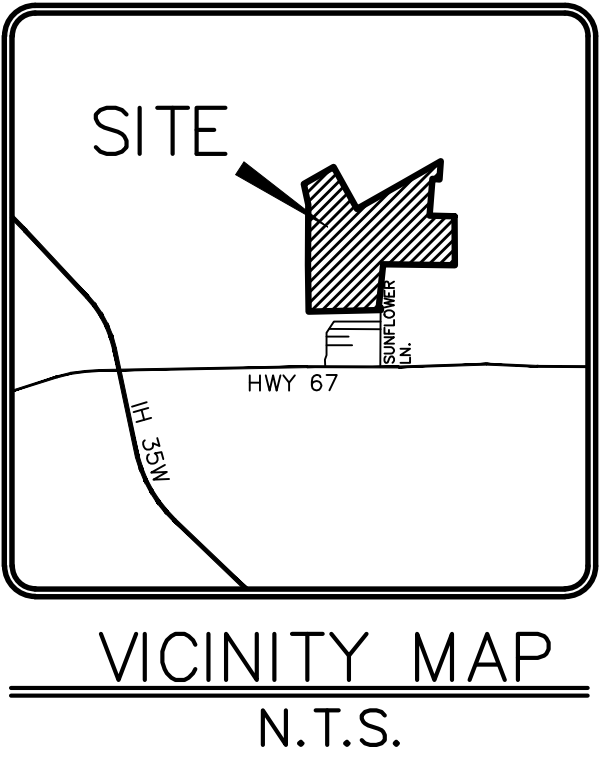
1. Minimum lot area: 5,500 square feet for 50' wide lots and 4,500 square feet for 45' wide lots.
2. Minimum lot width: 50 linear feet for Phase 1. On cul-de-sacs and/or elbows, the lot width may be reduced to 40 linear feet. For purposes of this section, lot width is measured at the front building line. Up to 50% of lots developed following Phase 1 may be reduced to 45 linear feet, measured along the front building line.
3. Minimum lot depth: 110 linear feet. On cul-de-sacs and/or elbows, the lot depth may be reduced to 100 linear feet
4. Minimum front yard:
 - A. Primary face of the home fronting a residential street: 20 linear feet.
 - B. Primary face of the home fronting a collector or major street: 35 linear feet.

- C. Unenclosed, covered porch or terrace on a home fronting a public street: 10 linear feet. Said porch or terrace may have supporting columns and its covering may be incorporated into the design of the home.
- 5. Minimum side yard:-
 - A. Interior: 5 linear feet.
 - B. Abutting a residential street: 10 linear feet.
 - C. Abutting a collector or major street: 15 linear feet.
- 6. Minimum rear yard:
 - A. Two story home: 20 linear feet.
 - B. One story home and/or a one story portion of a two story home: 15 linear feet.
- 7. Maximum ground coverage:
 - A. Primary building: 55%.
 - B. Total for all buildings: 65%.

For purposes of this section, outdoor patios/kitchens shall not count as part of the primary building if they are located under a contiguous roof.
- 8. Minimum size of house: 1,500 square feet.
- 9. Maximum density per acre: 5.00 dwelling units. For purposes of this section, acreage shall be considered as the total acreage within the boundaries of the Lone Oak neighborhood as shown on the Concept Plan (Exhibit D). In no event shall there be more than 1700 total lots.
- 10. Maximum height: 35 linear feet.
- 11. Landscaping: A minimum of one, three inch caliper canopy tree shall be located in the front yard of each home.
- 12. Neighborhood Entrances: All neighborhood entrances shall be constructed with stone or brick.
- 13. Exterior Materials:
 - A. Exterior materials for residential structures (excluding accessory structures) shall consist of brick, stone, synthetic stone, stucco, decorative cementitious fiberboard, cementitious fiberboard siding, excluding windows, doors, and other normal openings, fascia, and architectural details (corbels, exposed beams, guardrails, handrails, dormers, etc.).
 - B. Masonry Materials shall be defined as brick, stone, synthetic stone, and stucco with the following requirements:
 - i. Front elevation – no less than 80% Masonry Materials
 - ii. Side elevation – no less than 75% Masonry Materials
 - iii. Rear elevation – no less than 50% Masonry Materials
 - iv. Walls over roof are allowed to have cementitious fiberboard siding, overlapping horizontally.
 - C. Chimneys (if installed) – If built on an exterior wall, it must be 100% Masonry Materials. If built within interior, cementitious fiberboard siding, overlapping horizontally, shall be used.

Exhibit C
Development Plan

(See Next 34 Pages)



- NOTES:
1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES, OPEN SPACES AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
 3. THIS MAP IS BASED ON A BOUNDARY VERIFICATION OF A SURVEY DONE BY BLUESTAR SURVEYING, DATED DECEMBER 15, 2020.
 4. CONTOUR DATA SHOWN HEREON IS BASED FROM AERIAL CONTOUR DATA AND IS NOT THE RESULT OF AN ON THE GROUND TOPO.
 5. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
 6. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "A", THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED.
 7. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
 8. ALL LOTS FOLLOWED BY AN "X" ARE OPEN SPACE LOTS.
 9. LOT 11X, BLOCK E, IS DESIGNATED AS AN AMENITY CENTER LOT.
 10. LOT 11, BLOCK B, IS DESIGNATED AS A FIRE STATION LOT.
 11. LOT 171, BLOCK C, IS DESIGNATED AS A LIFT STATION LOT.

LOT SUMMARY TABLE			
PHASE	45' X 120'	50' X 120'	TOTAL
PHASE 1	0	257	257
PHASE 2	182	181	363
PHASE 3	149	165	314
PHASE 4	118	127	245
PHASE 5	244	234	478
TOTAL	693	964	1657

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

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Plano, Texas 75093
Contact: Bobby Samuel

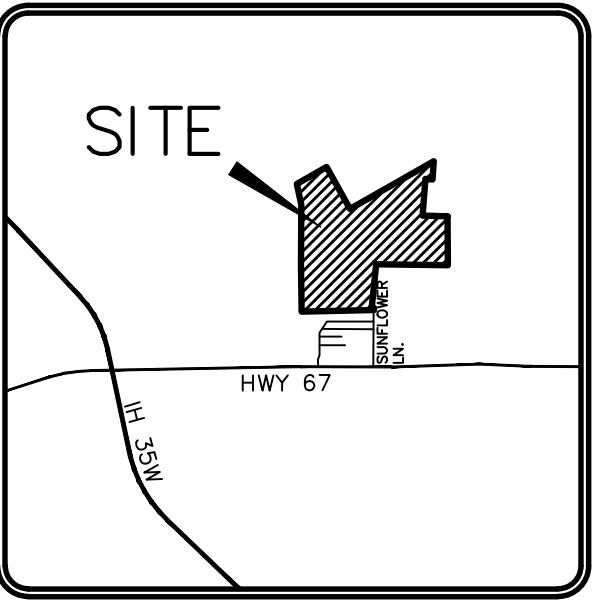
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Contact: David Aughinbaugh

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
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Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

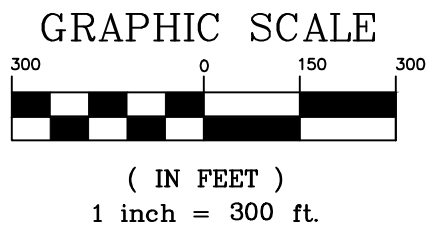
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Sheet 1 of 8

PHASE MAP



VICINITY MAP
N.T.S.



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LONE OAK

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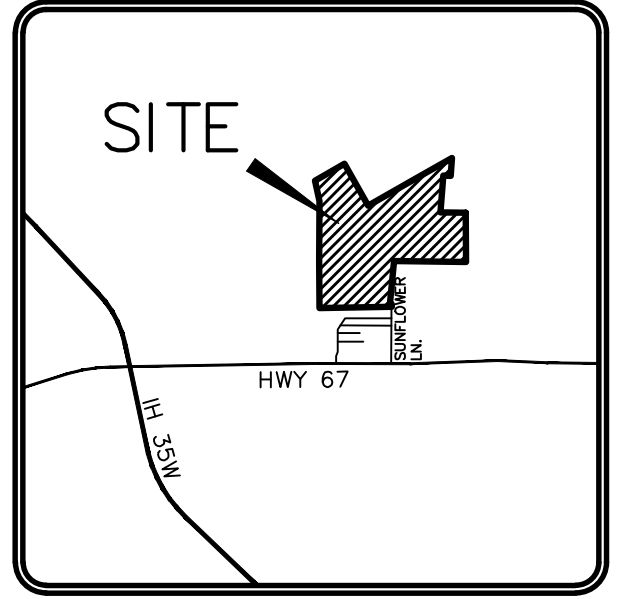
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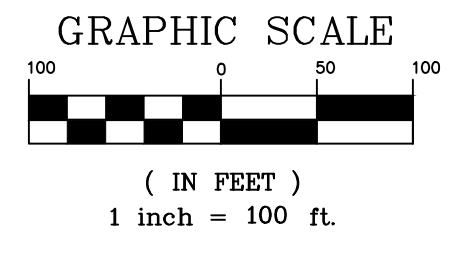
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Sheet 2 of 8



VICINITY MAP
N.T.S.



LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
S.F.	SQUARE FEET
◄	STREET NAME CHANGE INDICATOR

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N29°52'39"W	25.00'	L19	S46°52'04"W	21.28'
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L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'26"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE

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C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W	29.20'
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W	32.04'
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W	37.38'
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W	27.67'

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
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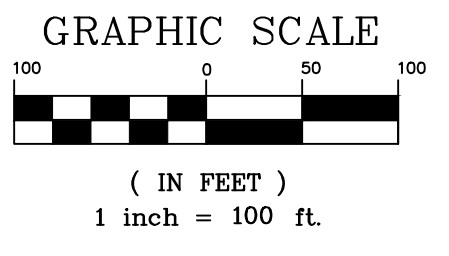
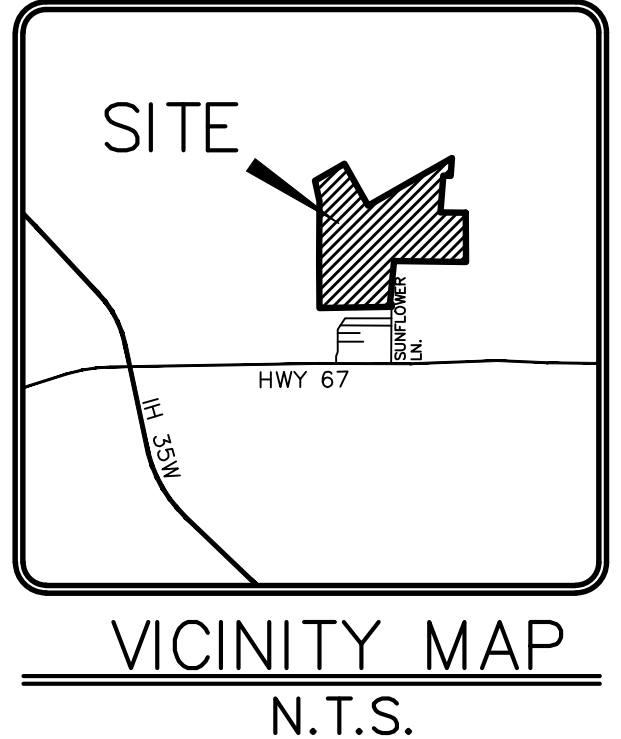
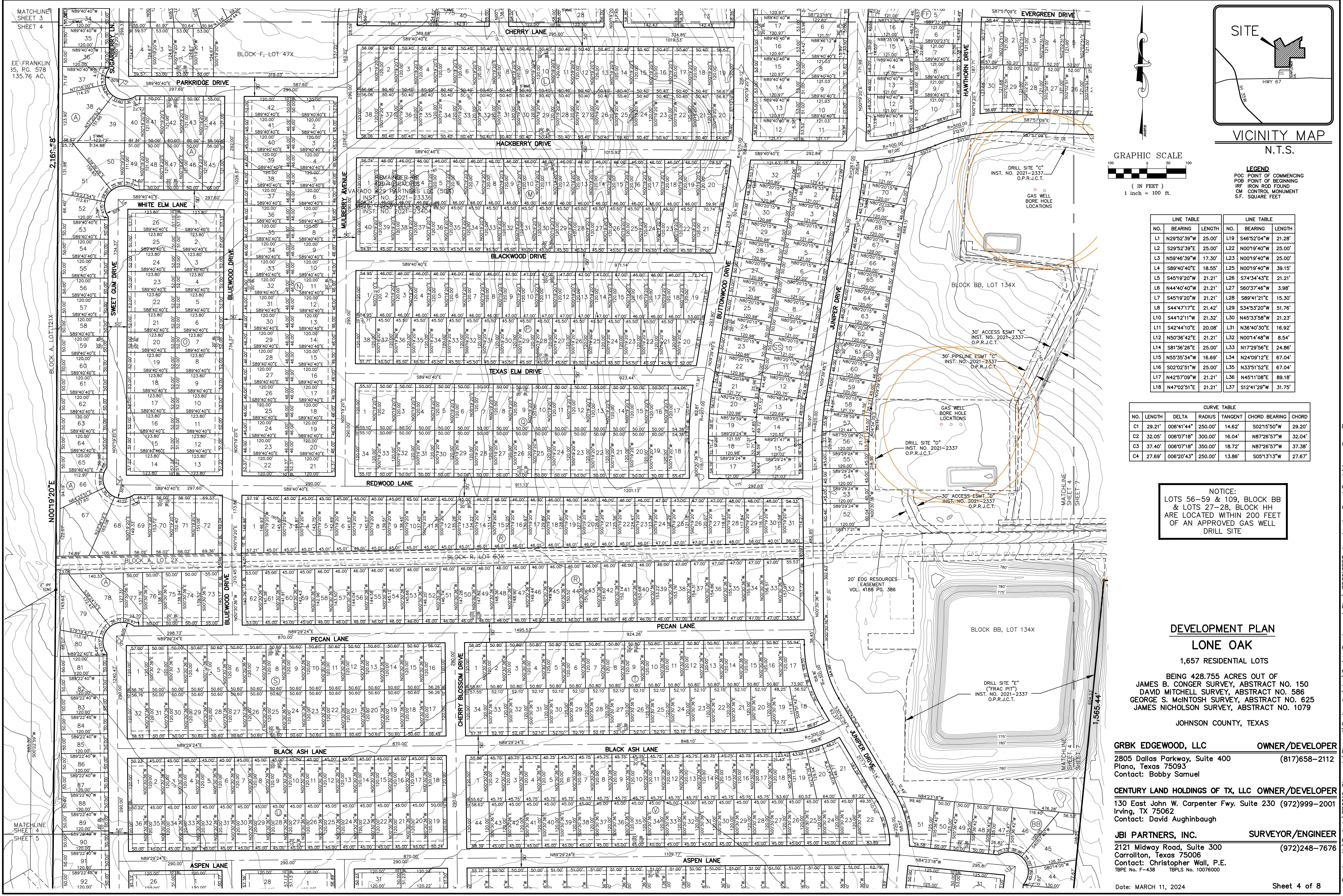
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Sheet 3 of 8



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NOTICE:
LOTS 56-59 & 109, BLOCK BB
& LOTS 27-28, BLOCK HH
ARE LOCATED WITHIN 200 FEET
OF AN APPROVED GAS WELL
DRILL SITE

DEVELOPMENT PLAN
LONE OAK

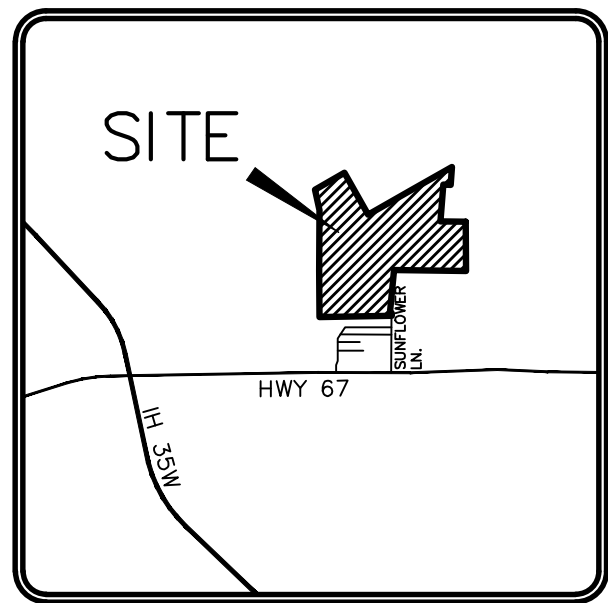
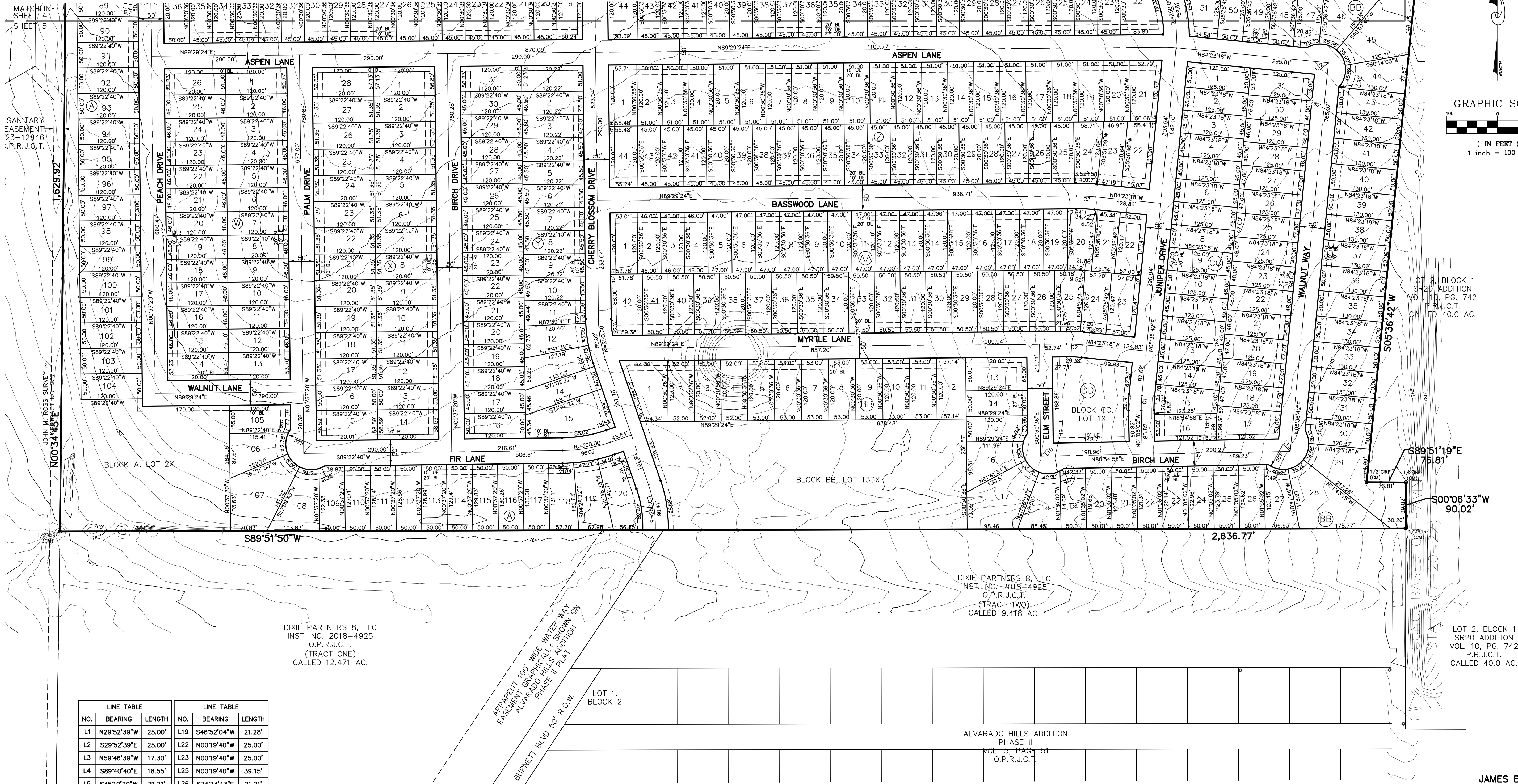
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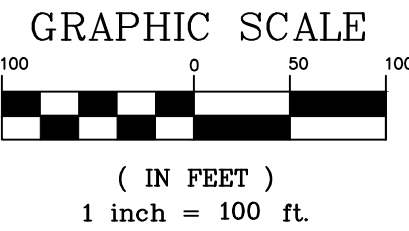
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TBPE No. F-438 TBPLS No. 10078000

Date: MARCH 11, 2024 Sheet 4 of 8



VICINITY MAP
N.T.S.



LEGEND
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

LOT 2, BLOCK 1
SR20 ADDITION
VOL. 10, PG. 742
P.R.J.C.T.
CALLED 40.0 AC.

DEVELOPMENT PLAN
LONE OAK

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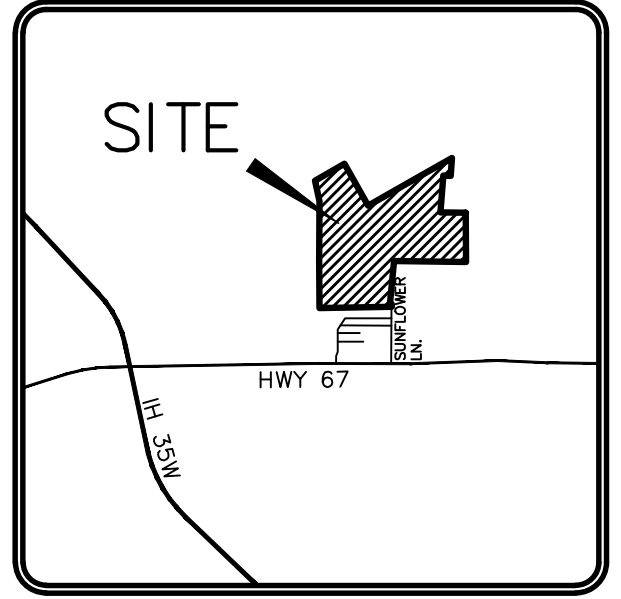
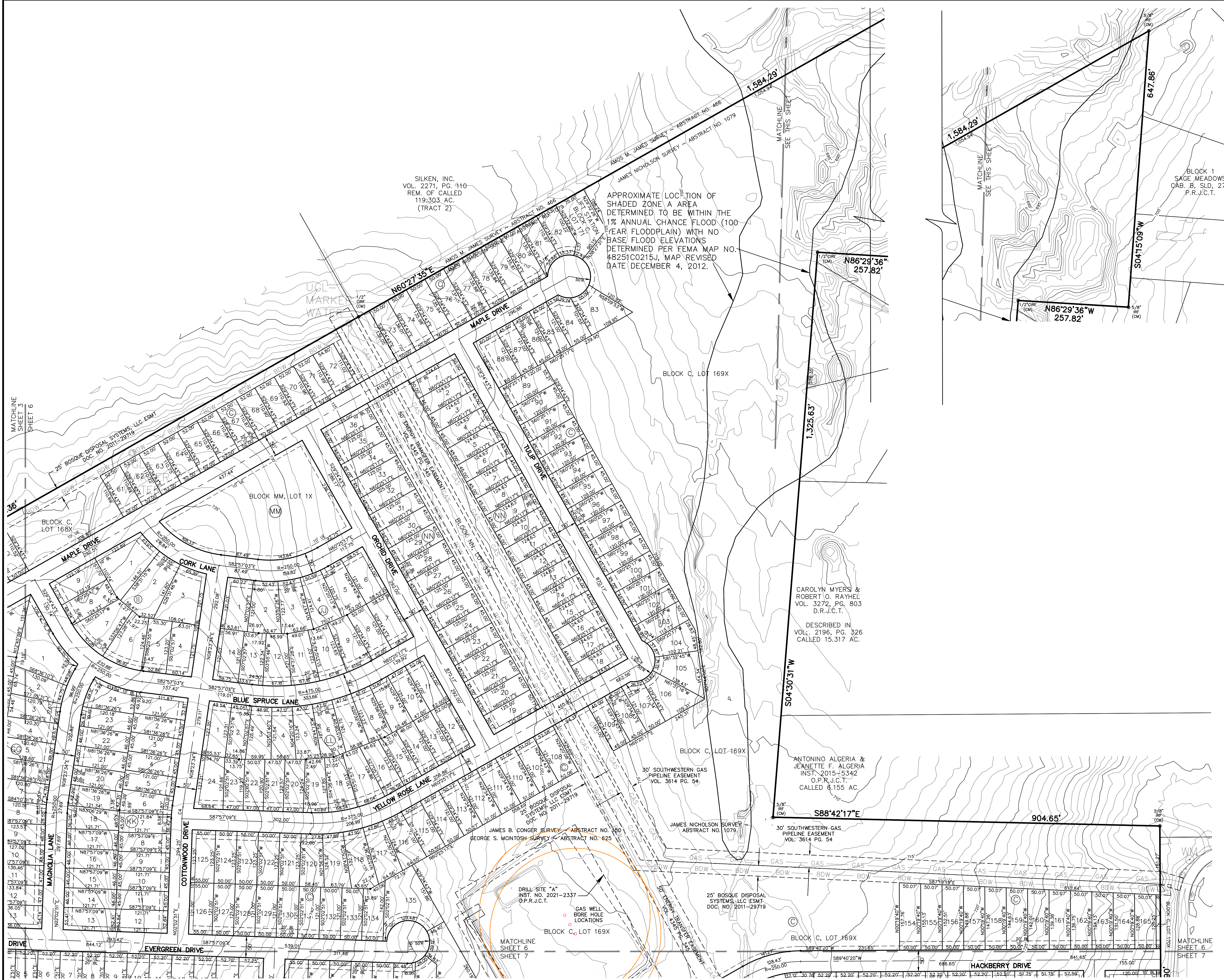
Sheet 5 of 8

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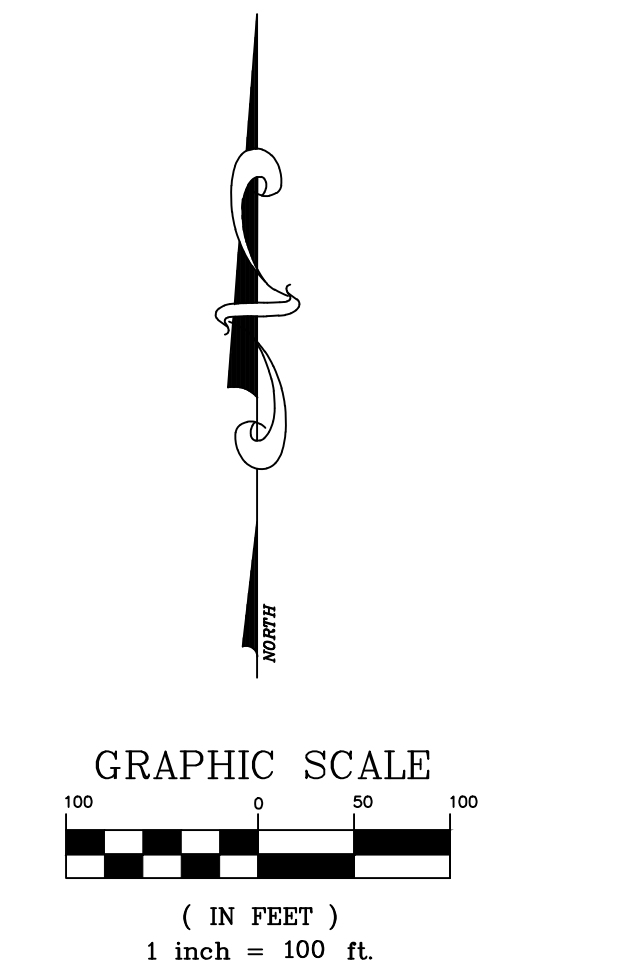
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VICINITY MAP
N.T.S.

LEGEND
POC POINT OF COMMENCING
POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET



DEVELOPMENT PLAN
LONE OAK
1,657 RESIDENTIAL LOTS

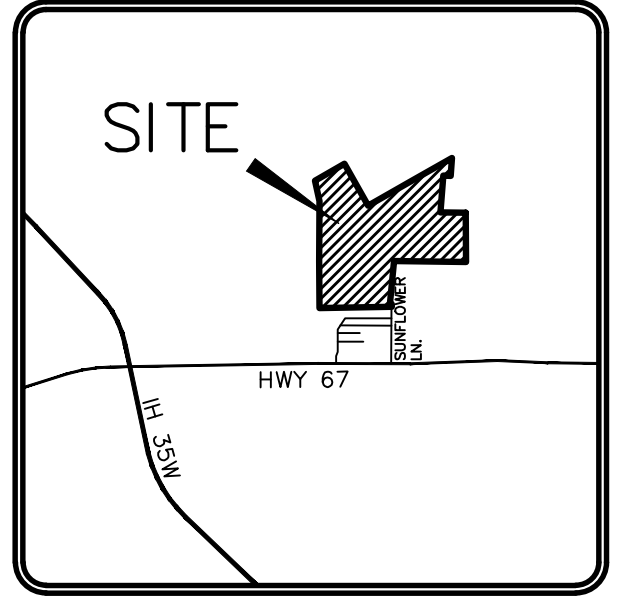
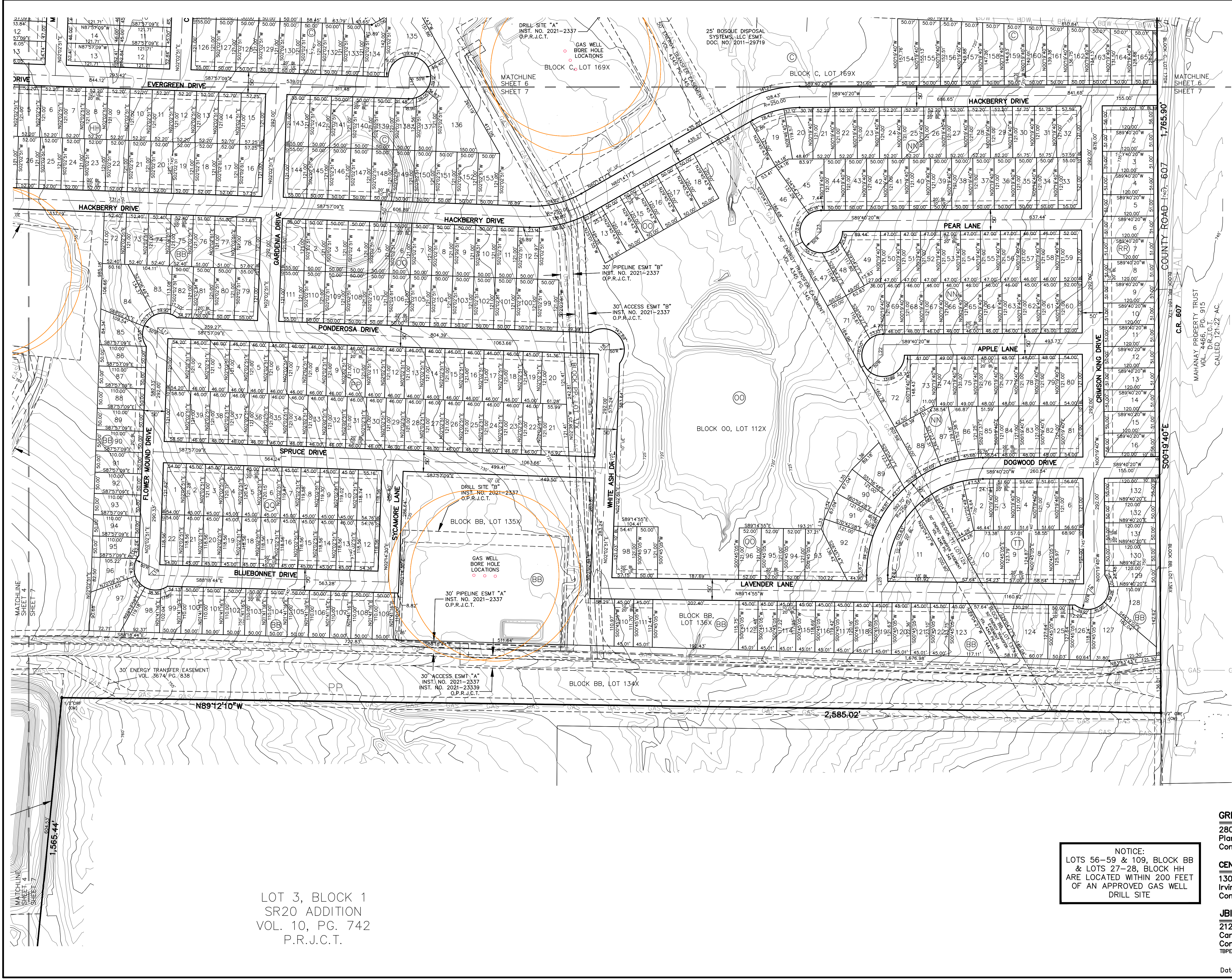
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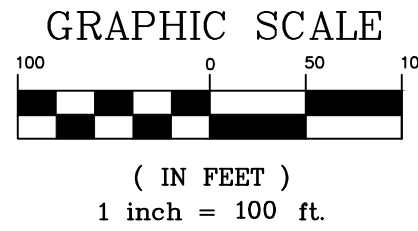
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L4	S89°40'40"E	18.55'	L25	N00°19'40"W	39.15'
L5	S45°19'20"W	21.21'	L26	S74°34'43"E	21.21'
L6	N44°40'40"W	21.21'	L27	S60°37'46"W	3.98'
L7	S45°19'20"W	21.21'	L28	S89°41'21"E	15.30'
L8	S44°47'17"E	21.42'	L29	S34°53'20"W	51.76'
L10	S44°12'11"W	21.32'	L30	N45°33'58"W	21.23'
L11	S42°44'10"E	20.08'	L31	N36°40'30"E	16.92'
L12	N50°36'42"E	21.21'	L32	N00°14'48"W	8.54'
L14	S81°36'28"E	25.00'	L33	N17°29'56"E	24.86'
L15	N55°35'34"W	16.69'	L34	N24°09'12"E	67.04'
L16	S02°02'51"W	25.00'	L35	N33°51'52"E	67.04'
L17	N42°57'09"W	21.21'	L36	N45°11'08"E	89.18'
L18	N47°02'51"E	21.21'	L37	S12°41'29"W	31.75'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	29.21'	006°41'44"	250.00'	14.62'	S02°15'50"W
C2	32.05'	006°07'18"	300.00'	16.04'	N87°26'57"W
C3	37.40'	006°07'18"	350.00'	18.72'	N87°26'57"W
C4	27.69'	006°20'43"	250.00'	13.86'	S05°13'13"W

DEVELOPMENT PLAN
LONE OAK

1,657 RESIDENTIAL LOTS

BEING 428.755 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
DAVID MITCHELL SURVEY, ABSTRACT NO. 586
GEORGE S. MCINTOSH SURVEY, ABSTRACT NO. 625
JAMES NICHOLSON SURVEY, ABSTRACT NO. 1079

JOHNSON COUNTY, TEXAS

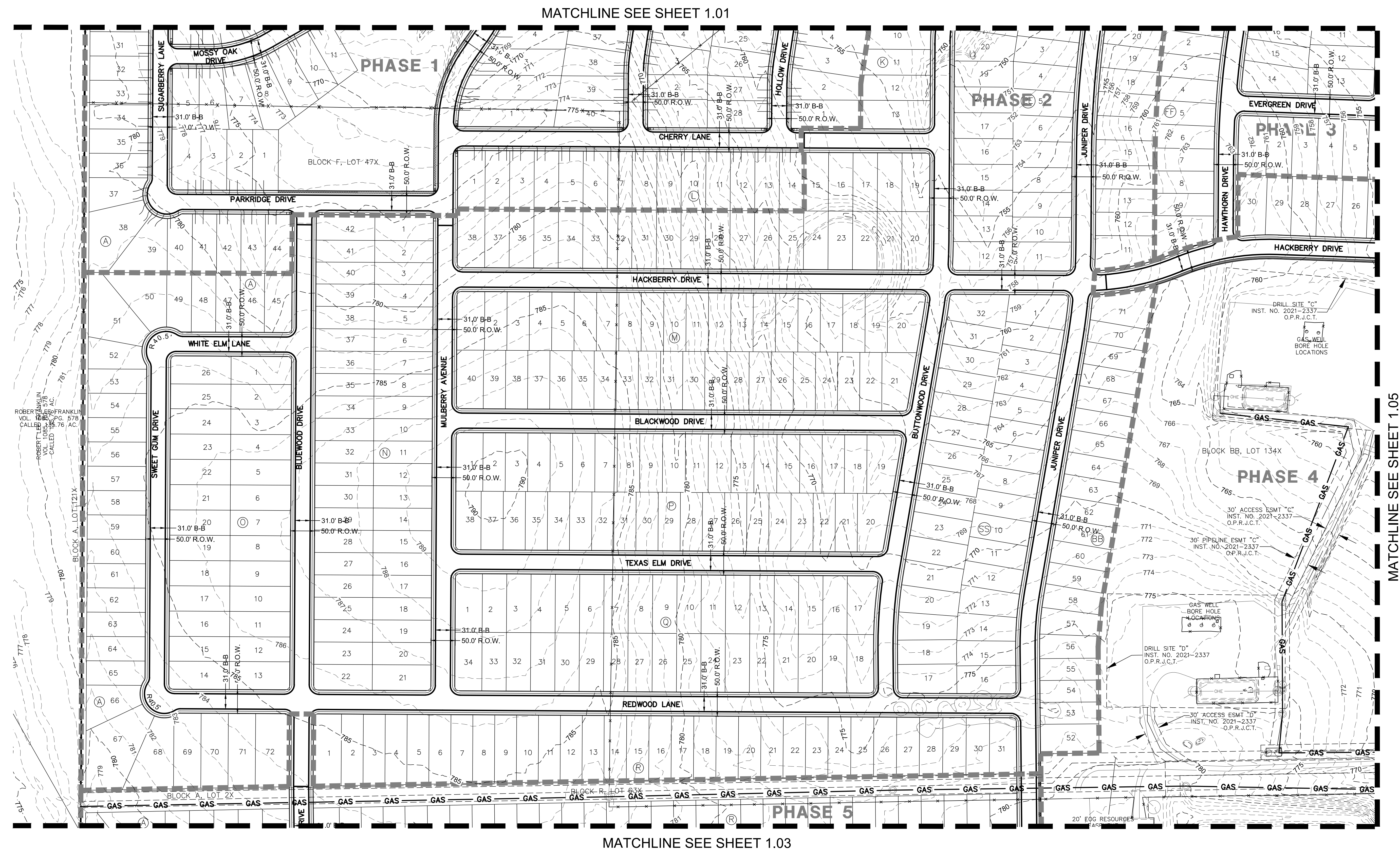
GRBK EDGEWOOD, LLC OWNER/DEVELOPER
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TX, LLC OWNER/DEVELOPER
130 East John W. Carpenter Fwy. Suite 230 (972)999-2001
Irving, TX 75062
Contact: David Aughinbaugh

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

NOTICE:
LOTS 56-59 & 109, BLOCK BB
& LOTS 27-28, BLOCK HH
ARE LOCATED WITHIN 200 FEET
OF AN APPROVED GAS WELL
DRILL SITE

LOT 3, BLOCK 1
SR20 ADDITION
VOL. 10, PG. 742
P.R.J.C.T.



GRAPHIC SCALE 1"=100'

A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings: 100, 0, 100, and 200.

LEGEND

4' SIDEWALK BY DEVELOPER

NOTE:

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

BENCHMARKS

BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in front of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
ELEVATION = 707.20'

BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

DESIGNED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

DRAWN BY:

ENGINEER: Chris Wall, P.E.

CHECKED BY:	P.E. No. 123372	Date: 03-11-2024
-------------	-----------------	------------------

CHECKED BY	
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P.E. No. 123372 Date: 03-11-2024

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM PAVEMENT SHEET 02 OF 06

PROJECT
NO.

DEVELOPMENT PLAN

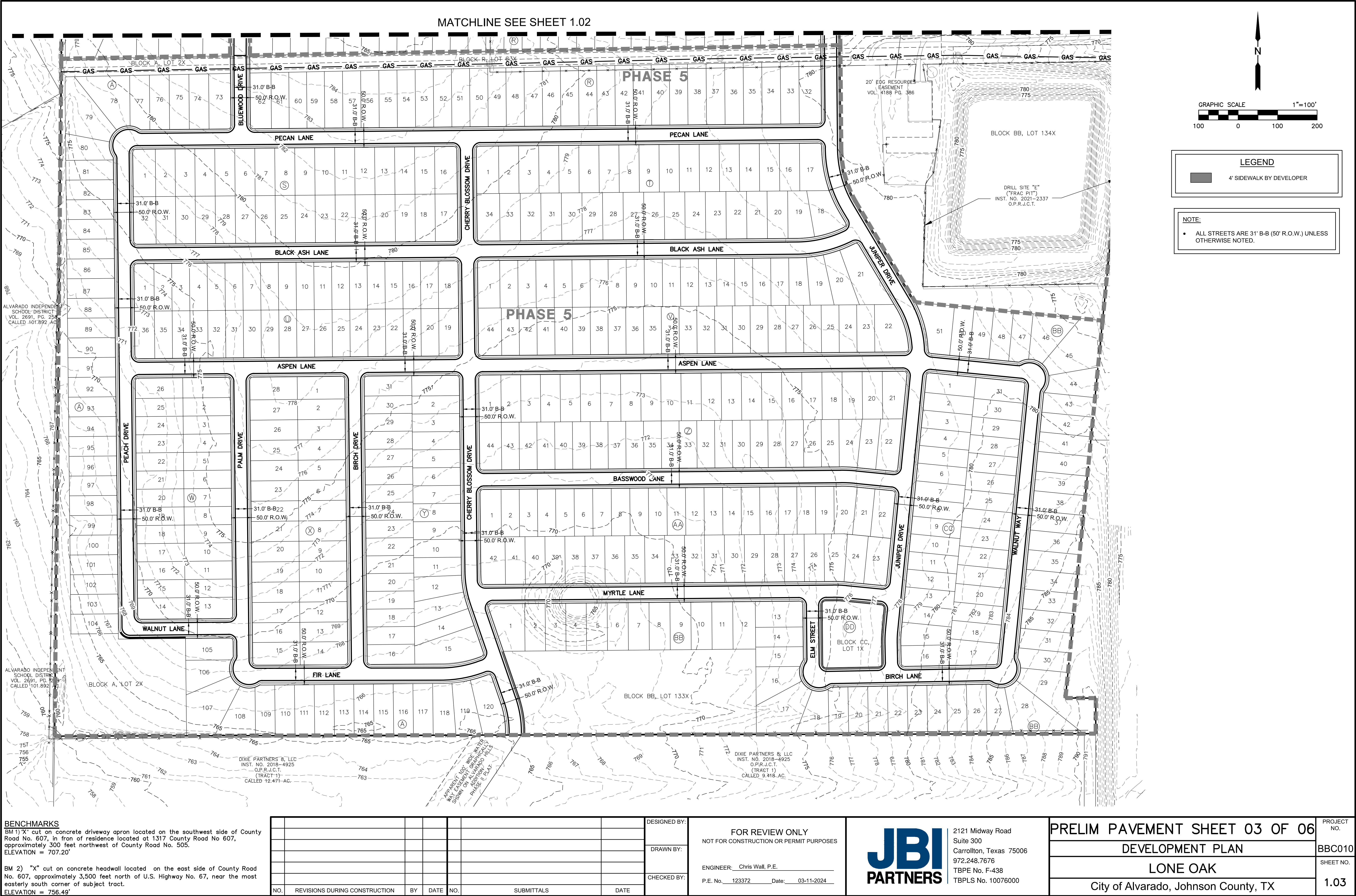
BRC010

LONE OAK

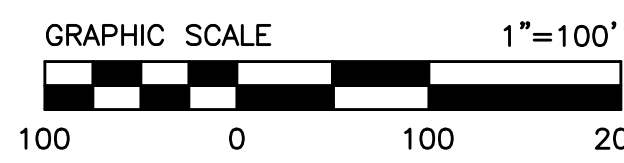
SHEET NO.

City of Alvarado, Johnson County, TX

1.02



A north arrow pointing upwards, labeled 'N'. Below it is a graphic scale bar with alternating black and white segments. The scale is marked with 100, 0, 100, and 200 feet. The text 'GRAPHIC SCALE' is on the left and '1"=100\'' is on the right.



4' SIDEWALK BY DEVELOPER

- ALL STREETS ARE 31' B-B (50' R.O.W.) UNLESS OTHERWISE NOTED.

BENCHMARKS

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ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

CHECKED BY:

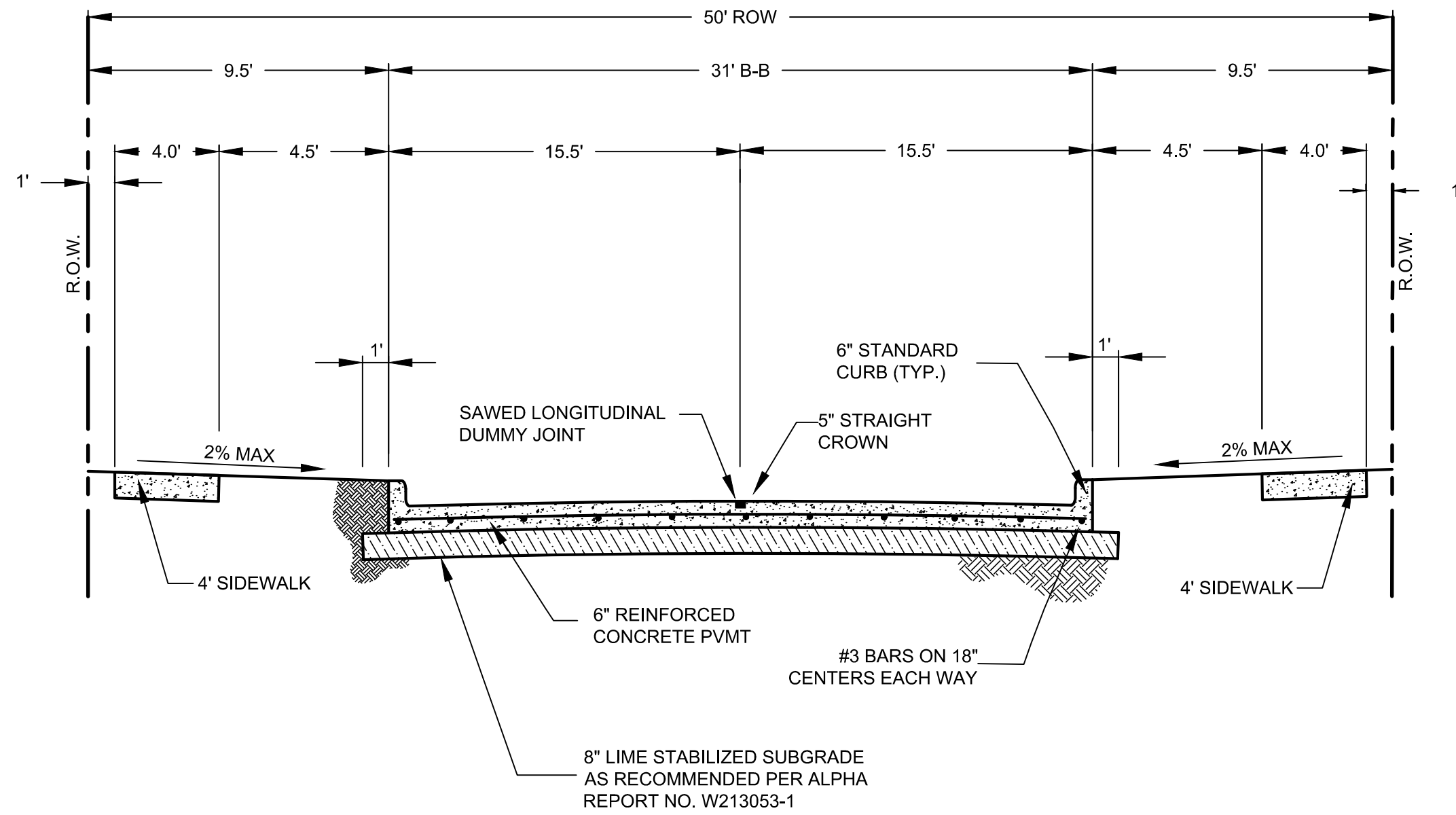
P.E. No. 123372 Date: 03-11-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

City of Alvarado, Johnson County, TX

1.05



TYPICAL 50' RIGHT-OF-WAY
31' B-B SECTION
N.T.S

BENCHMARKS
BM 1) "X" cut on concrete driveway apron located on the southwest side of County Road No. 607, in fron of residence located at 1317 County Road No 607, approximately 300 feet northwest of County Road No. 505.
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ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS
					DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.
P.E. No. 123372 Date: 03-11-2024

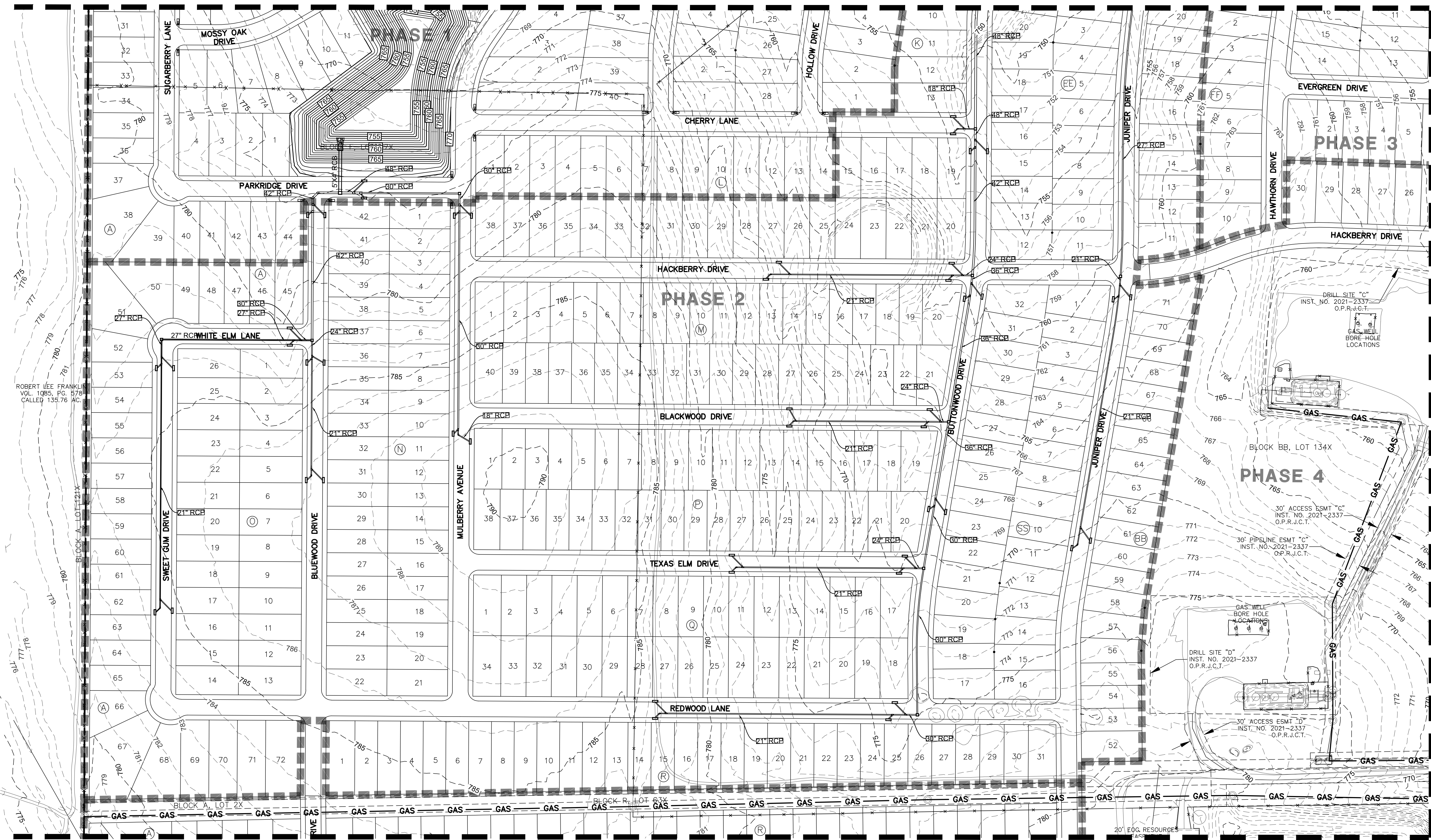


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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

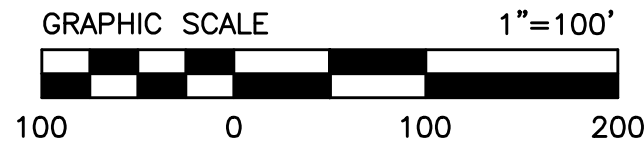
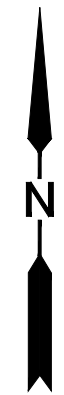
PRELIM PAVEMENT SHEET 06 OF 06
DEVELOPMENT PLAN
LONE OAK
City of Alvarado, Johnson County, TX

PROJECT NO.
BBC010
SHEET NO.
1.06

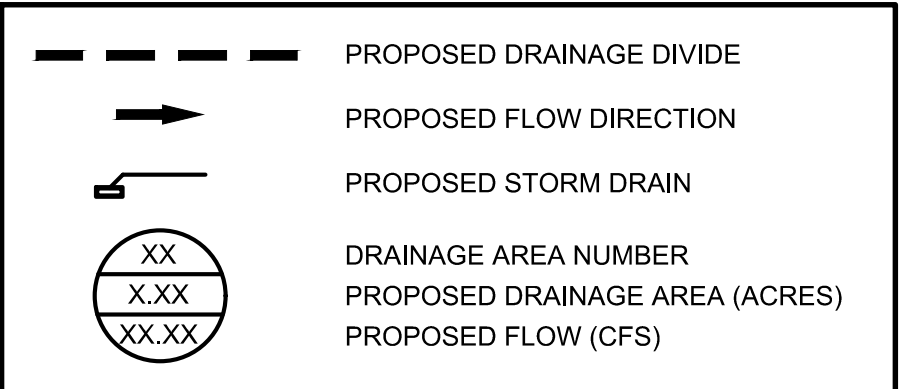
MATCHLINE SEE SHEET 2.01



MATCHLINE SEE SHEET 2.03



LEGEND



DRAINAGE THEORY

Rational Method: $Q=CIA$
 Q ~ Runoff [cfs]
 C ~ Runoff Coefficient
 C (Existing) = 0.30 Existing Condition/Unimproved Areas
 C (Developed) = 0.65 Single Family Residential
 C (Developed) = 0.65 TXDOT R.O.W.
 C (Developed) = 1.00 Pond
 I ~ Intensity [in/hr]
 T_c (20 min.) ~ $I(100yr) = 7.03$ in/hr (Existing)
 T_c (15 min.) ~ $I(25yr) = 6.42$ in/hr (Proposed)
 T_c (15 min.) ~ $I(100yr) = 7.93$ in/hr (Proposed)
(See Appendix A - Table A-9 Johnson County
Rainfall Intensity for ISWM Design Manual for Site
Development)
 A ~ Area [acres]

BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM STORM SHEET 02 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO.

BBC010

SHEET NO.

2.02



BM 2) "X" cut on concrete headwall located on the east side of County Road No. 607, approximately 3,500 feet north of U.S. Highway No. 67, near the most easterly south corner of subject tract.
ELEVATION = 756.49'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

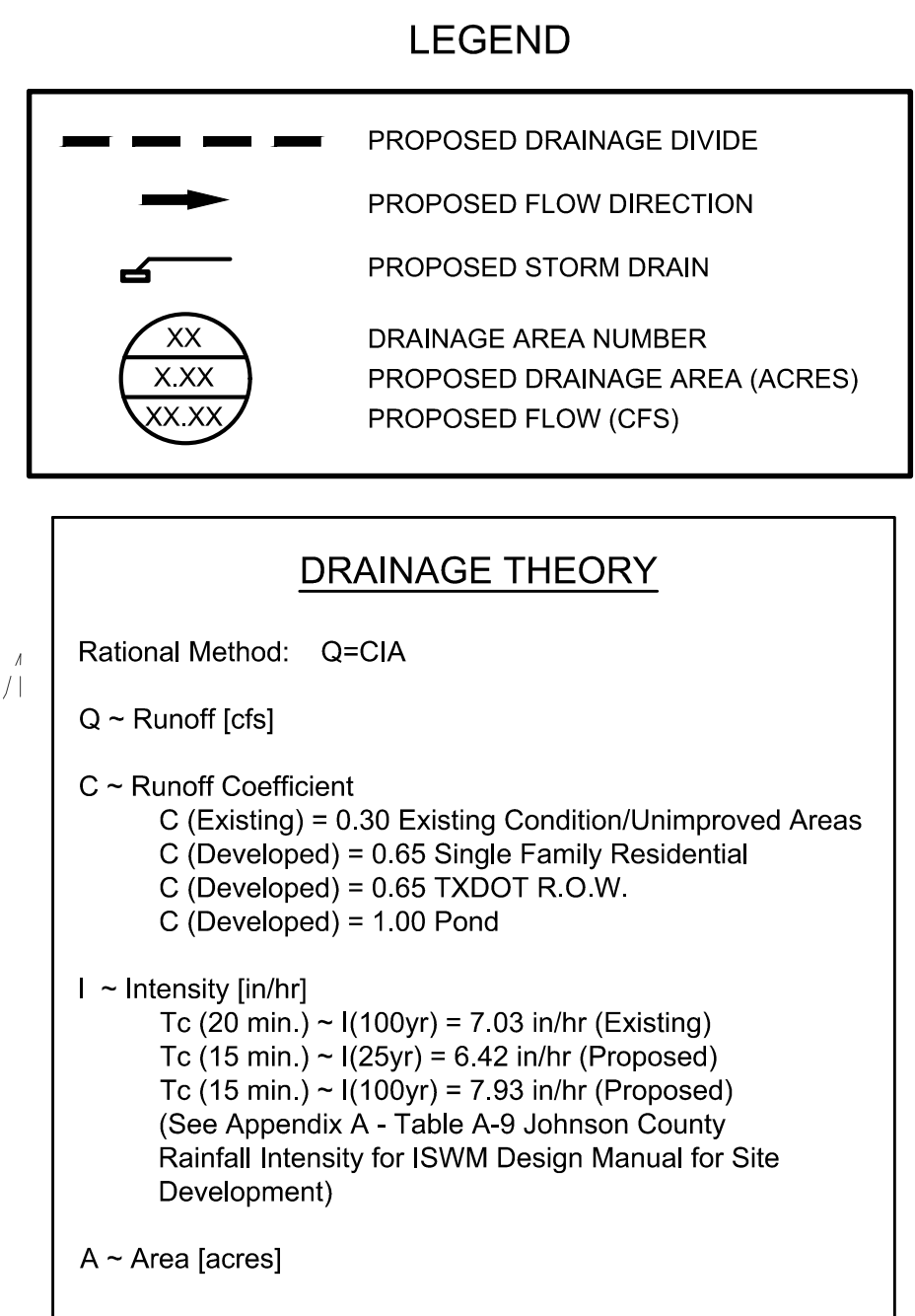
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2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

City of Alvarado, Johnson County, TX

2.03

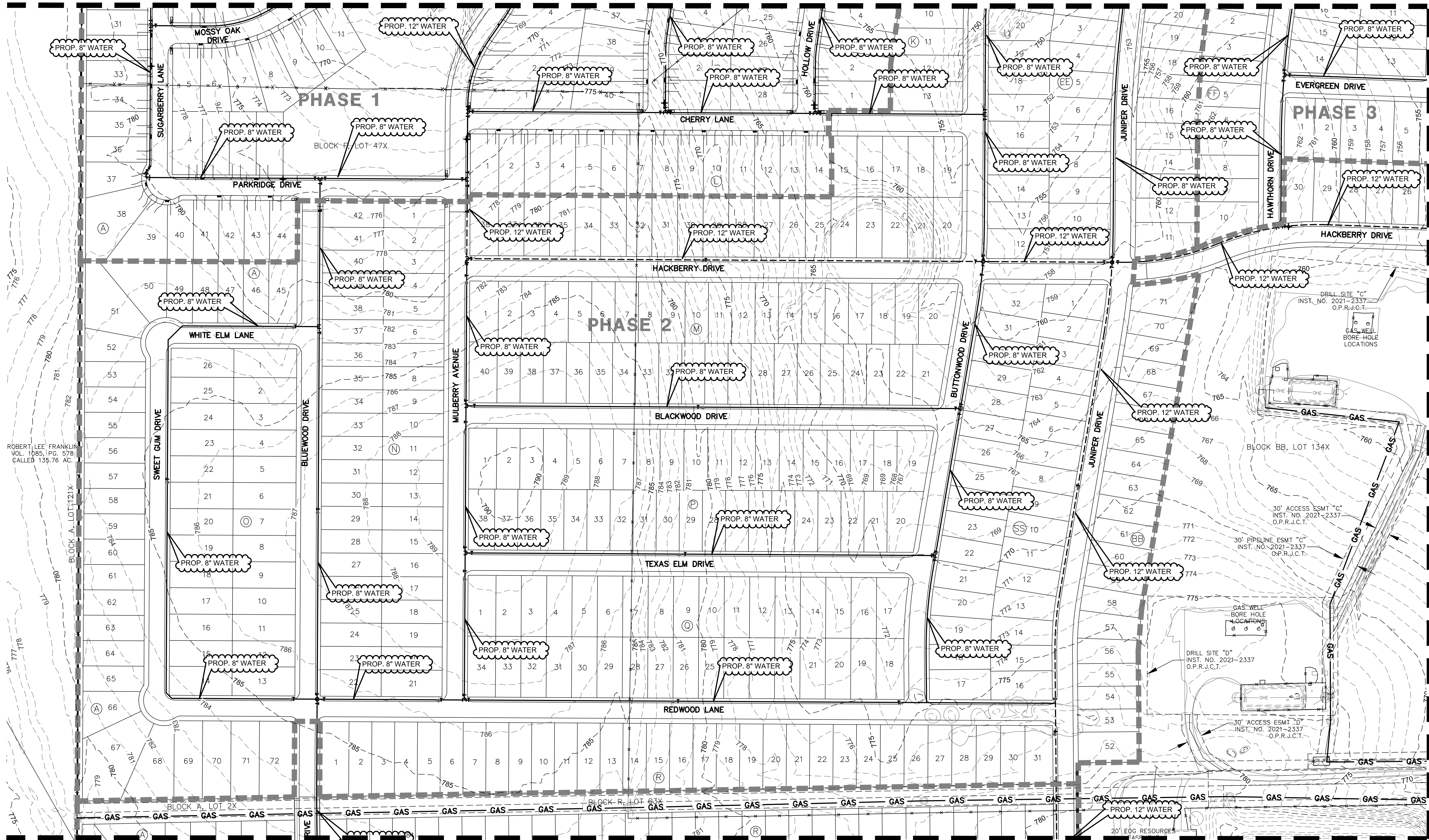
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2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

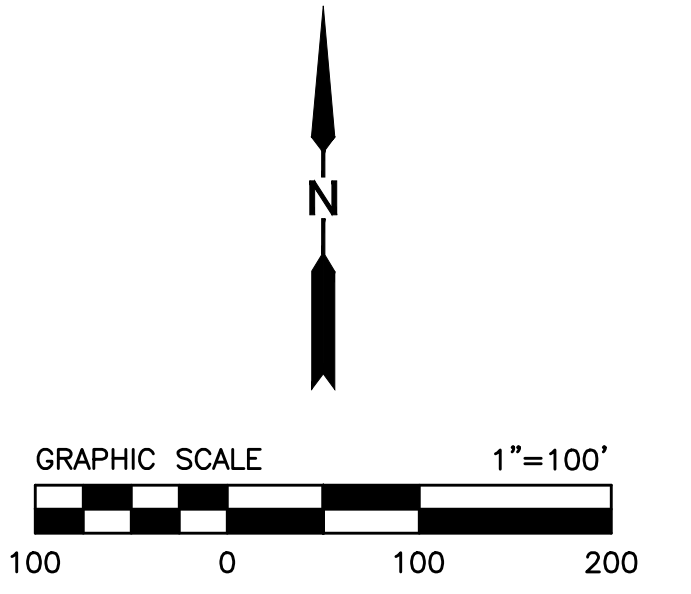
PRELIM STORM SHEET 05 OF 05	PROJECT NO.
DEVELOPMENT PLAN	BBC010
LONE OAK	SHEET NO.
City of Alvarado, Johnson County, TX	2.05

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Plotted by: cwall Plot Date: 3/11/2024 11:32 AM

MATCHLINE SEE SHEET 3.01



MATCHLINE SEE SHEET 3.03



LEGEND	
	PROPOSED WATER
	PROPOSED FIRE HYDRANT

BENCHMARKS

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 02 OF 05

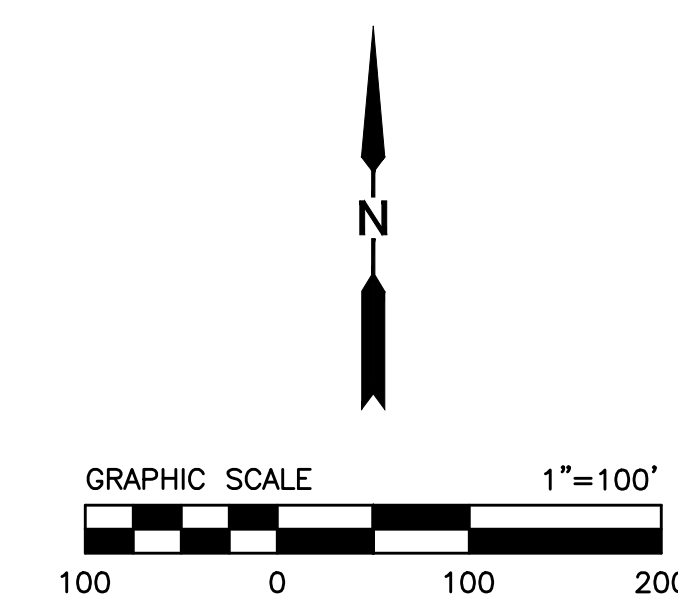
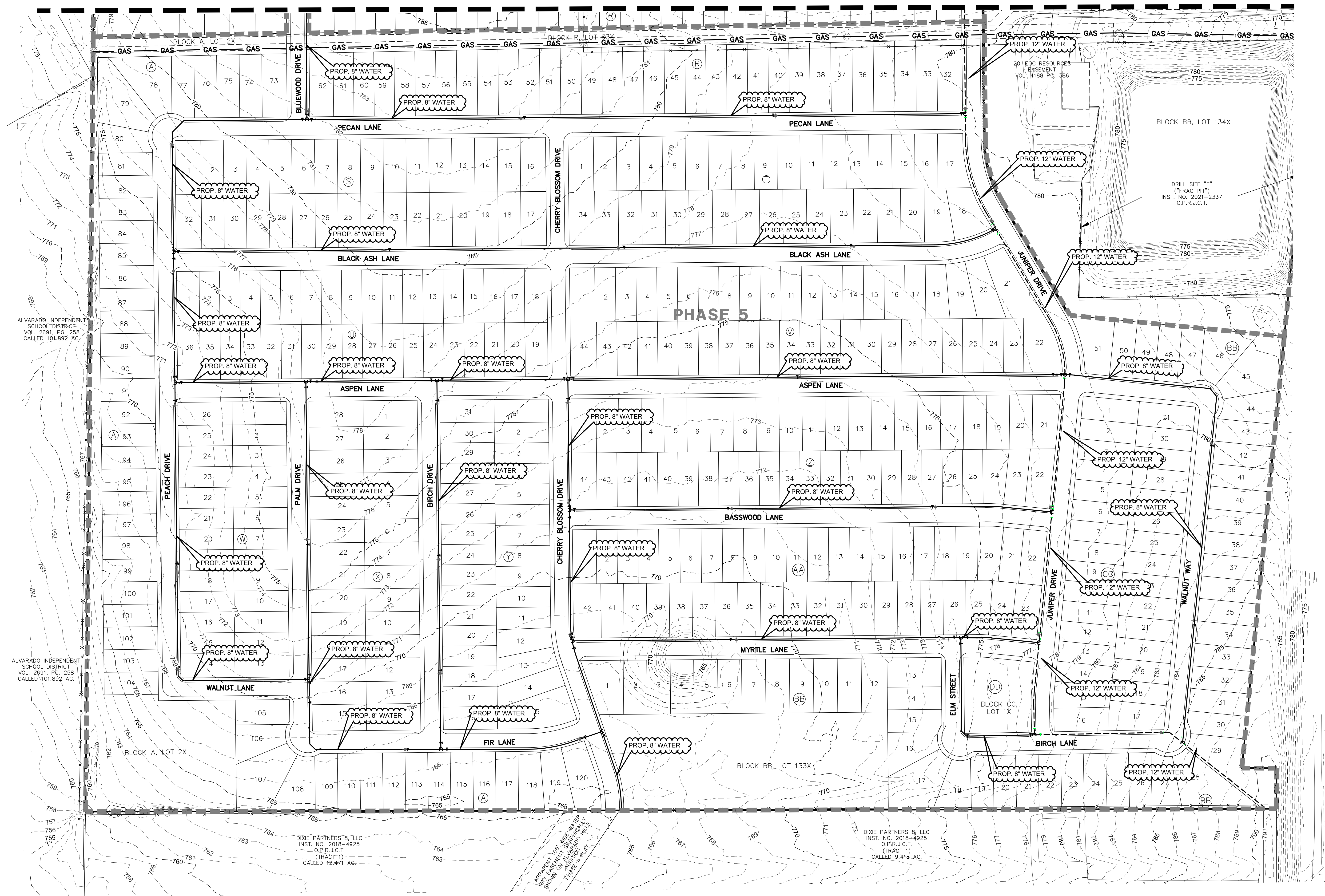
DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO.
BBC010
SHEET NO.
3.02

MATCHLINE SEE SHEET 3.02



LEGEND

— PROPOSED WATER

PROPOSED FIRE HYDRANT

BENCHMARKS

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DESIGNED BY:

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DRAWN BY:

ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024

CHECKED BY:	
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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE
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JBI
PARTNERS

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 03 OF 05

DEVELOPMENT PLAN

LONE OAK

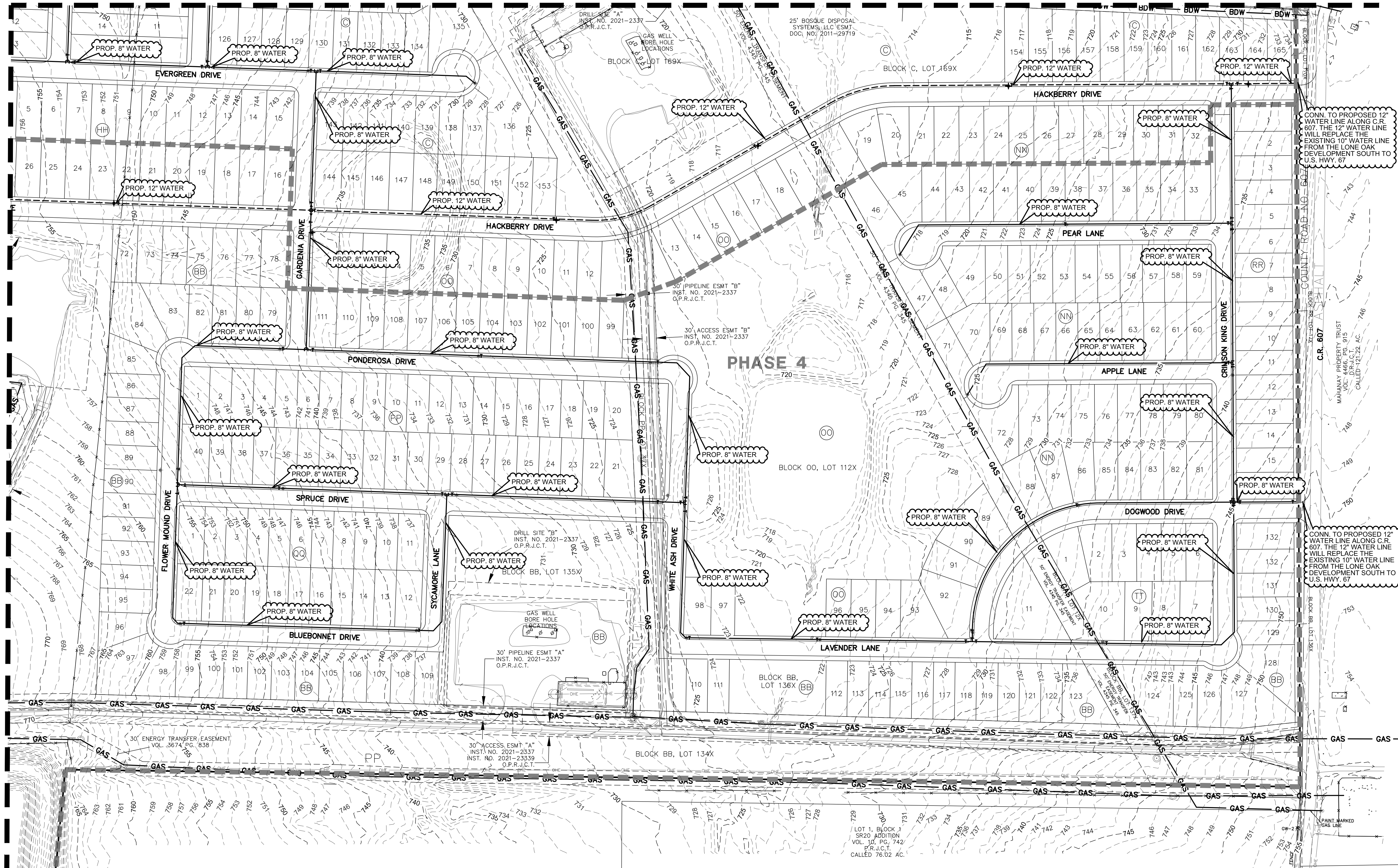
City of Alvarado, Johnson County, TX

PROJECT	NO.
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BBC010

SHEET NO.

3.03



GRAPHIC SCALE 1"=100'

A horizontal graphic scale bar. The top part is a black bar with white rectangular segments. Below the bar, the numbers 100, 0, 100, and 200 are printed from left to right, indicating distances in feet. The scale is divided into two 100-foot segments by the 0 mark.

LEGEND

PROPOSED WATER

 PROPOSED FIRE HYDRANT

MATCHLINE SEE SHEET 3.02

BENCHMARKS
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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

DESIGNED BY:

DRAWN BY:

	CHECKED BY:
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FOR REVIEW ONLY
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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM WATER SHEET 05 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT	
NO.	

C010 |

HEET NO. H:\Pro

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

FOR REVIEW ONLY
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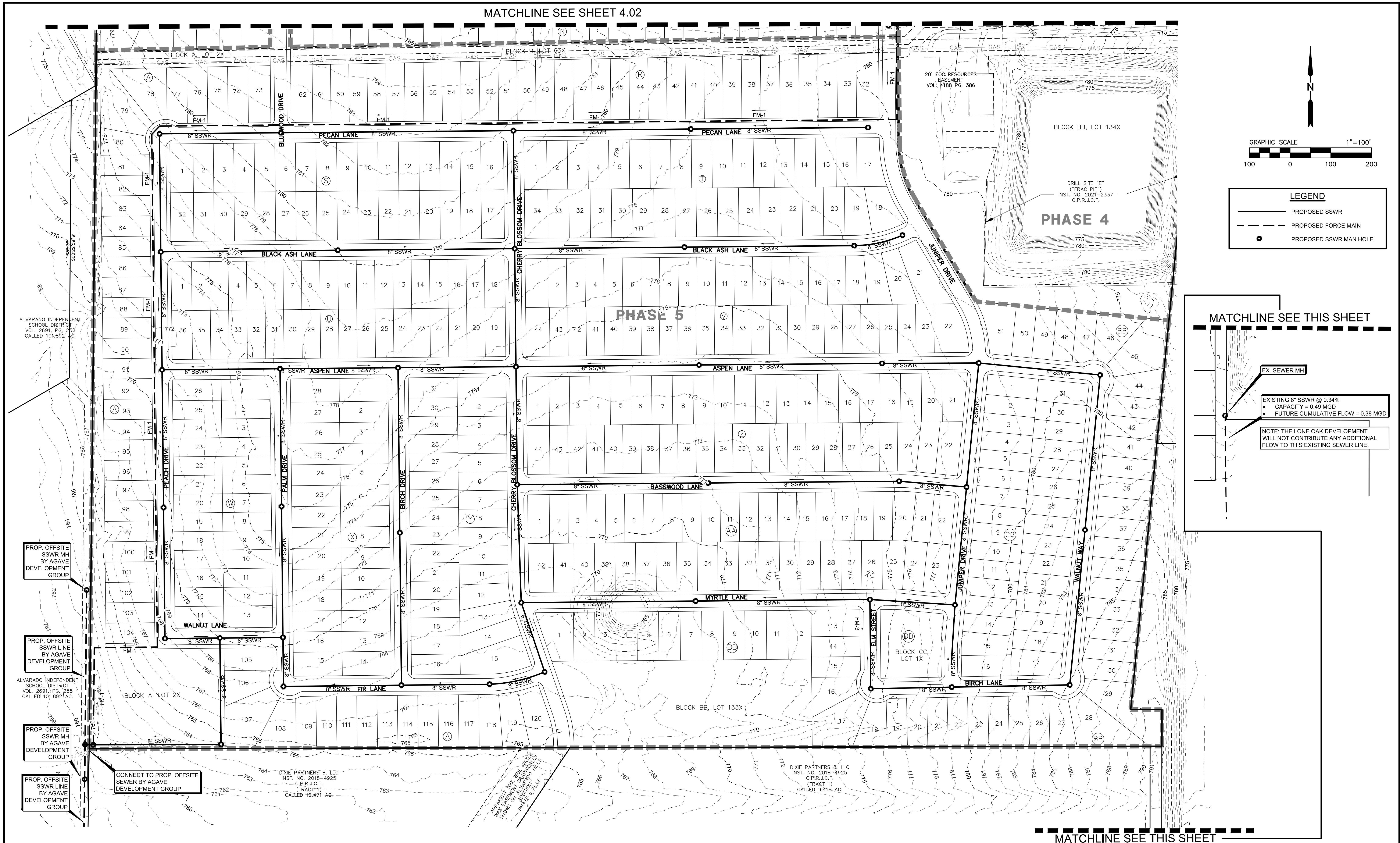
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P.E. No. 123372 Date: 03-11-2024

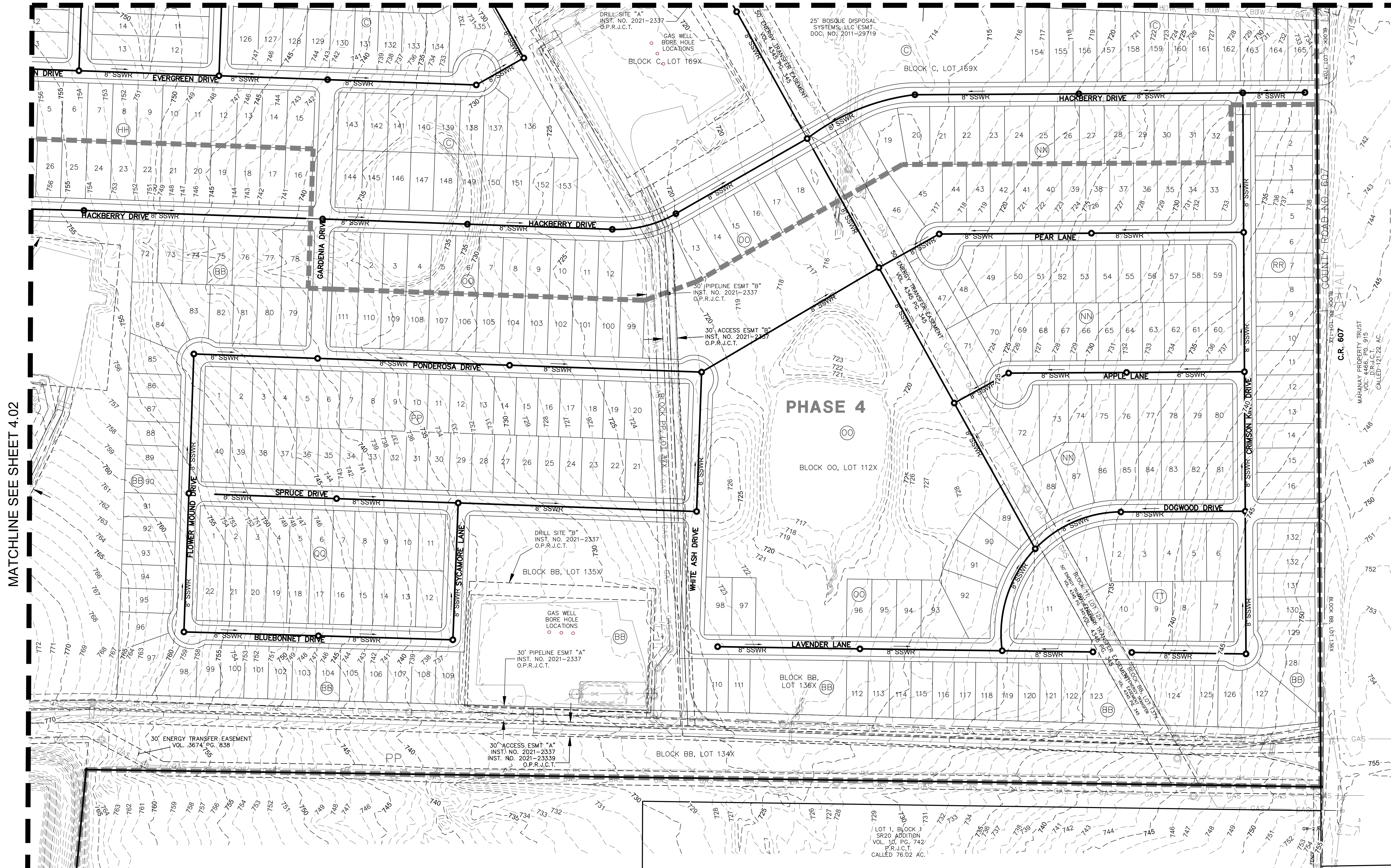
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PROJECT NO.
BBC010
SHEET NO.
4.03

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MATCHLINE SEE SHEET 4.04



LEGEND

 PROPOSED SSWR
 PROPOSED FORCE MAIN
 PROPOSED SSWR MAN HOLE

MATCHLINE SEE SHEET 4.02

BENCHMARKS

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DRAWN BY:

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ENGINEER: Chris Wall, P.E.

P.E. No. 123372 Date: 03-11-2024



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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PRELIM SSWR SHEET 05 OF 05

DEVELOPMENT PLAN

LONE OAK

City of Alvarado, Johnson County, TX

PROJECT NO.	
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BBC01

SHEET NO.

4.05



LEGEND

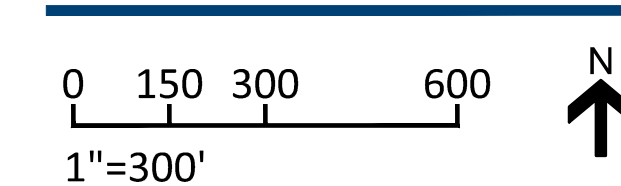
- EXISTING JCSUD WATER LINES
- PROPOSED 8" WATER LINE IMPROVEMENTS BY LONE OAK
- PROPOSED 12" WATER LINE IMPROVEMENTS BY LONE OAK

UTILITY LOCATIONS FOR TYPICAL RESIDENTIAL STREET SECTION (N.T.S.)

NOTE:

FOR JCSUD WATER LINE PLACEMENT ALONG C.R. 508 SEE SHEET 03 OF 04

FOR JCSUD WATER LINE PLACEMENT ALONG C.R. 607 SEE SHEET 04 OF 04



OVERALL WATER LAYOUT

ROY ANDERSON
MANAGEMENT LLC
INST. NO. 2013-88005
CALLED 127.5 AC.

CONNECT TO EX. 8" JSUD
WATER ALONG NORTH
SIDE OF C.R. 508

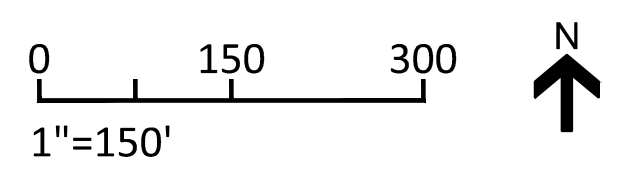
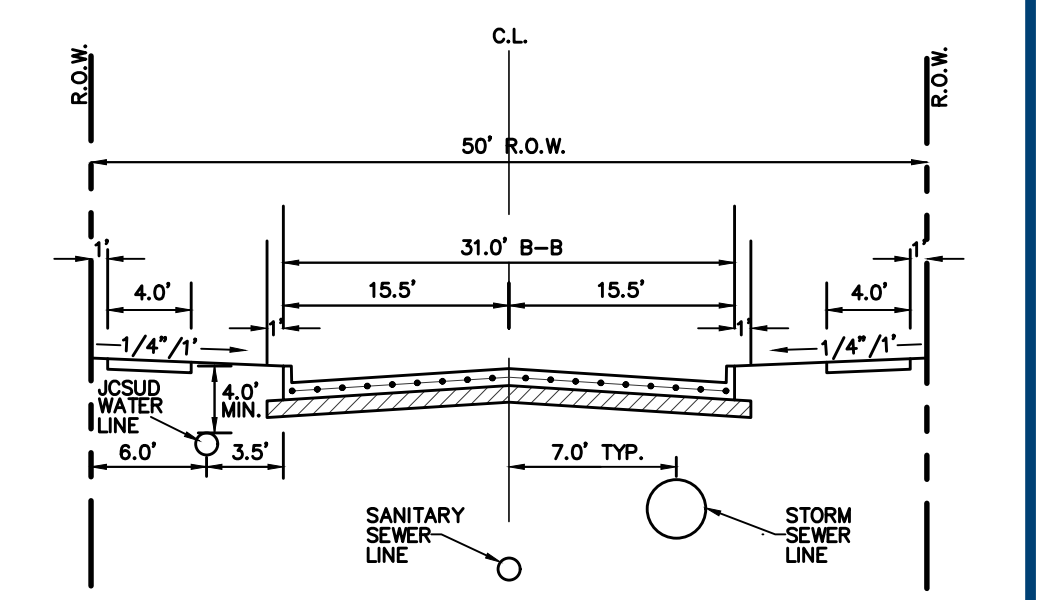
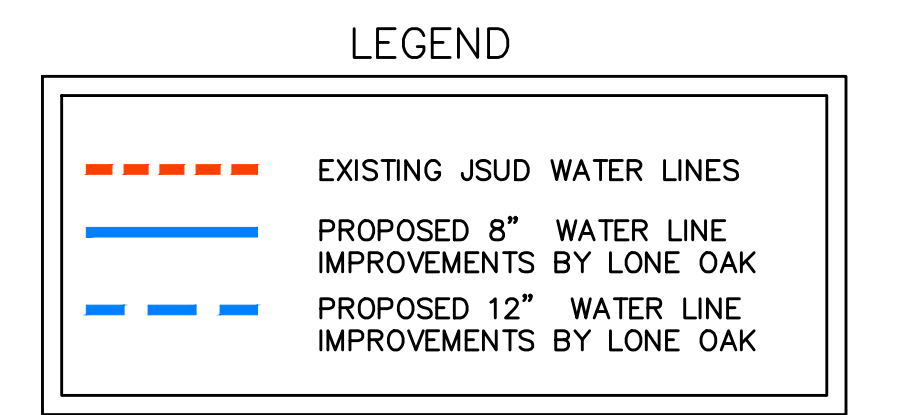
CONNECT TO EX. 8" JSUD
WATER ALONG NORTH
SIDE OF C.R. 508

ROBERT LEE
FRANKLIN
VOL. 1085, PG. 578
CALLED 135.76 AC.

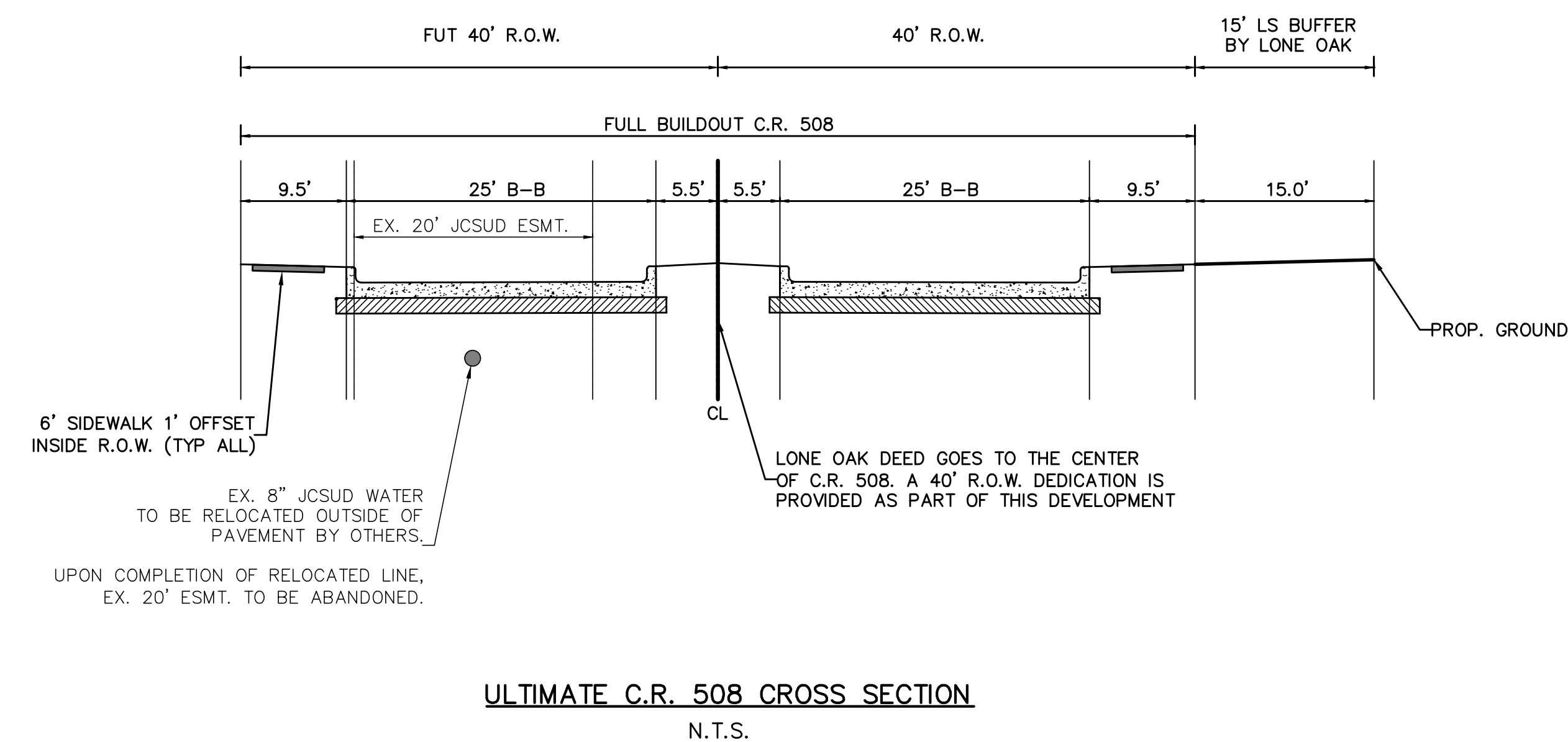
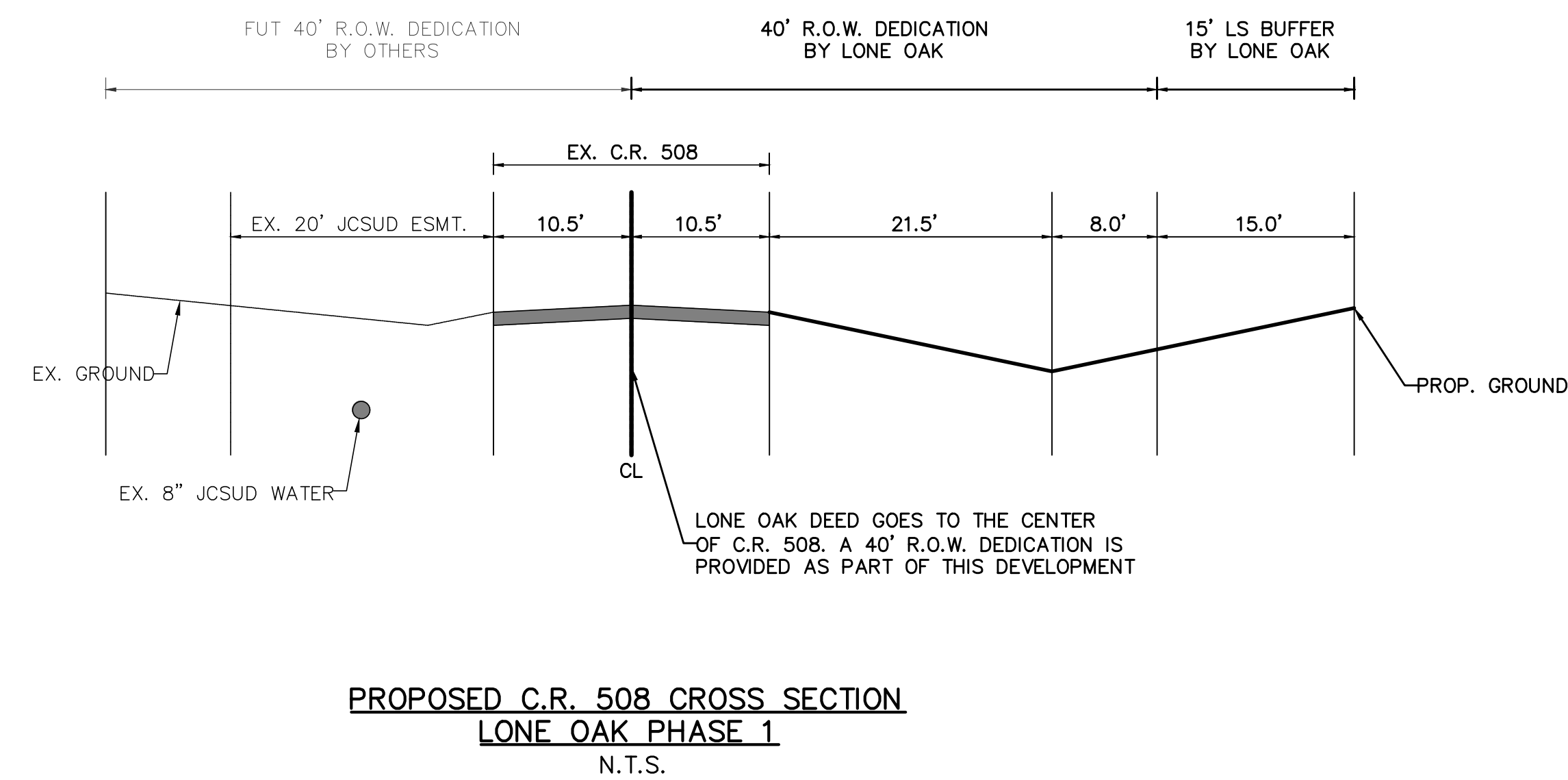
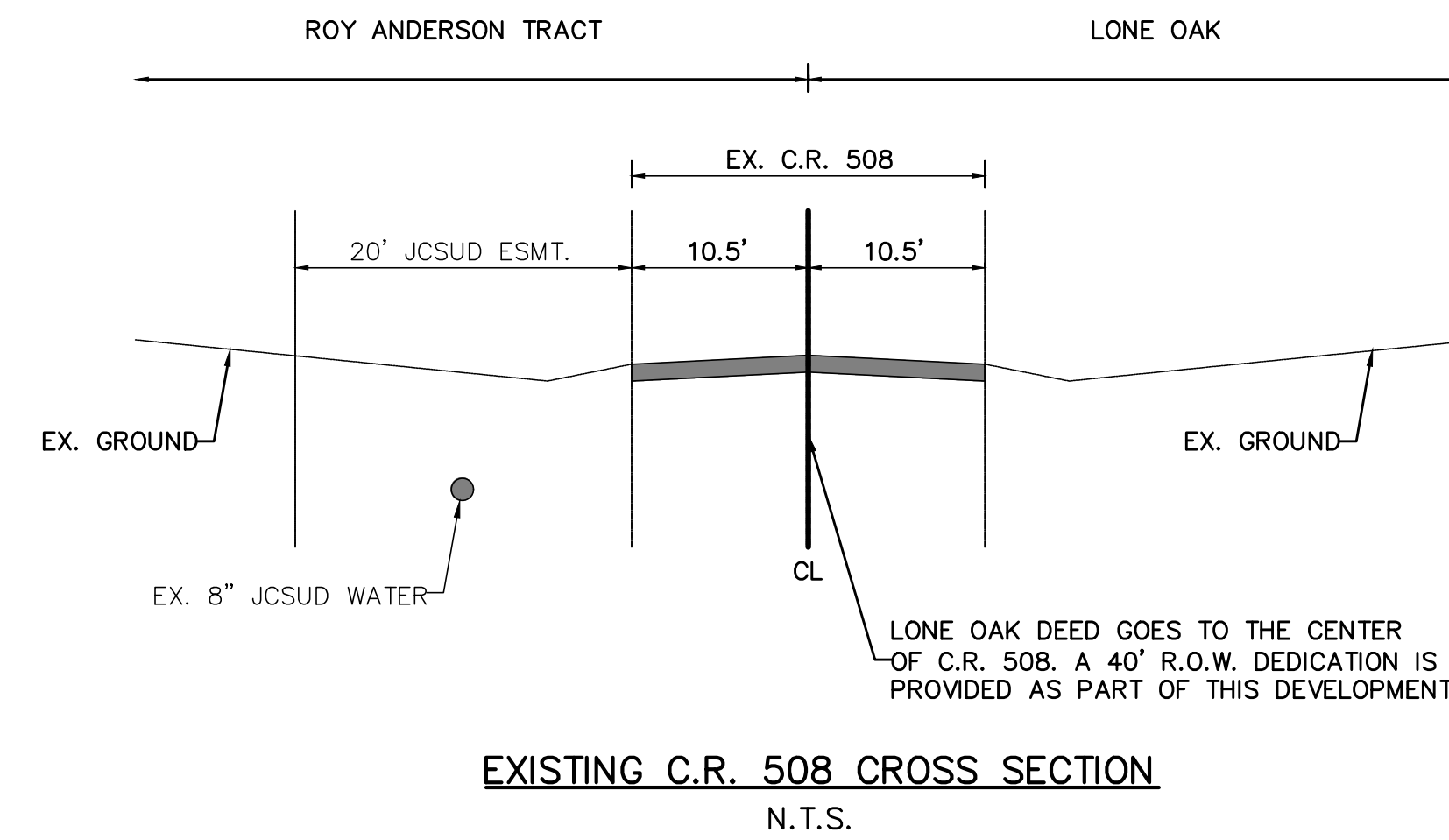
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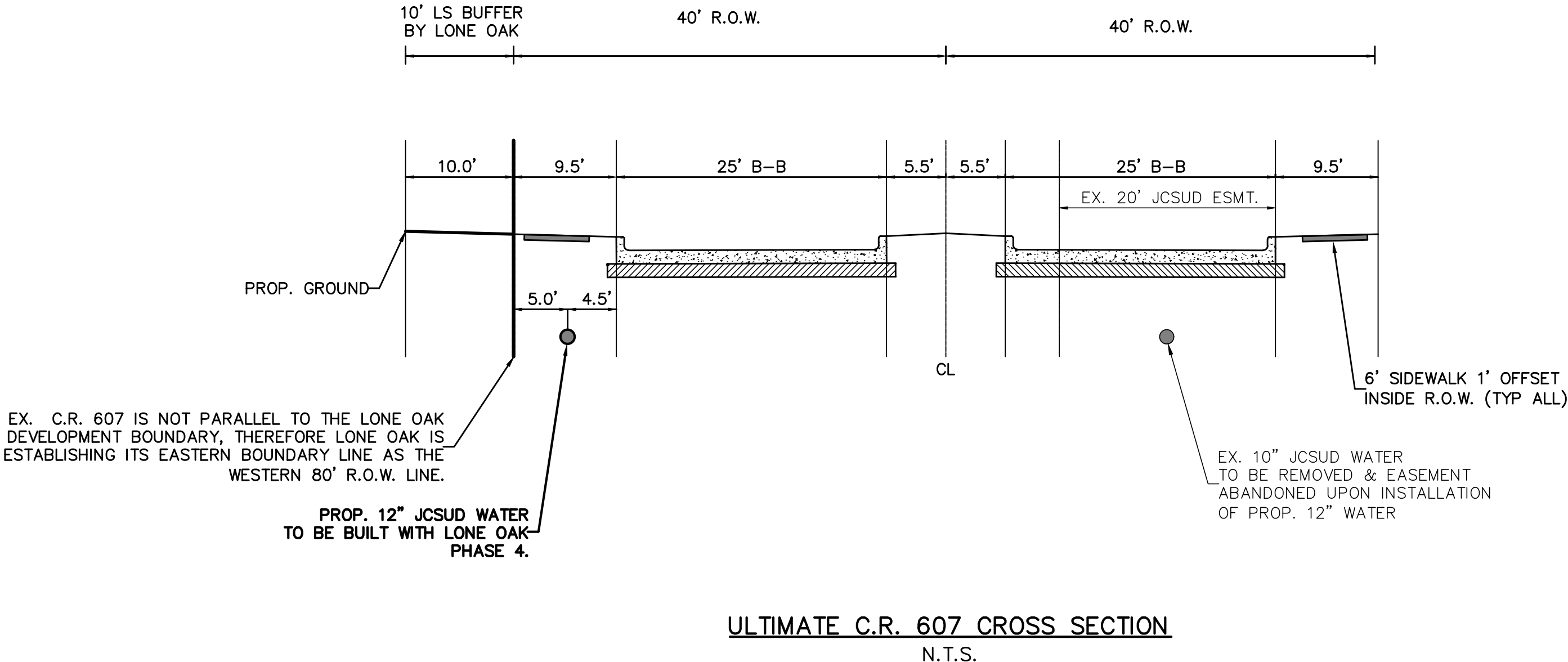
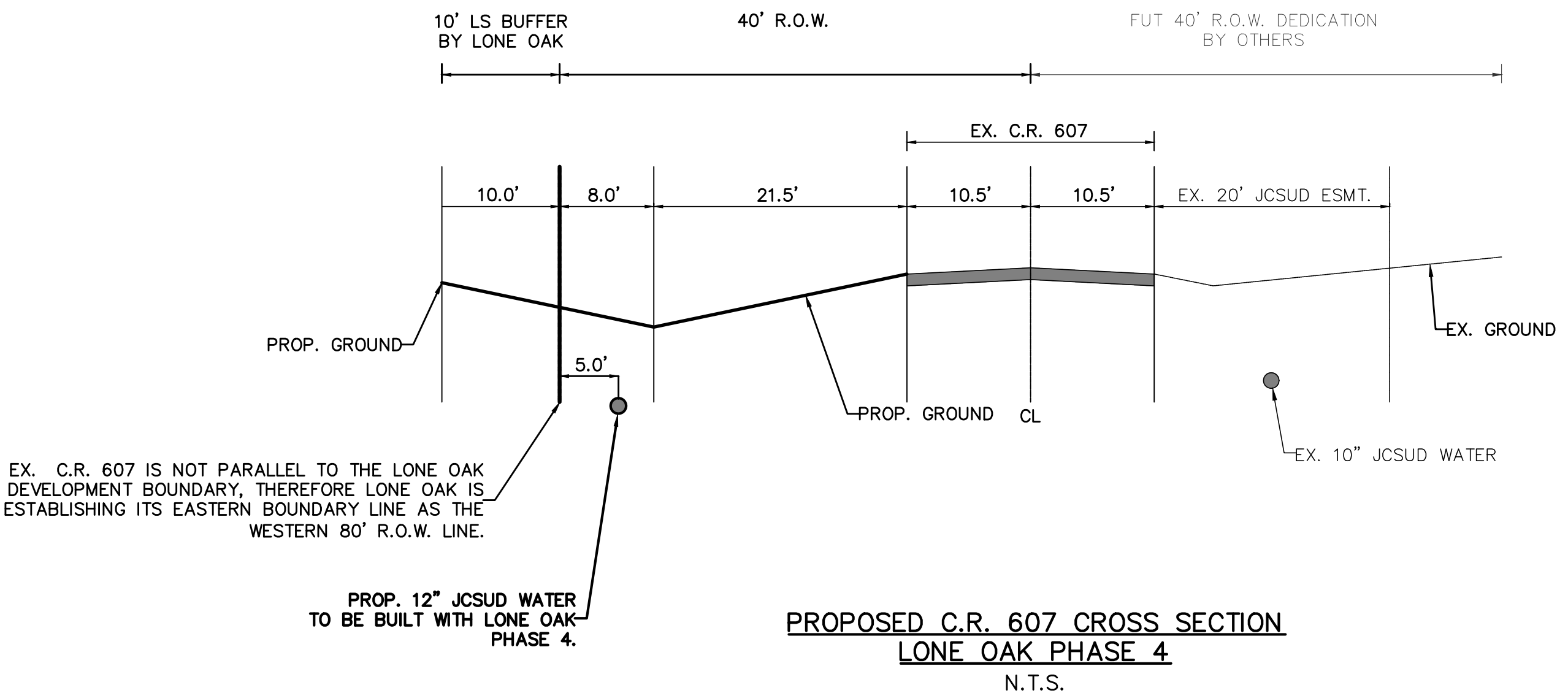
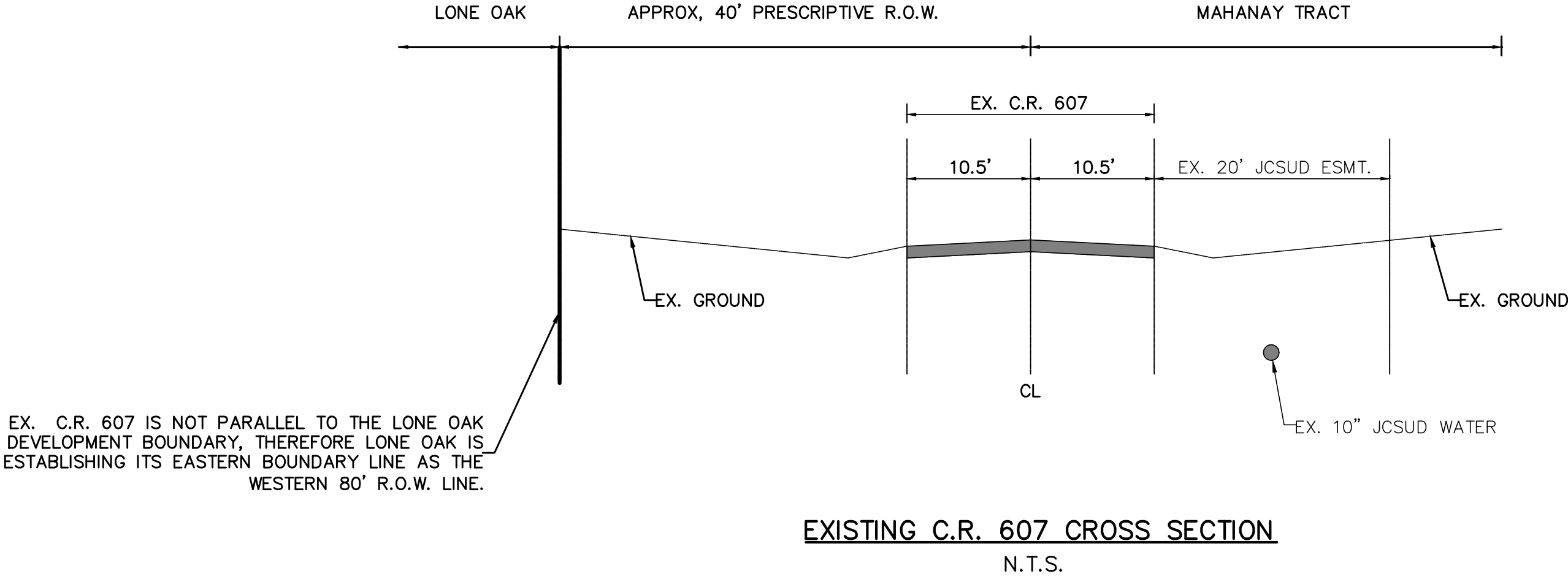
NAVA LEGACY 49
LLC
INST. NO.
2019-34549
D.R.J.C.T.
CALLED 58.71 AC.

25' BOSQUE DISPOSAL
SYSTEMS, LLC ESMT
DOC. NO. 2011-29719



PHASE 1 WATER LAYOUT







SCREENING AND BUFFERING PLAN
PLAN

SCALE: 1" = 20'-0"



MAIN ENTRY SIGNAGE
ELEVATION

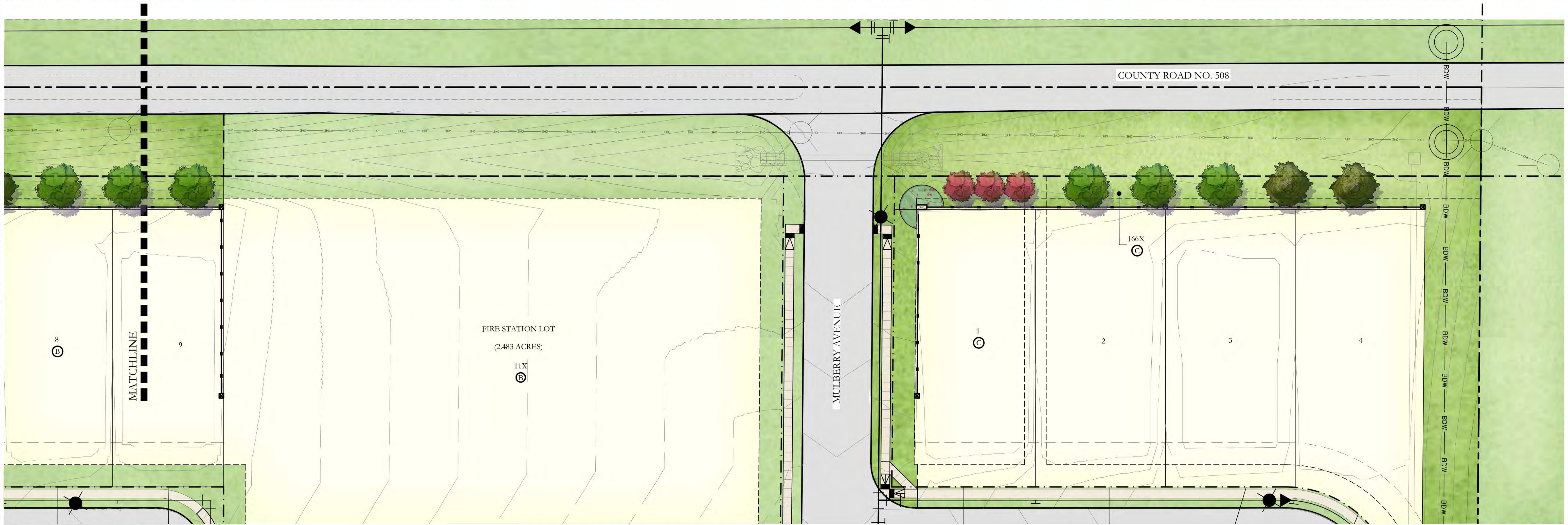
SCALE: 1/4" = 1'-0"

CONCEPT LEGEND	
	10'-0" HT. MAIN ENTRY SIGN WALL WITH STONE BASE AND PERFORATED STEEL BOXED PANEL.
	3'-0" HT. BOARD FORMED CONCRETE WALL.
	1'-0" HT. BOARD FORMED CONCRETE WALL.
	9'-0" HT. STONE AND BOARD FORM CONCRETE LOGO COLUMN.
	7'-0" HT. STONE COLUMN.
	6'-0" HT. BRICK THINWALL.
	3" CALIPER MIN. SHADE TREE; SPECIES TBD.
	2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
	SHRUB AND GROUNDCOVER BED, TYP.
	COMMON BERMUDA SOD AND IRRIGATION, TYP.

LONE OAK PHASE I - SCREENING AND BUFFERING CONCEPT PLANS

City of Alvarado, Johnson County, Texas

SHEET 2 OF 2
Owner Submittal 2-20-2024



SCREENING AND BUFFERING PLAN
PLAN

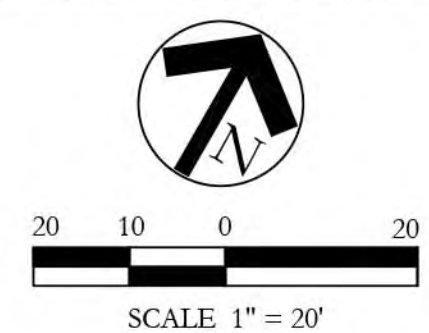
SCALE: 1" = 20'-0"



TYPICAL SCREENING WALL AND LOGO COLUMN
ELEVATION

SCALE: 1/3" = 1'-0"

CONCEPT LEGEND	
	10'-0" HT. MAIN ENTRY SIGN WALL WITH STONE BASE AND PERFORATED STEEL BOXED PANEL.
	3'-0" HT. BOARD FORMED CONCRETE WALL.
	1'-0" HT. BOARD FORMED CONCRETE WALL.
	9'-0" HT. STONE AND BOARD FORM CONCRETE LOGO COLUMN.
	7'-0" HT. STONE COLUMN.
	6'-0" HT. BRICK THINWALL.
	3" CALIPER MIN. SHADE TREE; SPECIES TBD.
	2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
	SHRUB AND GROUND COVER BED. TYP.
	COMMON BERMUDA SOD AND IRRIGATION. TYP.



LONE OAK PHASE I - SCREENING AND BUFFERING CONCEPT PLANS

City of Alvarado, Johnson County, Texas

SHEET 2 OF 2
Owner Submittal 2-20-2024



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Mike Holmes with Atwell, LLC representing BW Gas & Convenience Retail, LLC on behalf of 275 Alvarado LLC for approval of the Allsup's Addition preliminary plat on 14.09 acres known as Tract 11 in the A. Spiva Survey, A-770, approximately addressed at 1200 E. Highway 67.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 21, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Conclude one of the following.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Industrial/Utility use, however, the property is zoned General Commercial (C-2) District that allows the proposed convenience store with fuel sales by-right. 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 conditional approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the Allsup's Addition preliminary plat with conditions listed in the attached recommended conditions of approval letter.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Recommended Conditions of Approval Letter
Preliminary Plat



City of Alvarado Texas

PLAT APPLICATION

Office Use Only
Clerk: Pray Project#: 2024-0201
Fee: \$ 210.00
Date Pd: 3-21-24 Check# or Cash: 243676
Receipt#: 377869 Received by: Pray

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 Allsups Addition - Lot 1, Block 1
Total Lots 1 Total Acres 3.699 Current Zoning C5 - Commercial Highway Frontage
Subdivision Name _____ Lots _____ Block(s) _____
Survey Name(s) Andrew Spiva Abstract No.(s) 770 Tract(s) 770
Address/Location 1008 U.S. Hwy 67 Alvarado, Tx. 76009 - Johnson County

Applicant

Company or Name Atwell, LLC.
Contact Name Mike Holmes
1250 East Diehl
Address Road, Suite 300 City Naperville State IL Zip 60563
Telephone 479-531-2824 Email mholmes@atwell-group.com

Owner (If Different)

Company or Name BW Gas & Convenience Retail, LLC
Contact Name Greg Gardner
Address 138 Conant Street City Beverly State MA Zip 01915
Telephone 515-401-1873 Email Greg.Gardner@yesway.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.

Robert Michel Kelly

Signature of Applicant, Owner, or Authorized Agent

3/20/2024

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





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

April 11, 2024

Atwell, LLC
Attn: Mike Holmes
1250 East Diehl Road, Suite 300
Naperville, IL 60563
479.531.2824
mholmes@atwell-group.com

Re: Allsup's Addition Preliminary Plat

Dear Mr. Holmes,

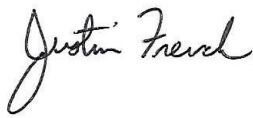
This letter is to inform you that on April 11, 2024, the Alvarado Planning and Zoning Commission recommended conditional approval of the preliminary plat for the Allsup's Addition due to the following comments.

GENERAL COMMENTS

1. 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. 34-66(14) of the Alvarado subdivision ordinance, the developer must install an adequate fire hydrant within or adjacent to the subdivision.
3. Any fire line and fire hydrant on the subject site that is not within a proposed utility easement must be located within a fire line easement. (Sec. 34-170 of the Alvarado subdivision ordinance).
4. A 10-foot utility easement shall be dedicated by plat(s) along the west property line adjacent to Sunflower Lane right-of-way.
5. No pavement shall be permitted within the existing sanitary sewer easement unless an easement use agreement is executed. Consider enlarging the depth of Lot 1 to provide adequate area between easements along Hwy 67 to facilitate landscape requirements. 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.

6. A private access easement shall be dedicated with the final plat of Lot 1, Block 1, to serve Lot 2, Block 1. (Sec. 34-176 of the Alvarado subdivision ordinance).
7. Transportation construction plans in accordance with the TIA, shall be submitted prior to the final plat for review. If Sunflower Lane is not already constructed, roadway construction plans shall be submitted prior to the final plat for review.
8. 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.
9. All onsite detention ponds must be maintained by the property owner.
10. Prior to the final plat submittal(s), the City Engineer's remarks on the attached preliminary plat and preliminary engineering plans must be adequately addressed.

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

Att.

City Engineer Remarks on Preliminary Plat & Engineering Plans

PRELIMINARY PLAT - ALLSUP'S ADDITION TO THE CITY OF ALVARADO

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN
ANDREW SPIVA SURVEY, ABSTRACT NO. 770, JOHNSON COUNTY, TEXAS

GRAPHIC SCALE
SCALE: 1"=60'
BASIS OF BEARING:
TEXAS STATE PLANE
NORTH CENTRAL ZONE (NAD83)



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCASIONED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
RESPONSIBLE FOR ASSUMING ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OR PERSONS ENGAGED
IN THE WORK, OR ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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REPRODUCTION SHALL BE MADE
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CONSENT OF ATWELL LLC.

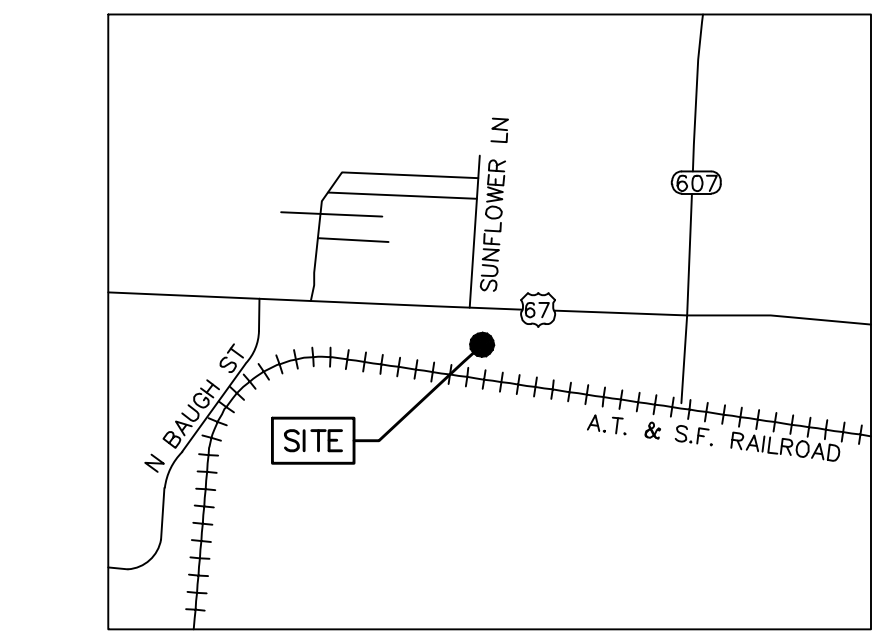


BEING ALL OF THAT CERTAIN LOT,
TRACT OR PARCEL OF LAND
SITUATED IN ANDREW SPIVA
SURVEY, ABSTRACT NO. 770,
JOHNSON COUNTY, TEXAS

BW GAS & CONVENIENCE RETAIL, LLC
PRELIMINARY PLAT - ALLSUP'S
ADDITION TO
THE CITY OF ALVARADO
1008 US HWY 67
ALVARADO, TEXAS 76009

CLIENT
DATE
03/14/2024

REVISIONS
SCALE 0 30 60
1" = 60 FEET
DR. DMH | CH. MH
P.M. M. HOLMES
BOOK 298
JOB 2305261
SHEET NO. 1 OF 1



VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.J.C.	OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY
OF	FOUND SURVEY MONUMENT
OS	SURVEY MONUMENT TO BE SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(R)	RECORD
(M)	MEASURED
REC.	RECORDED
DOC.	DOCUMENT
---	BOUNDARY LINE
---	BOUNDARY ADJACENT / ROW LINE
---	EASEMENT LINE
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING CULVERT
⊙	EXISTING WATER BBOX
⊙	EXISTING HYDRANT
⊙	EXISTING ELECTRIC TRANSFORMER
⊙	EXISTING GAS METER
⊙	EXISTING WATER METER
⊙	EXISTING FIBER OPTIC HAND HOLE
⊙	EXISTING TELEPHONE RISER
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND STORM LINE
---	UNDERGROUND SANITARY LINE
---	EXISTING VEGETATION LINE

PROPOSED LOT 1, BLOCK 1 LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF KEENE
A DESCRIPTION OF 3.699 ACRES IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, SAID 3.699 ACRES BEING OUT OF AN 18.60 ACRE TRACT OF LAND AS CONVEYED TO 275 ALVARADO, LLC BY DEED AS RECORDED IN VOLUME 3847, PAGE 31, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT); SAID 3.699 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A BRASS DISK FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67, (VARIABLE WIDTH), BEING IN THE NORTH LINE OF THE SAID REMAINDER OF THE SAID 18.60 ACRE 275 ALVARADO TRACT AND FOR AN ANGLE POINT IN THE NORTH LINE OF THIS DESCRIPTION;
N: 68.36706.51
E: 2370882.13

THENCE, WITH A CURVE TO THE LEFT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID US HIGHWAY 67, THE NORTH LINE OF THE SAID REMAINDER OF THE SAID 18.60 ACRE 275 ALVARADO, LLC TRACT, RADIUS 23028.26', DELTA ANGLE 0°10'10", LENGTH 68.06', CHORD BEARING N89°53'06"E, CHORD LENGTH OF 68.06 FEET, TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC), (FROM WHICH THE NORTH EAST CORNER OF THE SAID REMAINDER 18.60 ACRE 275 ALVARADO TRACT BEARS N 89°23'06"E, 333.77 FEET TO A FOUND 1/2" IRON ROD W/CAP (UNREADABLE) FOR REFERENCE) AND FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE, SEVERING SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT, AND ALONG THE EAST LINE OF THIS TRACT, S00°36'38"W, A DISTANCE OF 524.79 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC), FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE, SEVERING SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT, AND ALONG THE SOUTH LINE OF THIS TRACT, N89°49'21"W, A DISTANCE OF 307.24 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC), IN THE EAST LINE OF A 1.248 ACRE PARCEL OF LAND, BEING TRACT 2 OF LANDS AS CONVEYED TO HHM EAGLE GLEN LAND, LLC BY DEED AS RECORDED IN FILE NUMBER 2021-43660 (OPRJCT) AND FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 AND THE WEST LINE OF THIS TRACT, N00°36'38"E, A DISTANCE OF 524.44 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC) IN THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY, (FROM WHICH A BRASS MONUMENT FOUND IN THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY BEARS S89°53'06"W, 68.06 FEET FOR REFERENCE), AND FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE, WITH THE SOUTH LINE OF THE SAID US HIGHWAY 67 RIGHT-OF-WAY AND THE NORTH LINE OF THE SAID REMAINDER OF THE 18.60 ACRE 275 ALVARADO TRACT AND THE NORTH LINE OF THIS TRACT, S89°49'21"E, A DISTANCE OF 239.19 FEET (S89°49'21"E) TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 3.699 ACRES, MORE OR LESS.

PROPOSED LOT 2, BLOCK 1 LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF KEENE
A DESCRIPTION OF 10.391 ACRES IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, JOHNSON COUNTY, TEXAS, SAID 10.391 ACRES BEING OUT OF AN 18.60 ACRE TRACT OF LAND AS CONVEYED TO 275 ALVARADO, LLC BY DEED AS RECORDED IN VOLUME 3847, PAGE 31, OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (OPRJCT); SAID 10.391 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A BRASS DISK FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67 (VARIABLE WIDTH), AT THE NORTHEAST CORNER OF A 1.184 ACRE TRACT OF LAND AS CONVEYED TO EDDIE GODFREY BY DEED AS RECORDED IN VOLUME 2690, PAGE 933 (OPRJCT), ALSO BEING THE NORTHWEST CORNER OF LANDS AS CONVEYED TO KRISTIN FOYTK & CODY CREAMER BY DEED AS RECORDED IN FILE NO. 2021-18657 (OPRJCT); THENCE ALONG A COMMON LINE BETWEEN SAID GODFREY LANDS AND SAID FOYTK & CREAMER LANDS, S00°19'39"W, A DISTANCE OF 195.21 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC) AT THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID FOYTK & CREAMER LANDS S00°22'23"W A DISTANCE OF 588.25 FEET TO A 1/2" IRON ROD WITH UNREADABLE CAP FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF A.T. & S.F. RAILROAD N84°30'06"W A DISTANCE OF 914.59 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC) AT THE SOUTHEASTERLY CORNER OF A 1.248 ACRE PARCEL OF LAND, BEING TRACT 2 OF LANDS AS CONVEYED TO HHM EAGLE GLEN LAND, LLC BY DEED AS RECORDED IN FILE NUMBER 2021-43660 (OPRJCT);

THENCE ALONG THE EAST LINE OF SAID TRACT 2 N00°36'38"E A DISTANCE OF 162.03 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC);

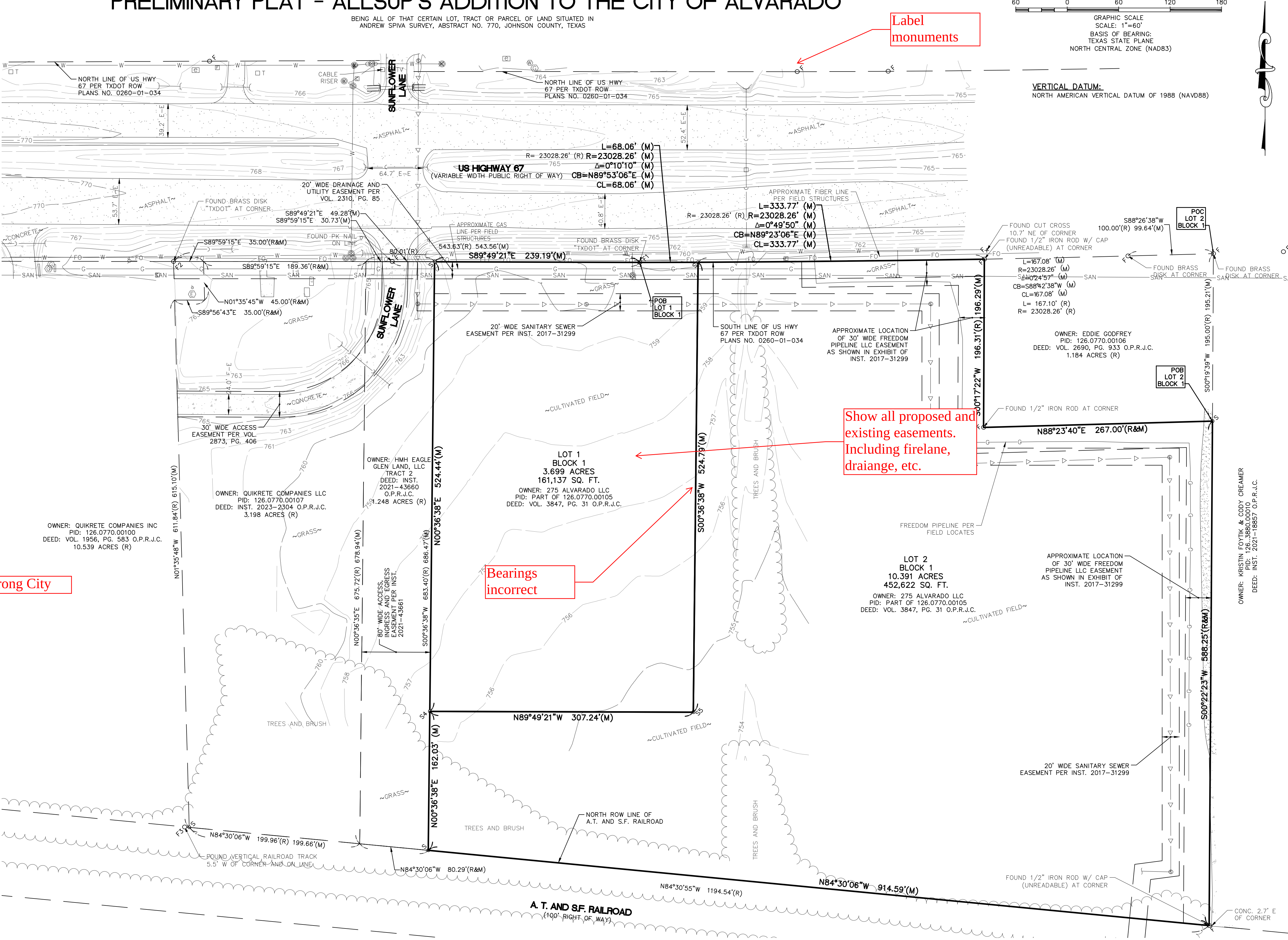
THENCE S89°49'21"E A DISTANCE OF 307.24 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC);

THENCE N00°36'38"E A DISTANCE OF 524.79 FEET TO A 1/2" IRON ROD SET WITH CAP (ATWELL, LLC) ON THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF US HIGHWAY 67 WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 23028.26 FEET, A CENTRAL ANGLE OF 0°10'10", THE CHORD OF WHICH BEARS N89°23'06"E 333.77 FEET, AN ARC DISTANCE OF 333.77 FEET TO 1/2" IRON ROD WITH UNREADABLE CAP FOUND AT THE NORTHWEST CORNER OF SAID GODFREY LANDS;

THENCE ALONG THE WEST LINE OF SAID GODFREY LANDS S00°17'22"W A DISTANCE OF 196.29 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWESTERLY CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID GODFREY LANDS N88°23'40"E A DISTANCE OF 267.00 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 10.391 ACRES, MORE OR LESS.



SWORN STATEMENT OF OWNERSHIP

I, _____ (OWNER/DEVELOPER), DO STATE ON MY OATH UNDER THE PENALTY OF PERJURY, THAT I HAVE KNOWLEDGE OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY. I FURTHER SWEAR THAT ALL THE OWNERS OF THE PROPERTY AFFECTED BY THE "WAIVER OF TAKING IMPACT ASSESSMENT (TIA)", INCLUDING EQUITABLE OWNERS, HAVE EXECUTED SAID WAIVER. I UNDERSTAND THAT JOHNSON COUNTY IS RELYING UPON ME AND MY INTEGRITY TO ITS DETRIMENT IF I HAVE MISREPRESENTED THE OWNERSHIP OF SAID PROPERTY. I UNDERSTAND THIS IS A "GOVERNMENT DOCUMENT" AND THE STATEMENTS I MAKE IN THESE DOCUMENTS ARE MATERIAL TO THE DETERMINATION BY THE COUNTY AS TO WHETHER SUBMITTED DOCUMENTS AND REQUESTED ACTIONS ARE APPROVED BY THE COUNTY. EXECUTED ON THIS _____ DAY OF _____ 20

PRINTED NAME OF OWNER / DEVELOPER _____ SIGNATURE OF OWNER / DEVELOPER _____

STATE OF _____ COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY APPEARED _____ (OWNER / DEVELOPER) WHO SWORE ON HIS/HER OATH THAT THE ABOVE AND FOREGOING SWORN STATEMENT OF OWNERSHIP WAS TRUE AND CORRECT.

EXECUTED ON THIS _____ DAY OF _____ 20 _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYORS CERTIFICATE:

THIS IS TO CERTIFY THAT I, BILLY A. PATTERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY AND THAT ALL LOT CORNERS ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION

BILLY A. PATTERSON, RPLS# 6030 DATE: FEBRUARY 1ST, 2024

ATWELL LLC
19 BRIAR HOLLOW LANE
SUITE 145
HOUSTON, TX 77027
(713) 468-6000
BPATTERSON@ATWELL-GROUP.COM



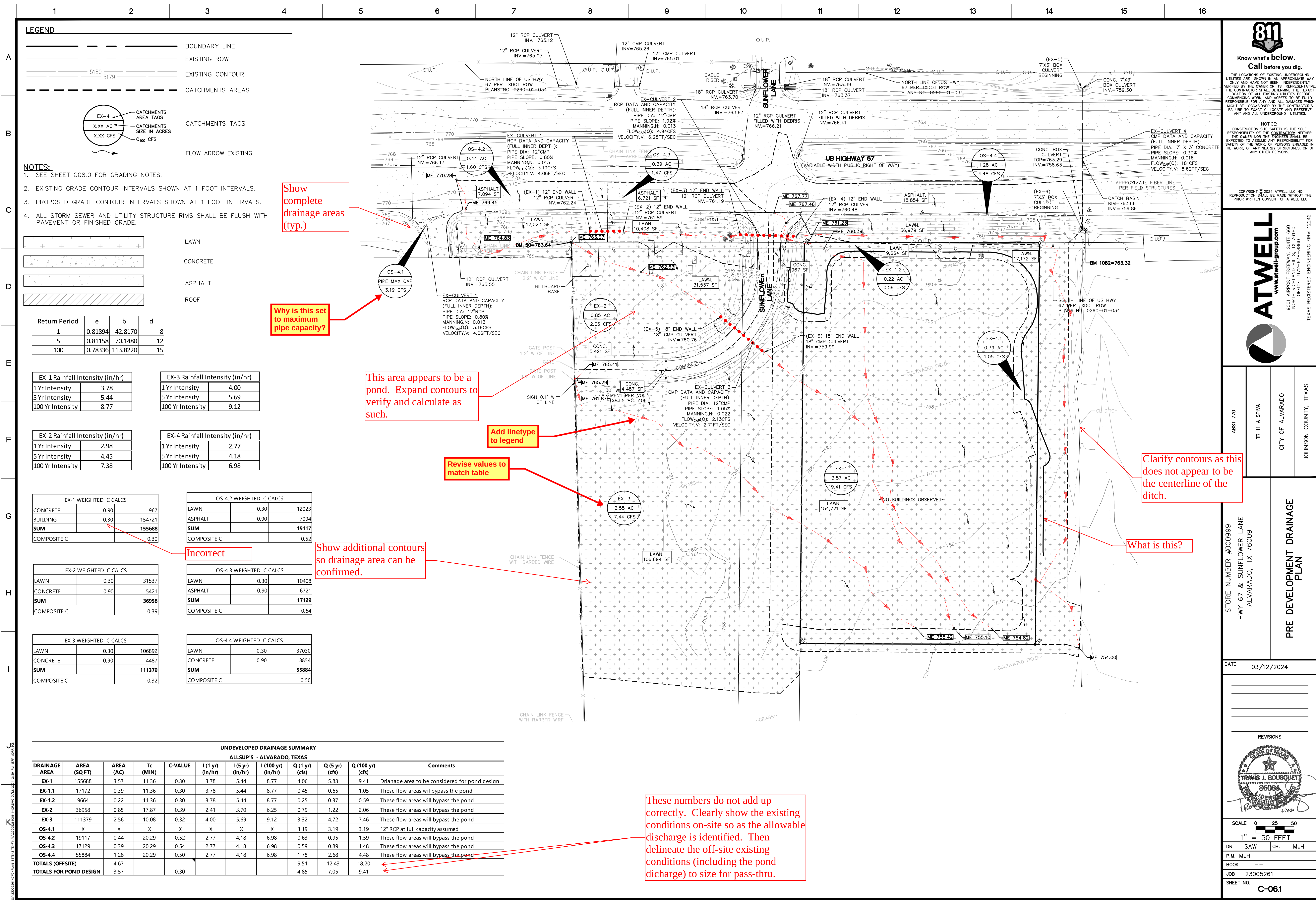
PROPERTY CORNER COORDINATES				
COORDINATES SHOWN BELOW ARE DECIMAL GRID VALUES AND NOT GROUND. GRID VALUES ARE TEXAS STATE PLANE NORTH CENTRAL ZONE (NAD1983)				
	NORTHING	EASTING		
F1	6836706.508	2370882.130	TXDOT BRASS DISK MONUMENT	
F2	6836707.457	2370338.573	TXDOT BRASS DISK MONUMENT	
F3	6836048.069	2370351.450	VERTICAL RAILROAD TRACK	
S4	6836182.838	2370637.354	1/2" IRON ROD SET	
S5	6836181.886	2370944.596	1/2" IRON ROD SET	

OWNER
275 ALVARADO, LLC
11701 S. FRWY
BURLESON, TX 76028
CONTACT: RON WELBORN
817-808-7767

ACREAGE TABLE	
ACRES	SQ. FT.
TRACT 1	3.699
REMAINDER	10.391
TOTAL	14.090

GENERAL NOTES

- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
- UTILITIES SHOWN HEREON ARE BY VISIBLE LOCATION OF ABOVE GROUND STRUCTURES, MARKINGS AND UTILITY MAPS RECEIVED FROM DESIGN STAGE TICKET NO. 2370795555 PLACED ON 07/27/2023. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS NORTH CENTRAL (4202) ZONE.
- APPROXIMATE PHYSICAL ADDRESS: 1008 US HWY 67, ALVARADO, TX 76009
- DESCRIBED PROPERTY IS LOCATED INSIDE AN AREA HAVING ZONE DESIGNATION "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) ON FLOOD INSURANCE RATE MAP NO. 45026J, WITH AN EFFECTIVE DATE OF DECEMBER 4, 2012 IN JOHNSON COUNTY, STATE OF TEXAS.



LEGEND

BOUNDARY LINE
EXISTING ROW
EXISTING CONTOUR
CATCHMENTS AREAS
CATCHMENTS TAGS
FLOW ARROW EXISTING

- NOTES:**
- SEE SHEET C08.0 FOR GRADING NOTES.
 - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.

LAWN
CONCRETE
ASPHALT
ROOF

Return Period	e	b	d
1	0.81894	42.8170	8
5	0.81158	70.1480	12
100	0.78336	113.8220	15

EX-1 Rainfall Intensity (in/hr)	
1 Yr Intensity	3.78
5 Yr Intensity	5.44
100 Yr Intensity	8.77

EX-3 Rainfall Intensity (in/hr)	
1 Yr Intensity	4.00
5 Yr Intensity	5.69
100 Yr Intensity	9.12

EX-2 Rainfall Intensity (in/hr)	
1 Yr Intensity	2.98
5 Yr Intensity	4.45
100 Yr Intensity	7.38

EX-4 Rainfall Intensity (in/hr)	
1 Yr Intensity	2.77
5 Yr Intensity	4.18
100 Yr Intensity	6.98

EX-1 WEIGHTED C CALCS		
CONCRETE	0.90	967
BUILDING	0.30	154721
SUM		155688
COMPOSITE C		0.30

OS-4.2 WEIGHTED C CALCS		
LAWN	0.30	12023
ASPHALT	0.90	7094
SUM		19117
COMPOSITE C		0.52

EX-2 WEIGHTED C CALCS		
LAWN	0.30	31537
CONCRETE	0.90	5421
SUM		36958
COMPOSITE C		0.39

OS-4.3 WEIGHTED C CALCS		
LAWN	0.30	10408
ASPHALT	0.90	6721
SUM		17129
COMPOSITE C		0.54

EX-3 WEIGHTED C CALCS		
LAWN	0.30	106892
CONCRETE	0.90	4487
SUM		111379
COMPOSITE C		0.32

OS-4.4 WEIGHTED C CALCS		
LAWN	0.30	37030
CONCRETE	0.90	18854
SUM		55884
COMPOSITE C		0.50

UNDEVELOPED DRAINAGE SUMMARY											
ALLSUP'S - ALVARADO, TEXAS											
DRAINAGE AREA	AREA (SQ FT)	AREA (AC)	Tc (MIN)	C-VALUE	I (1 yr) (in/hr)	I (5 yr) (in/hr)	I (100 yr) (in/hr)	Q (1 yr) (cfs)	Q (5 yr) (cfs)	Q (100 yr) (cfs)	Comments
EX-1	155688	3.57	11.36	0.30	3.78	5.44	8.77	4.06	5.83	9.41	Drainage area to be considered for pond design
EX-1.1	17172	0.39	11.36	0.30	3.78	5.44	8.77	0.45	0.65	1.05	These flow areas wil bypass the pond
EX-1.2	9664	0.22	11.36	0.30	3.78	5.44	8.77	0.25	0.37	0.59	These flow areas will bypass the pond
EX-2	36958	0.85	17.87	0.39	2.41	3.70	6.25	0.79	1.22	2.06	These flow areas will bypass the pond
EX-3	111379	2.56	10.08	0.32	4.00	5.69	9.12	3.32	4.72	7.46	These flow areas will bypass the pond
OS-4.1	X	X	X	X	X	X	X	3.19	3.19	3.19	12" RCP at full capacity assumed
OS-4.2	19117	0.44	20.29	0.52	2.77	4.18	6.98	0.63	0.95	1.59	These flow areas will bypass the pond
OS-4.3	17129	0.39	20.29	0.54	2.77	4.18	6.98	0.59	0.89	1.48	These flow areas will bypass the pond
OS-4.4	55884	1.28	20.29	0.50	2.77	4.18	6.98	1.78	2.68	4.48	These flow areas will bypass the pond
TOTALS (OFFSITE)		4.67						9.51	12.43	18.20	
TOTALS FOR POND DESIGN		3.57		0.30				4.85	7.05	9.41	

811
Know what's below.
Call before you dig.

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TEXAS REGISTERED ENGINEERING FIRM 12242

ABST 770
TR 11 A SPIVA
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

STORE NUMBER #000939
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

PRE DEVELOPMENT DRAINAGE PLAN

DATE 03/12/2024

REVISIONS

STATE OF TEXAS
TRAVIS J. BOUSQUET
86084
Professional Engineer

SCALE 0 25 50
1" = 50 FEET

DR. SAW GH. M.JH
P.M. M.JH
BOOK --
JOB 23005261
SHEET NO. C-06.1

3:12/2024 11:00 AM
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TR-55 TIME OF CONCENTRATION TABLE							
*Rainfall data based on Atlas 14 * Max sheet flow per USDA and TxDot Manual							
DRAINAGE AREA EX-1							
TIME OF CONCENTRATION FOR AREA EX-1							
Sheet Flow	$T_t = [0.007(nL_1)^{0.8}] / [P_2]^{0.5} (s)^{0.4}$	2 yr 24 hour rainfall = P_2 (in) =					3.97
Surface Description	n	Length (L) (ft) max of 100	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	22.11	767.77	767.46	0.0140	N/A	0.37
Short Grass	0.150	53.12	767.46	761.23	0.1173	N/A	2.61
Cultivated Soils, Residue <= 20%	0.060	24.77	761.23	760.39	0.0339	N/A	1.12
100							4.11
Concentrated Shallow Flow							
V in fps = $k (s)^{0.5}$				$T_c = L/V$			
Surface Description	k	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Short Grass	16.13	593.19	759.06	754.82	0.0071	1.36	7.25
							7.25
Channel Flow							
Surface/ Object Description	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Total Tc (min)							11.36

DRAINAGE AREA EX-2							
TIME OF CONCENTRATION FOR AREA EX-2							
Sheet Flow	$T_t = [0.007(nL_1)^{0.8}] / [P_2]^{0.5} (s)^{0.4}$	2 yr 24 hour rainfall = P_2 (in) =					3.97
Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.150	100	763.67	762.63	0.0104	N/A	11.4
							11.4
Concentrated Shallow Flow							
V in fps = $k (s)^{0.5}$				$T_c = L/V$			
Surface Description	k	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Short Grass	16.13	120.59	762.63	760.76	0.0155	2.01	1.00
Cultivated Soils, Residue <= 20%	16.13	485.3	759.99	755.10	0.0101	1.62	4.99
							5.99
Channel Flow							
Surface/ Object Description	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
18" CMP Culvert	0.023	73.15	760.76	759.99	0.0105	2.71	0.45
							0.45
Total Tc (min)							17.87

DRAINAGE AREA EX-3							
TIME OF CONCENTRATION FOR AREA EX-3							
Sheet Flow	$T_t = [0.007(nL_1)^{0.8}] / [P_2]^{0.5} (s)^{0.4}$	2 yr 24 hour rainfall = P_2 (in) =					3.97
Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	16.15	765.41	765.29	0.0074	N/A	0.38
Short Grass	0.150	83.85	765.29	761.48	0.0454	N/A	5.50
							5.50
Concentrated Shallow Flow							
V in fps = $k (s)^{0.5}$				$T_c = L/V$			
Surface Description	k	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Earth straight some grass	16.13	491.75	761.5	755.42	0.0123	1.79	4.58
							4.58
Channel Flow							
Channel Flow	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
						2.50	0.00
							0.00
Total Tc (min)							10.08

OFFSITE DRAINAGE AREA OS4.1, OS4.2 & OS4.3							
TIME OF CONCENTRATION FOR AREA OS-4.1& 4.2&4.3							
Sheet Flow	$T_t = [0.007(nL_1)^{0.8}] / [P_2]^{0.5} (s)^{0.4}$	2 yr 24 hour rainfall = P_2 (in) =					3.97
Surface Description	n	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Smooth Surface	0.011	40.56	770.28	769.45	0.020464	N/A	0.52
Short Dense Grass	0.150	59.44	769.45	764.67	0.0804	N/A	3.33
							3.85
Concentrated Shallow Flow							
V in fps = $k (s)^{0.5}$				$T_c = L/V$			
Surface Description	k	Length (L) (ft) max of 200	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
Earth Straight Some Grass	16.13	151.02	763.55	762.24	0.01	1.50	1.68
Earth Straight Some Grass	16.13	51.02	763.55	762.24	0.03	2.59	0.33
Earth Straight Some Grass	16.13	157.39	761.89	761.19	0.0044	1.08	2.44
Earth Straight Some Grass	16.13	915.59	760.48	754.00	0.0071	1.36	11.24
Earth Straight Some Grass	16.13	51.02	763.55	762.24	0.0257	2.59	0.33
							16.01
Channel Flow							
Channel Flow	n	Length (L) (ft)	Begin El. (ft)	End El. (ft)	Slope (S) (ft/ft)	Velocity (ft/s)	Tc (min)
12" RCP CULVERT	0.013	43.51	762.24	761.89	0.01	4.06	0.18
12" RCP CULVERT	0.013	73.56	761.19	760.48	0.0097	4.94	0.25
							0.43
Total Tc (min)							20.29



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CITY OF ALVARADO

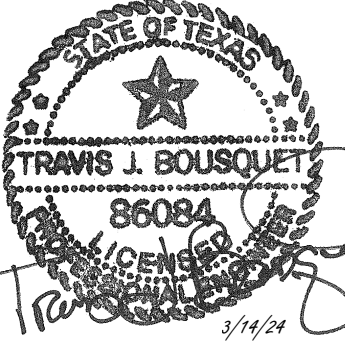
JOHNSON COUNTY, TEXAS

STORE NUMBER #000999
HWY 67 & SUNFLOWER LANE
ALVARADO, TX 76009

PRE DEVELOPMENT DRAINAGE
CALCS

DATE 03/12/2024

REVISIONS



DR. SAW

GH. MJH

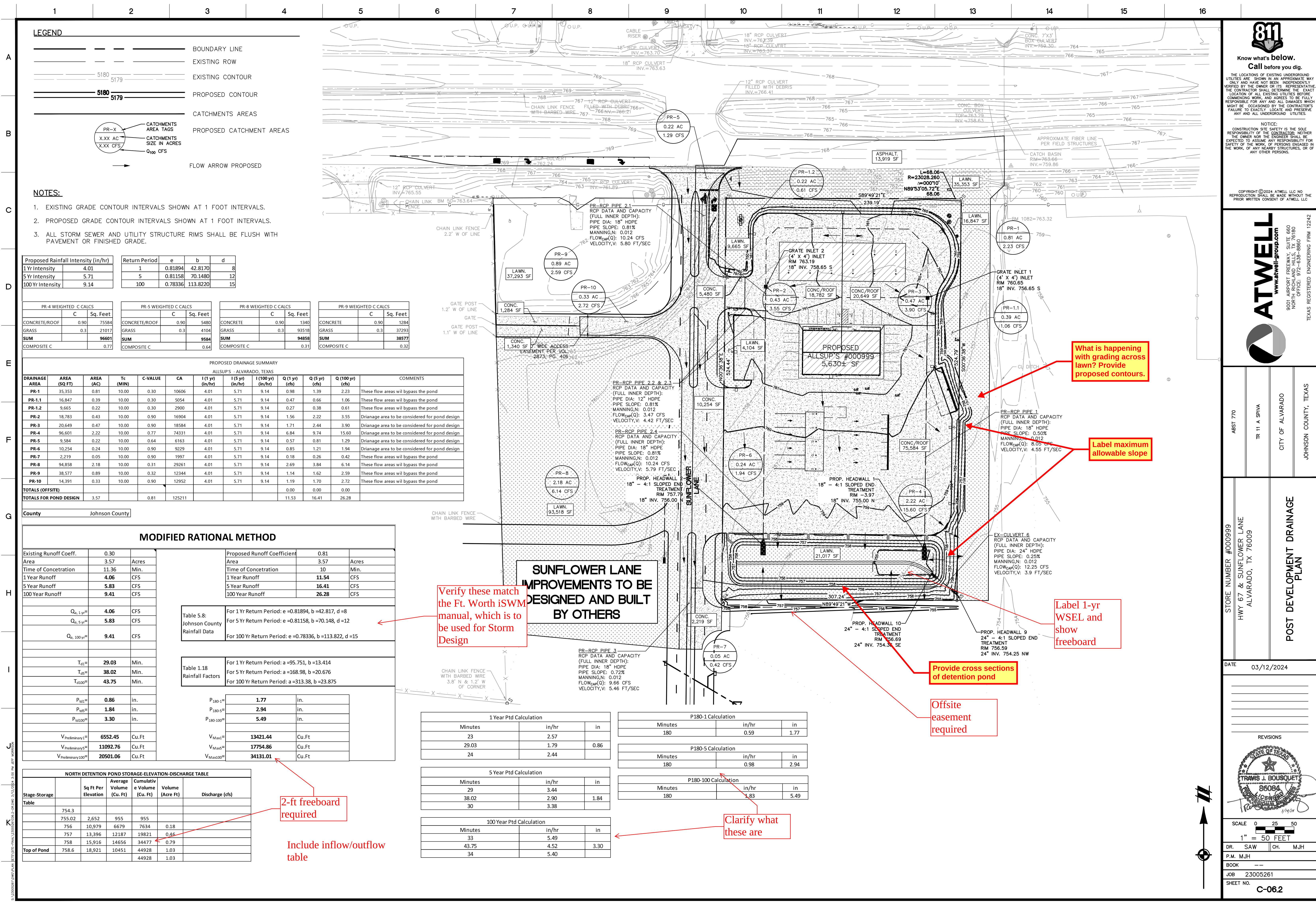
P.M. MJH

BOOK --

JOB 23005261

SHEET NO. C-061A

Page 93 of 173



LEGEND

--- BOUNDARY LINE
--- EXISTING ROW
--- EXISTING CONTOUR
--- 5180 5179 PROPOSED CONTOUR
--- CATCHMENTS AREAS
--- PROPOSED CATCHMENT AREAS
PR-X
X.XX AC
X.XX CFS
Q₁₀₀ CFS
→ FLOW ARROW PROPOSED

- NOTES:**
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.

Proposed Rainfall Intensity (in/hr)	Return Period	e	b	d
1 Yr Intensity	4.01	0.81894	42.8170	8
5 Yr Intensity	5.71	0.81158	70.1480	12
100 Yr Intensity	9.14	0.78336	113.8220	15

PR-4 WEIGHTED C CALCS			PR-5 WEIGHTED C CALCS			PR-8 WEIGHTED C CALCS			PR-9 WEIGHTED C CALCS		
	C	Sq. Feet		C	Sq. Feet		C	Sq. Feet		C	Sq. Feet
CONCRETE/ROOF	0.90	75584	CONCRETE/ROOF	0.90	5480	CONCRETE	0.90	1340	CONCRETE	0.90	1284
GRASS	0.3	21017	GRASS	0.3	4104	GRASS	0.3	93518	GRASS	0.3	37293
SUM		96601	SUM		9584	SUM		94858	SUM		38577
COMPOSITE C		0.77	COMPOSITE C		0.64	COMPOSITE C		0.31	COMPOSITE C		0.32

PROPOSED DRAINAGE SUMMARY												
ALLSP - S - ALVARADO, TEXAS												
DRAINAGE AREA	AREA (SQ FT)	AREA (AC)	Tc (MIN)	C-VALUE	CA	I (1 yr) (in/hr)	I (5 yr) (in/hr)	I (100 yr) (in/hr)	Q (1 yr) (cfs)	Q (5 yr) (cfs)	Q (100 yr) (cfs)	COMMENTS
PR-1	35,353	0.81	10.00	0.30	10606	4.01	5.71	9.14	0.98	1.39	2.23	These flow areas will bypass the pond
PR-1.1	16,847	0.39	10.00	0.30	5054	4.01	5.71	9.14	0.47	0.66	1.06	These flow areas will bypass the pond
PR-1.2	9,665	0.22	10.00	0.30	2900	4.01	5.71	9.14	0.27	0.38	0.61	These flow areas will bypass the pond
PR-2	18,783	0.43	10.00	0.90	16904	4.01	5.71	9.14	1.56	2.22	3.55	Drainage area to be considered for pond design
PR-3	20,649	0.47	10.00	0.90	18584	4.01	5.71	9.14	1.71	2.44	3.90	Drainage area to be considered for pond design
PR-4	96,601	2.22	10.00	0.77	74331	4.01	5.71	9.14	6.84	9.74	15.60	Drainage area to be considered for pond design
PR-5	9,584	0.22	10.00	0.64	6163	4.01	5.71	9.14	0.57	0.81	1.29	Drainage area to be considered for pond design
PR-6	10,254	0.24	10.00	0.90	9229	4.01	5.71	9.14	0.85	1.21	1.94	Drainage area to be considered for pond design
PR-7	2,219	0.05	10.00	0.90	1997	4.01	5.71	9.14	0.18	0.26	0.42	These flow areas will bypass the pond
PR-8	94,858	2.18	10.00	0.31	29261	4.01	5.71	9.14	2.69	3.84	6.14	These flow areas will bypass the pond
PR-9	38,577	0.89	10.00	0.32	12344	4.01	5.71	9.14	1.14	1.62	2.59	These flow areas will bypass the pond
PR-10	14,391	0.33	10.00	0.90	12952	4.01	5.71	9.14	1.19	1.70	2.72	These flow areas will bypass the pond
TOTALS (OFFSITE)									0.00	0.00	0.00	
TOTALS FOR POND DESIGN		3.57		0.81	125211				11.53	16.41	26.28	

County Johnson County

MODIFIED RATIONAL METHOD

Existing Runoff Coeff.	0.30
Area	3.57 Acres
Time of Concentration	11.36 Min.
1 Year Runoff	4.06 CFS
5 Year Runoff	5.83 CFS
100 Year Runoff	9.41 CFS

Proposed Runoff Coefficient	0.81
Area	3.57 Acres
Time of Concentration	10 Min.
1 Year Runoff	11.54 CFS
5 Year Runoff	16.41 CFS
100 Year Runoff	26.28 CFS

Table 5.8: Johnson County Rainfall Data	For 1 Yr Return Period: e = 0.81894, b = 42.817, d = 8
	For 5 Yr Return Period: e = 0.81158, b = 70.148, d = 12
	For 100 Yr Return Period: e = 0.78336, b = 113.822, d = 15

Table 1.18 Rainfall Factors	For 1 Yr Return Period: a = 95.751, b = 13.414
	For 5 Yr Return Period: a = 168.98, b = 20.676
	For 100 Yr Return Period: a = 313.38, b = 23.875

P ₁₈₀₋₁	1.77	in.
P ₁₈₀₋₅	2.94	in.
P ₁₈₀₋₁₀₀	5.49	in.
V _{Max1}	13421.44	Cu.Ft
V _{Max5}	17754.86	Cu.Ft
V _{Max100}	34131.01	Cu.Ft

NORTH DETENTION POND STORAGE-ELEVATION-DISCHARGE TABLE					
Stage-Storage Table	Sq Ft Per Elevation	Average Volume (Cu. Ft)	Cumulative Volume (Cu. Ft)	Volume (Acre Ft)	Discharge (cfs)
	754.3				
	755.02	2,652	955	955	
	756	10,979	6679	7634	0.18
	757	13,396	12187	19821	0.46
	758	15,916	14656	34477	0.79
Top of Pond	758.6	18,921	10451	44928	1.03
				44928	1.03

2-ft freeboard required

Include inflow/outflow table

SUNFLOWER LANE IMPROVEMENTS TO BE DESIGNED AND BUILT BY OTHERS

Verify these match the Ft. Worth iSWM manual, which is to be used for Storm Design

1 Year Ptd Calculation			
Minutes	in/hr	in	
23	2.57		
29.03	1.79	0.86	
24	2.44		

5 Year Ptd Calculation			
Minutes	in/hr	in	
29	3.44		
38.02	2.90	1.84	
30	3.38		

100 Year Ptd Calculation			
Minutes	in/hr	in	
33	5.49		
43.75	4.52	3.30	
34	5.40		

P180-1 Calculation			
Minutes	in/hr	in	
180	0.59	1.77	

P180-5 Calculation			
Minutes	in/hr	in	
180	0.98	2.94	

P180-100 Calculation			
Minutes	in/hr	in	
180	1.83	5.49	

Clarify what these are

What is happening with grading across lawn? Provide proposed contours.

Label maximum allowable slope

Label 1-yr WSEL and show freeboard

Provide cross sections of detention pond

Offsite easement required

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ABST 770

TR 11 A SPVA

CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

STORE NUMBER #000999

HWY 67 & SUNFLOWER LANE

ALVARADO, TX 76009

POST DEVELOPMENT DRAINAGE PLAN

DATE 03/12/2024

REVISIONS

STATE OF TEXAS

TRAVIS J. BOUSQUET

86084

12/14/20

SCALE 0 25 50

1" = 50 FEET

DR. SAW GH. M.JH

BOOK --

JOB 23005261

SHEET NO. C-062



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and action on the application of Clint Vincent on behalf of Bloomfield Homes for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44.

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 28, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

- (1) Act within 30 days after the filing of preliminary plat,
- (2) Conclude one of the following.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan primarily designates the subject site for Low Density Residential, which generally includes single-family detached residences at approximately four dwelling units per acre. Two small portions of the subject site are designated to the Floodplain land use category. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

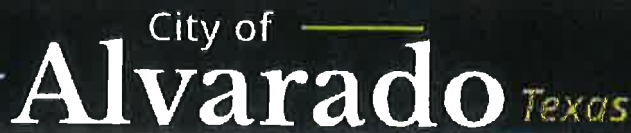
On April 11, 2024, the Planning and Zoning Commission recommended City Council approve the Whisper Park Addition preliminary plat with the conditions listed in the attached recommended conditions of approval letter.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
P&Z Recommended Conditions of Approval Letter
Preliminary Plat & Engineering Plans



Clerk: Pray Project#: 2024-0204
 Fee: \$ 3720.00
 Date Pd: 3-28-24 Check# or Cash: 424075
 Receipt#: 378545 Received by: Pray

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

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

2-13-24

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



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

April 11, 2024

Bloomfield Homes
Attn: Clint Vincent
1050 E. Hwy 114, Suite 210
Southlake, TX 76092
972.839.3882
clint@bloomfieldhomes.net

Re: Whisper Park Addition Preliminary Plat

Dear Mr. Vincent,

This letter is to inform you that on April 11, 2024, the Alvarado Planning and Zoning Commission recommended conditional approval of the preliminary plat for the Whisper Park Addition with the following conditions.

1. On the final plat(s), show the existing right-of-way widths for E. Davis Avenue (aka FM 1807), Maple Avenue (aka CR 108C), Rusk Avenue, Santa Fe Street, and S. 5th Street.
2. The engineering plans submitted with the Phase 1 final plat, shall include plans for a right-turn deceleration lane on eastbound E. Davis Avenue before Street A.
3. The engineering plans submitted with the Phase 1 final plat, shall include plans for left-turn deceleration lanes on eastbound Maple Avenue before Street J and before Street C.
4. The engineering plans submitted with the Phase 1 final plat, shall include plans for a traffic signal at the intersection of E. Davis Avenue and Street A.
5. On the final plat, change Maple St (108C) to Maple Avenue (CR 108C).
6. On all final plats, provide names of internal streets.
7. On the Phase 3 final plat, Lots 2x and 25x, Block 24 shall each be labeled Private Open Space and maintained by the HOA. If any parkland is to be dedicated to the City, an environmental study must be provided and accepted in accordance with the City's parkland dedication ordinance prior to final plat approval.
8. On the Phase 1 final plat, ownership of the areas behind Lots 16-19, Block 23 shall be clarified and included in the Phase 1 final plat boundary if owned by Bloomfield Homes.
9. On the Phase 4 final plat, the outer boundaries of proposed Lot 51x, Block 22 shall be clarified and include all owned by Bloomfield Homes.
10. On the Phase 1 final plat, the lot frontage, width, and size of proposed Lot 83, Block 2 shall be confirmed.

11. Prior to final plat approval, adequate capacity to and at the Alvarado Wastewater Treatment Plant must be accessible to comply with the purpose of the Alvarado subdivision ordinance.
12. Prior to the first final plat submittal, a revised preliminary utility plan shall be provided that shows the proposed 27" SS line's routing through the Whisper Park Addition.
13. Prior to the first final plat submittal, a revised preliminary utility plan shall be provided that shows the routing of a north/south 12" WL, the existing/proposed portions of 6" WL along S. 5th Street, and an 8" WL stub-out to the east boundary line.
14. On the Phase 3 or 4 final plat submittal, show a 15' water easement from Street C to the east boundary line.
15. Per Art. VI, Sec. 34-165(h) of the Alvarado subdivision ordinance, construction of all water facilities required by these regulations shall be in accordance with... the currently adopted International Fire Code (2021). Fire Marshal's review will occur with final plat submittals.
16. Per Art. I, Sec. 18-45(d)(h) of the Alvarado flood hazard prevention ordinance, the top of the lowest floor must be elevated to three (3) feet or more above the base flood elevation. Sec. 18-45(d)(o-p) includes mechanical and electrical equipment. Sec. 18-67(3)(a-b) requires engineer, architect, or surveyor to submit certification to the City per Sec. 18-45(a)(1). On final plat submittals, provide minimum finish floor (MFF) elevations on lots that have or are within proximity of the base flood elevation.
17. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art. VI, Sec. 34-164(d) of the Alvarado subdivision ordinance, where street right-of-way widths shall be as shown on the thoroughfare plan and where not shown therein shall be not less than those shown in the design standards. The Alvarado Thoroughfare Plan indicates local streets are to have 54 feet of right-of-way width; however, Table No. 1 of the Alvarado Design Standards Manual recommends a minimum right-of-way (ROW) width of 50 feet for undivided residential streets (local streets). The proposed 50-foot ROW width is permissible.
18. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art. VI, Sec. 34-164(b)(3) of the Alvarado subdivision ordinance, where the arrangement of streets in a subdivision shall provide for future access to adjacent vacant areas that will likely develop under a similar zoning. Property to the east will not likely develop under a similar zoning due to floodplain and existing improvements. Property to the west is already developed, roadway connection is provided to S. 5th Street, wastewater connection is provided to Santa Fe Street and S. 5th Street. Roadway connection to S. Baugh Street via S. James Street is not required.
19. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Art VI, Sec. 34-164(r) of the Alvarado subdivision ordinance, where subdivisions generally shall provide one point of access in each direction (north, south, east, west) to adjacent property or to a roadway. All residential development shall provide no less than one entrance for each 50 lots including stubs for future development and in no case shall have more than 150 lots for each connection to an existing road. The Whisper Park development plan proposes 704 residential lots with four points of access to equal a ratio of 176 lots per point of access rather than no more than 150 lots per point of access, which is one access point short of compliance with this provision.
20. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Sec. 34-167(j) of the Alvarado subdivision ordinance, where each lot shall be provided with adequate access to an existing or proposed public street by frontage on such street not to be less than 40 feet.

21. Informational comment - Variance per Art. VI, Sec. 34-174 of the Alvarado subdivision ordinance is granted to Sec. 34-168(a) of the Alvarado subdivision ordinance, where blocks shall not be more than 1,320 feet in length, and Block 3 must have a break in the block faces on Street J and Street B, such as a cut-through street or pedestrian path through an open space lot to be maintained by the HOA.
22. A copy of the HOA conditions, covenants, and restrictions shall be provided to the City for review prior to final plat approvals.
23. Per Sec. 34-170(a) of the Alvarado subdivision ordinance, easements along side and rear lot lines shall be properly sized according to the municipal and other infrastructure (ie. natural gas, electric, cable, telephone, etc) necessary. The final plats shall be provided to appropriate utility companies for review and comment prior to submittal to the City.
24. On the Phase 4 final plat, clarify the boundaries of the 20' D.E. on Lot 51x, Block 22.
25. Prior to submittal of any final plat, a flood study must be submitted and approved by the City Engineer.
26. Per Sec. 34-66 of the Alvarado subdivision ordinance, the developer shall install sidewalks within and adjacent to the subdivision. Clarify if sidewalk construction is proposed along all interior and perimeter street frontages or if a cash deposit or other guarantee acceptable to the City for the payment of the cost of such sidewalk installations will be provided prior to City Council approval of the corresponding final plat.
27. Prior to the submittal of the final plats, clarify what, if any, offsite utility easements must be dedicated by separate instrument to extend natural gas, electric, cable, telephone, etc to subject site.
28. Prior to final plat submittals, Provide a short narrative regarding how the developer will approach the storm sewer design. Developing without detention will require a large effort for the flood study with the first phase. While a flood study will be required with the first phase regardless, being able to show that 174 acres can be developed and conveyed to an unstudied floodplain without detention is certain to take a significant amount of time to work through. Or lots will end up being lost to provide ponds.
29. See attached City Engineer remarks for additional conditions.

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

Att.

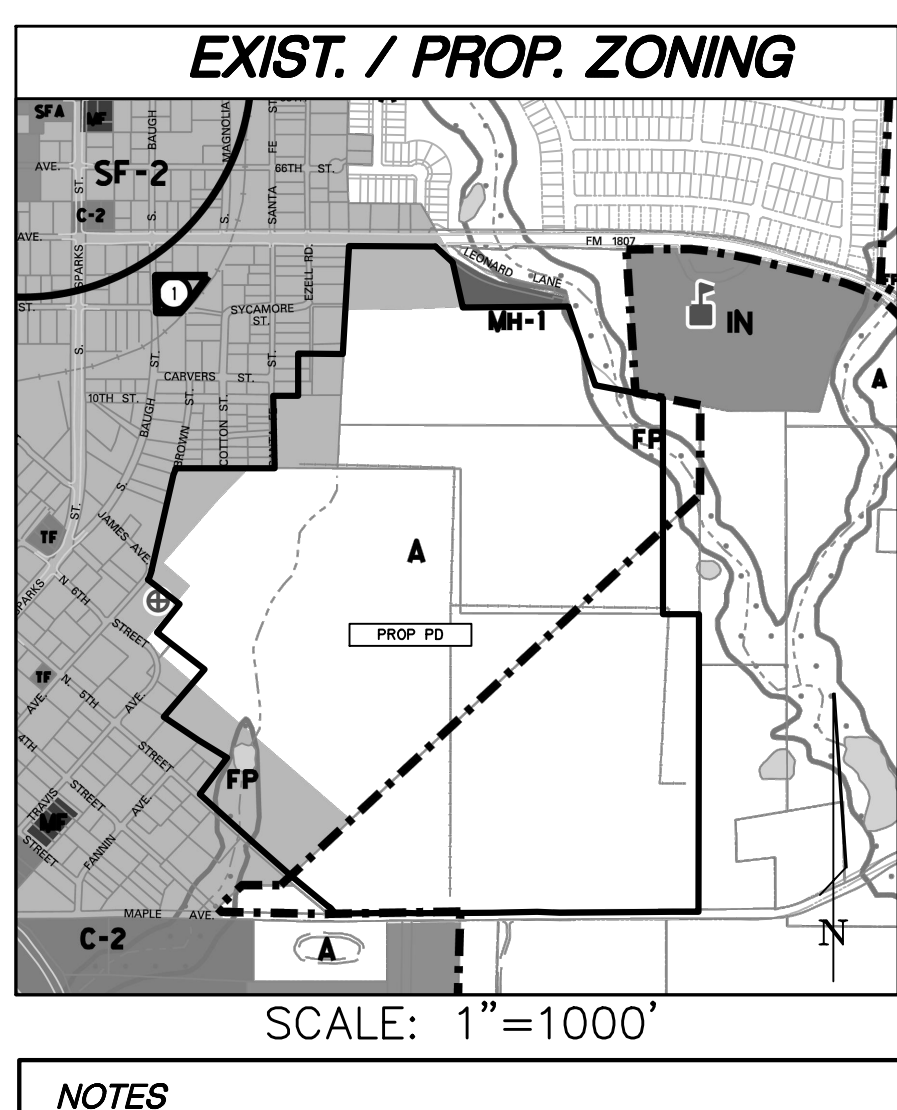
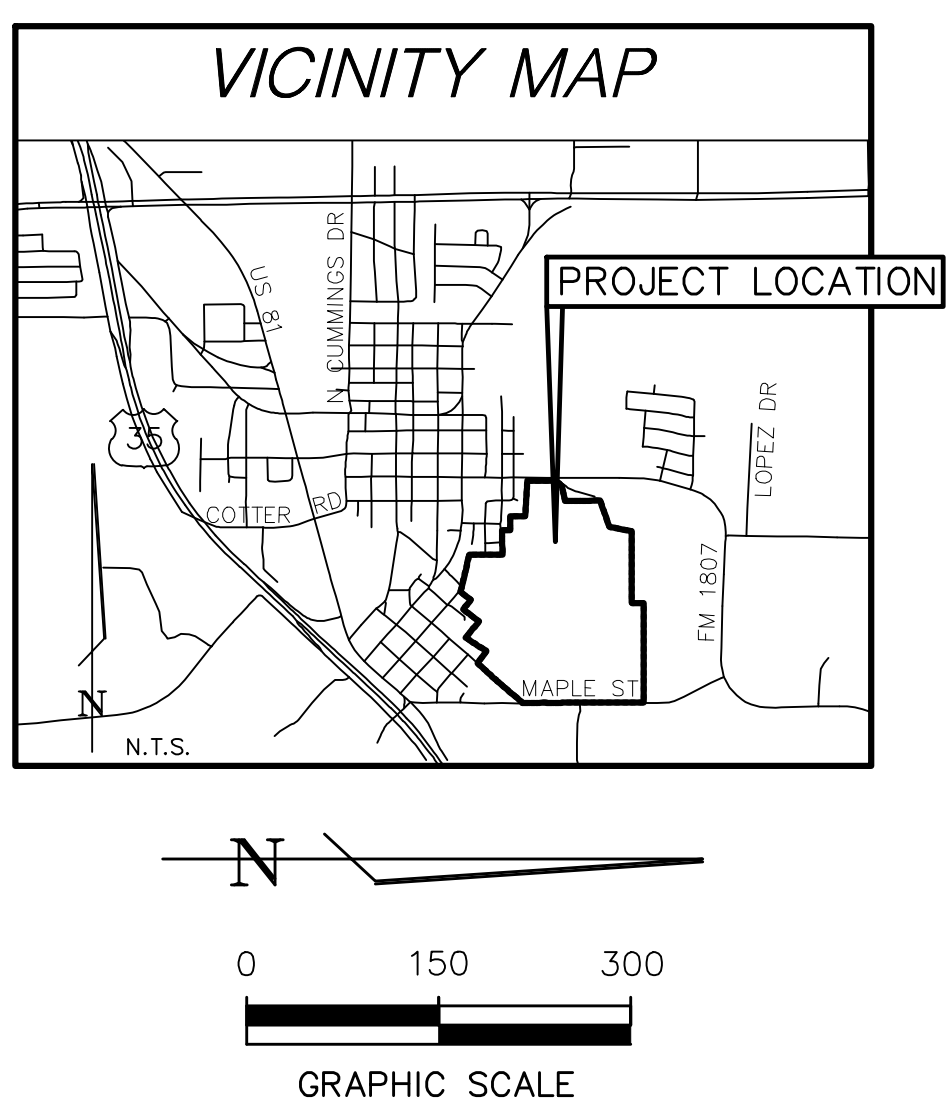
City Engineer Remarks on Preliminary Plat and Engineering Plans

LOT SIZE AVERAGES		
AVERAGE LOT SIZE (SQ. FT.)	7,573 SF	
SMALLEST LOT (LOT 3, BLK 4 - 50' x 120')	6,000 SF	
LARGEST LOT (LOT 24, BLK 23)	28,885 SF	

POPULATION DENSITIES		
PROJECT AREA	172.32 Acres	
LOTS PER ACRE (704 LOTS/172.32 Ac.)	4.09 LOTS/ACRE	
POPULATION YIELD	704 LOTS x 3.00 PEOPLE/LOT = 2,112 PEOPLE	

R.O.W. DEDICATION		
RESIDENTIAL R.O.W.	33.20 Ac.	
TOTAL R.O.W.	34.32 Ac.	
RATIO TO TOTAL PROJECT AREA (172.32 Ac.)	20.00%	

LEGEND	
■■■■■■■■■■	PHASING LINE



LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	V	Street R	Street C	2,042
Block 2	R	Start	Street J	485
Block 2	J	Street R	Street Q	563
Block 2	Q	Start	End	301
Block 2	L	Start	End	321
Block 2	K	Start	End	404
Block 2	G	Street J	End	344
Block 3	J	Street R	Street G	1,525
Block 3	B	Street G	Street R	1,292
Block 4	V	Street J	Street R	622
Block 4	J	Street R	Street V	581
Block 5	J	Street V	Street R	625
Block 5	B	Street V	Street T	557
Block 5	W	Street V	Street V	470
Block 6	T	Street V	Street B	472
Block 6	U	Street V	Street V	473
Block 7	U	Street V	Street B	473
Block 7	C	Street B	Street V	473
Block 8	B	Street C	Street R	1,525
Block 8	R	Street B	Street C	1,463
Block 9	R	Street P	Street B	727
Block 9	O	Street P	Street P	938
Block 10	O	Street P	Street C	714
Block 10	R	Street C	Street P	727
Block 11	O	Street N	Street B	570
Block 11	M	Street N	Street N	570
Block 12	O	Street C	Street N	928
Block 12	M	Street N	Street C	929
Block 13	M	Street N	Street B	570
Block 13	I	Street B	Street N	570
Block 14	M	Street C	Street N	929
Block 14	I	Street N	Street C	930
Block 15	I	Street F	Street B	920
Block 15	G	Street F	Street F	920
Block 16	I	Street C	Street F	580
Block 16	G	Street C	Street C	580
Block 17	G	Street F	Street B	920
Block 17	E	Street B	Street F	844
Block 18	G	Street C	Street F	562
Block 18	E	Street C	Street C	284
Block 19	E	Street C	Street B	1,126
Block 19	D	Street B	Street C	936
Block 20	D	Street C	Street B	920
Block 20	C	Street B	Street C	843
Block 20	B	Street D	Street C	229
Block 21	C	Street A	Street B	325
Block 21	B	Street B	Street A	309
Block 22	A	Start	Street C	373
Block 22	C	Street A	Street C	2,412
Block 22	C	Start	Street C	1,453
Block 23	B	Street A	Street H	1,401
Block 23	H	Start	End	381

- NOTES
1. THE ENTIRE DEVELOPMENT IS LOCATED WITHIN CITY OF ALVARADO.
 2. ENTIRE DEVELOPMENT IS LOCATED IN JOHNSON COUNTY.
 3. WATER AND SANITARY SEWER IS PROVIDED BY CITY OF ALVARADO.
 4. FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
 5. PROPOSED STREET R.O.W.s ARE 50' UNLESS OTHERWISE NOTED.
 6. ALL STREETS ARE 31' B-B UNLESS OTHERWISE NOTED.
 7. ALL LOTS WITHIN EXISTING GAS WELL SETBACK ARE UN-BUILDABLE UNTIL GAS WELL IS ABANDONED.
 8. ALL EXISTING FENCES FOUND ON PROPERTY WILL BE REMOVED AND REPLACED AS LOTS DEVELOP.

* LONG BLOCK > 1320' WAIVER REQUIRED.

LAND USE SUMMARY TABLE		
SINGLE FAMILY RESIDENTIAL	704 LOTS	122.76 Ac.
PRIVATE OPEN SPACE	14	12.64 Ac.
PUBLIC OPEN SPACE	2	2.90 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR (MAPLE ST.)	1,046 LF	1.79 Ac.
RESIDENTIAL	0 LF	33.77 Ac.

LOT YIELDS		
PHASE 1	243 LOTS	
PHASE 2	161 LOTS	
PHASE 3	170 LOTS	
PHASE 4	130 LOTS	
TOTAL LOTS	704	

OPEN SPACE LOTS *			
LOT	BLOCK	AREA (Ac.)	NOTE
13X	1	0.09	OPEN SPACE
34X	1	0.42	OPEN SPACE
1X	2	3.77	OPEN SPACE
82X	2	0.23	OPEN SPACE
42X	8	0.58	OPEN SPACE
22X	10	0.66	OPEN SPACE
25X	12	1.53	OPEN SPACE & DOG PARK (MAINTAINED BY CITY)
27X	22	0.55	OPEN SPACE
51X	22	3.75	OPEN SPACE & PARK
67X	22	0.26	OPEN SPACE
68X	22	0.03	OPEN SPACE
73X	22	0.03	OPEN SPACE
29X	23	0.05	OPEN SPACE
1X	24	2.14	HOA LOT - OPEN SPACE & AMENITY CENTER
2X	24	1.37	OPEN SPACE & PARK (MAINTAINED BY CITY)
51X	3	0.08	OPEN SPACE

* ALL OPEN SPACE LOTS SHALL BE MAINTAINED BY THE IDENTIFY IF ANY X LOTS WILL BE USED AS DRAINAGE EASEMENT

PROVIDE TOTAL NUMBER OF LOTS
PROVIDE REQUIRED CERTIFICATIONS, OWNER, SURVEYOR, ETC.

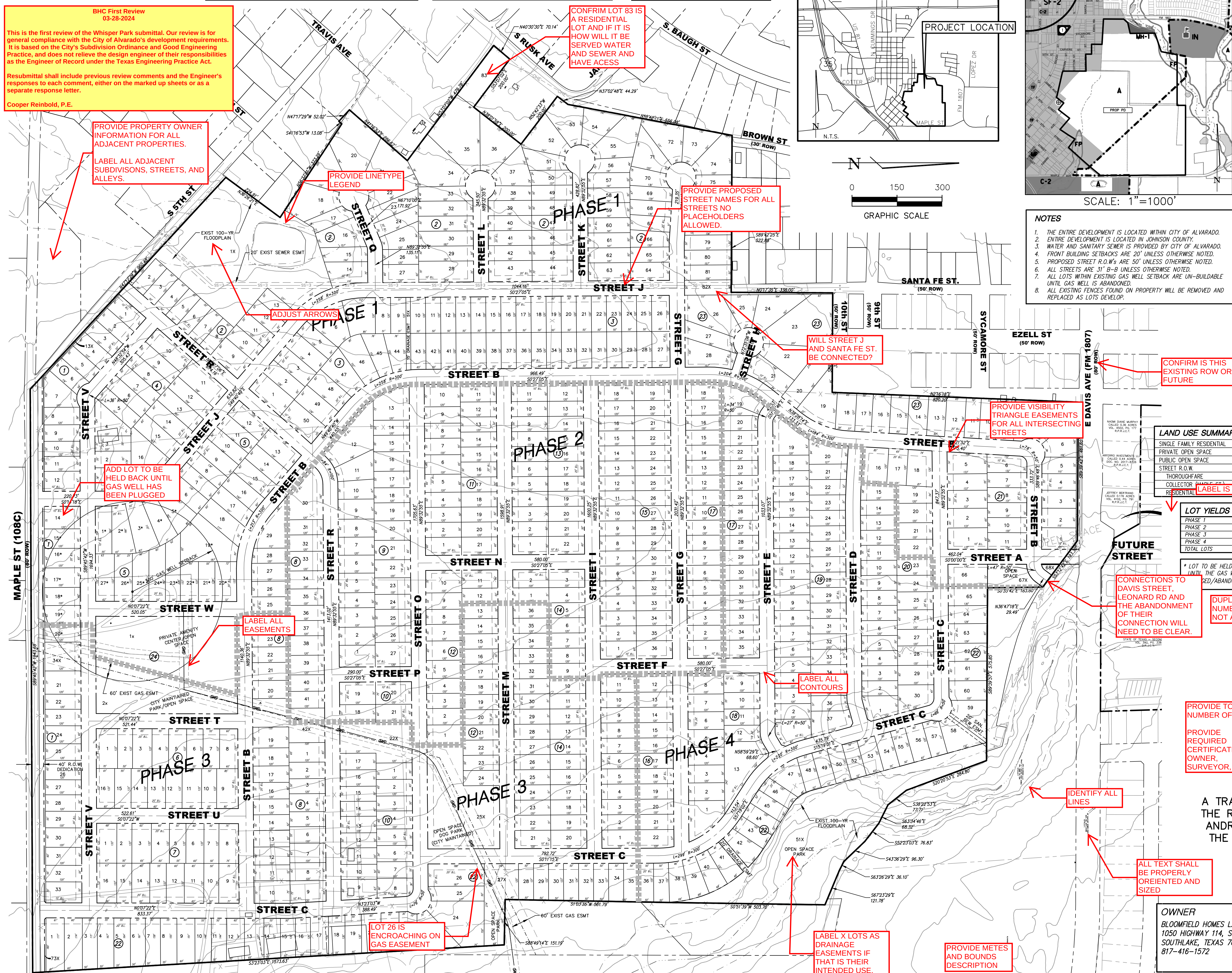
A PRELIMINARY PLAT FOR WHISPER PARK

A TRACT OF LAND OF 172.322 ACRES SITUATED IN THE ROBERT BELL SURVEY, ABSTRACT NO. 44, THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, AND THE ANDREW J. PATTON SURVEY, ABSTRACT NO. 684, JOHNSON COUNTY, TEXAS
ALVARADO, TEXAS
MARCH 15, 2024

OWNER
BLOOMFIELD HOMES L.P.
1050 HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
817-416-1572

DEVELOPER
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
817-416-1572

ENGINEER/SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 WATERS CREEK BLVD. SUITE M300
ALLEN, TX 75013
214-461-9867
CONTACT: CAMERON SLOWN, P.E.



BHC First Review
03-28-2024

This is the first review of the Whisper Park submittal. Our review is for general compliance with the City of Alvarado's development requirements. It is based on the City's Subdivision Ordinance and Good Engineering Practice, and does not relieve the design engineer of their responsibilities as the Engineer of Record under the Texas Engineering Practice Act.

Resubmittal shall include previous review comments and the Engineer's responses to each comment, either on the marked up sheets or as a separate response letter.

Cooper Reinbold, P.E.

PROVIDE PROPERTY OWNER INFORMATION FOR ALL ADJACENT PROPERTIES.

LABEL ALL ADJACENT SUBDIVISIONS, STREETS, AND ALLEYS.

PROVIDE LINETYPE LEGEND

ADJUST ARROWS

ADD LOT TO BE HELD BACK UNTIL GAS WELL HAS BEEN PLUGGED

LABEL ALL EASEMENTS

LOT 26 IS ENCROACHING ON GAS EASEMENT

CONFIRM LOT 83 IS A RESIDENTIAL LOT AND IF IT IS HOW WILL IT BE SERVED WATER AND SEWER AND HAVE ACCESS

PROVIDE PROPOSED STREET NAMES FOR ALL STREETS NO PLACEHOLDERS ALLOWED.

WILL STREET J AND SANTA FE ST. BE CONNECTED?

PROVIDE VISIBILITY TRIANGLE EASEMENTS FOR ALL INTERSECTING STREETS

CONFIRM IS THIS EXISTING ROW OR FUTURE

CONNECTIONS TO DAVIS STREET, LEONARD RD AND THE ABANDONMENT OF THEIR CONNECTION WILL NEED TO BE CLEAR.

DUPLICATE X LOT NUMBERS ARE NOT ALLOWED

LABEL ALL CONTOURS

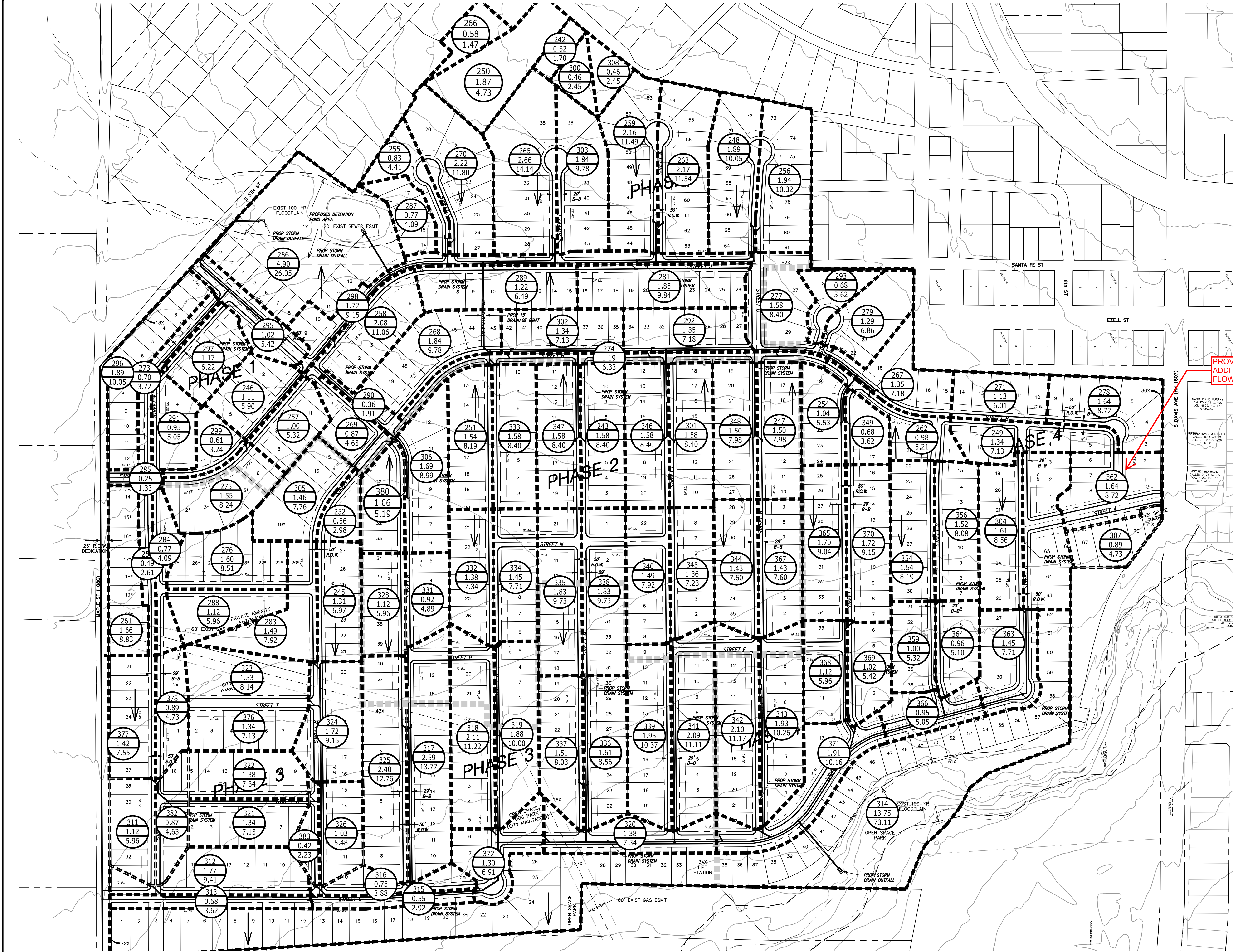
IDENTIFY ALL LINES

ALL TEXT SHALL BE PROPERLY ORIENTED AND SIZED

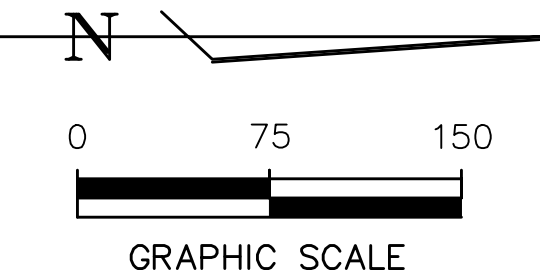
LABEL X LOTS AS DRAINAGE EASEMENTS IF THAT IS THEIR INTENDED USE.

PROVIDE METES AND BOUNDS DESCRIPTION

DRAWING: TNP PROJECTS\BLM21175\ENG\3D\CAD\PRELIMINARY\PLAN\DRAINAGE\DWG AT MAR 15, 2024 3:11 PM BY CSLOWN
LAYOUT: LAYOUT1.DWG, JREES: BLM21175\3D\BKG\240320.DWG



DRAINAGE STUDY UNDER SEPARATE REVIEW.
GENERAL NOTE: LOT TO LOT DRAINAGE NOT ALLOWED DURING FINAL DESIGN OF THE GRADING PLANS



LEGEND	
	EXISTING INLET
	EXISTING STORM DRAIN
	PROPOSED INLET
	PROPOSED STORM DRAIN
	DRAINAGE AREA DIVIDE
	DRAINAGE AREA ID
	DRAINAGE AREA (AC.)
	DRAINAGE FLOW (CFS)
	DRAINAGE FLOW DIRECTION
	EXISTING CONTOUR (MIN)
	EXISTING CONTOUR (MAJ)

PROVIDE DRAINAGE AREA TABLE

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnppinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

BLOOMFIELD HOMES
... Making Dreams Come True

scale
horiz
1"=150'
vert
n/a
date
Mar 2024

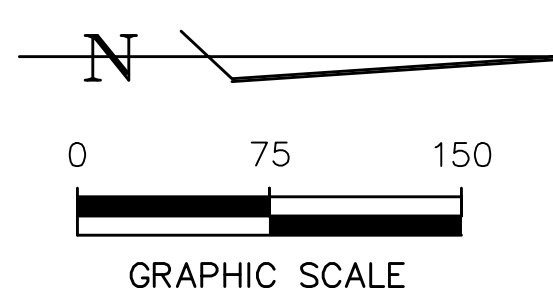
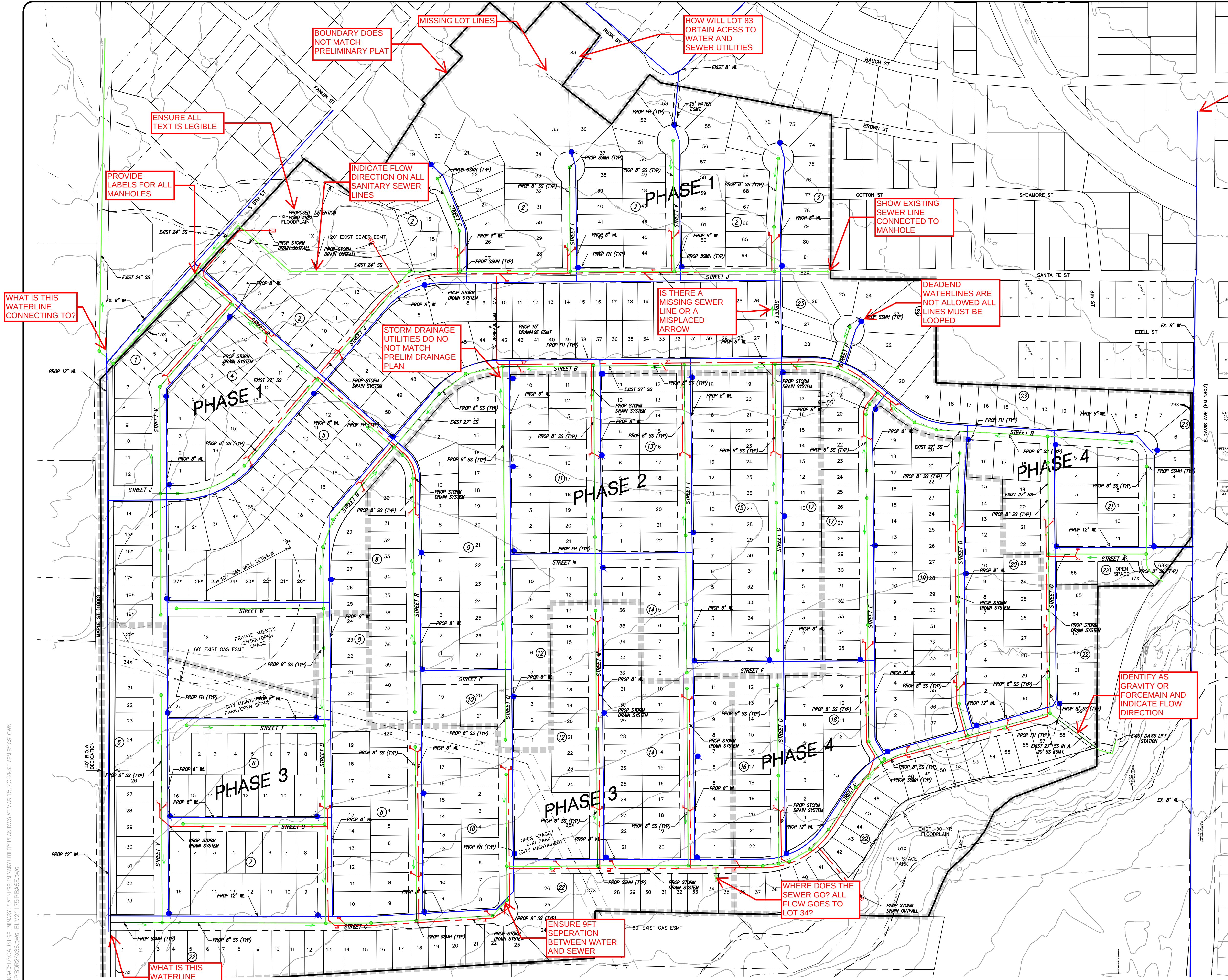


This document is for interim review and is not intended for construction, bidding or permit purposes.
CAMERON SLOWN, P.E. Date: 03/15/2024
Tx. Reg. # 106317

City of Alvarado, Texas
Construction Plans for
Whisper Park
Preliminary Drainage Plan

1

tnp project
BLM21175
sheet
1



FIRE FLOW ANALYSIS BEING COMPLETED BY SEPARATE LETTER

VERIFY COMPLIANCE WITH THE CITY'S MASTERPLANS

LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER (GRAVITY)
- PROPOSED SEWER MANHOLE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER (GRAVITY)
- EXISTING SEWER MANHOLE
- PROPOSED INLET
- PROPOSED STORM DRAIN
- EXISTING CONTOUR (MIN)
- EXISTING CONTOUR (MAJ)
- PHASING LINE

EXISTING AND PROPOSED UTILITIES LOOK THE SAME PROVIDE CLEARER INDICATION

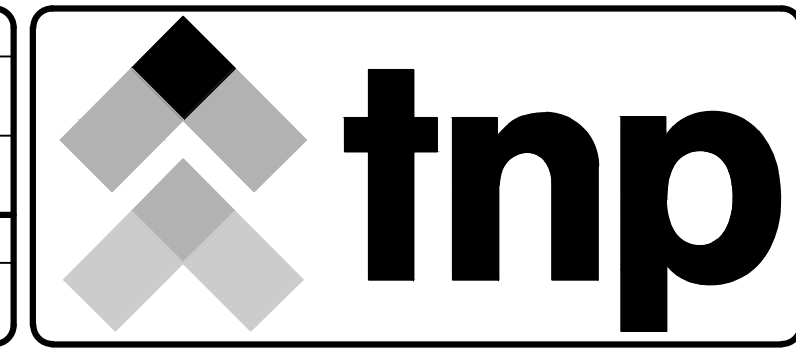
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LAYOUT LAYOUT: T:\PROJECTS\BLM21175\ENG\CD\CDWG: BLM21175-4-BASE.DWG

no.	revision	by	date

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BLOOMFIELD HOMES ... Making Dreams Come True

scale
horiz
1"=150'
vert
n/a
date
Mar 2024



This document is for interim review and is not intended for construction, bidding or permit purposes.
CAMERON SLOWN, P.E. Date: 03/15/2024
Tx. Reg. # 106317

City of Alvarado, Texas
Construction Plans for
Whisper Park
Preliminary Utility Plan

tnp project
BLM21175
sheet
1



City Council Meeting Management Report

Meeting Date: 4/12/2024

Contact: Paul DeBuff, City Manager

Phone: 817-790-3351 Ext. 113

AGENDA ITEM:

Consideration and action on approving Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing (Agave Trail).

BACKGROUND & FINDINGS:

- The development agreement between the City of Alvarado and Agave Trail Development, LLC included the future creation of a public improvement district (PID). Creation of the PID includes \$702,000 in fees paid per lot, over the full build out of the development, to the City.
- In addition, this development agreement includes \$3.4 million in payments to assist in the funding for the construction of North Cummings.
- The first step in the creation of the PID is accepting the petition from the landowner to create the PID, and set a public hearing, for which the City Secretary will issue legal notices.

RECOMMENDATION:

Approve Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing.

MANAGEMENT REVIEW: Paul DeBuff, City Manager

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
JOHNSON COUNTY
CITY OF ALVARADO

We, the undersign officers of the City of Alvarado, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in a regular meeting on April 15, 2024, at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Jacob Wheat – Mayor
Beverly Short
Kevin Thomas
Scott Arthur

Lydia Moon- Mayor Pro Tem
Cherry Bryant
Michael Bennett

and all of said persons were present, except _____, thus constituting a quorum.

Whereupon, among other business, the following was transacted at said meeting: a written

RESOLUTION R2024-0008 ACCEPTING A PETITION TO CREATE THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ALVARADO, TEXAS REGARDING THE PUBLIC HEARING

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: _____ NOES: _____ ABSTENTIONS: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

3. The Mayor of the City Council of the City has approved and hereby approves the aforesaid Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Resolution for all purposes.

PASSED, APPROVED AND ADOPTED ON APRIL 15, 2024.

Jacob Wheat, Mayor

ATTEST:

Beth A. Walls, City Secretary

{SEAL}

CITY OF ALVARADO, TEXAS

RESOLUTION NO. R2024-0008

A RESOLUTION ACCEPTING A PETITION TO CREATE THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT; SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE ON THE ADVISABILITY OF THE CREATION OF THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF ALVARADO, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF ALVARADO, TEXAS REGARDING THE PUBLIC HEARING.

WHEREAS, the City of Alvarado, Texas (the “City”), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the “Act”), to create a public improvement district within its corporate limits and its extraterritorial jurisdiction; and

WHEREAS, on April 4, 2024, Agave Trail Development, LLC, a Texas limited liability company, the owner of (1) taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal, within the corporate limits of the City, submitted and filed with the City Secretary of the City (the “City Secretary”) a “Petition for Creation of the Agave Trail Improvement District within the City of Alvarado, Texas” (the “Petition”), attached hereto as **Exhibit A** and incorporated herein for all purposes, requesting the establishment of the Agave Trail Public Improvement District (the “District”) for the property described in the Petition; and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council of the City (the “City Council”) must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

WHEREAS, the City Council of Alvarado, Texas (the “City Council”) will hold a public hearing in accordance with Section 372.009 of the Act regarding the advisability of establishing the

District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, notice must be: (i) published in a newspaper of general circulation in the City, and (ii) mailed to the address of each owner of property located in the proposed District, as reflected on the tax rolls, before the fifteenth (15th) day before the date of the hearing in accordance with the Act; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

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

Section 1: The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2: City staff reviewed the Petition attached hereto as **Exhibit A** and determined that the same complied with the requirements of the Act, and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 3: The City Council calls a public hearing to be scheduled at or after 6:30 p.m. on May 20, 2024, to be held at Alvarado City Hall, City Council Chambers, 104 West College Street, Alvarado, Texas 76009 or such other location as designated by the City and issued pursuant to the form of the Notice (hereinafter defined) attached hereto as **Exhibit B**, for the purpose of hearing public testimony with respect to the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

Section 4: At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and the City Council may, within its sole discretion, consider the adoption of a resolution authorizing the creation of the proposed public improvement district.

Section 5: Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing (the “Notice”), the form and substance of which is hereby adopted and approved; provided that the Notice may be updated as determined necessary by the City to comply with the Act.

Section 6: The City Council hereby authorizes and directs the City Secretary, on or before May 3, 2024, in accordance with the Act, to: (a) publish notice of the public hearing in a newspaper of general circulation in the City; and, (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

Section 7: If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this resolution without the invalid provision.

Section 8: This Resolution shall be in full force and effect from and after its passage, and it is accordingly so resolved.

EXHIBIT A

PETITION FOR CREATION

EXHIBIT B

CITY OF ALVARADO, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Alvarado, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by Agave Trail Development LLC, a Texas limited liability company (the “Owner”), requesting that the City create the Agave Trail Public Improvement District (the “District”) to include property owned by the Owner and further described herein (the “Property”).

Time and Place of the Hearing. The public hearing will start at or after 6:30 p.m. on May 20, 2024 at Alvarado City Hall, City Council Chambers, 104 West College Street, Alvarado, Texas 76009.

General Nature of the Proposed Authorized Improvements. The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the property within the District and which shall promote the interests of the City and confer a special benefit upon the property, may include: (i) acquisition, construction, and improvement of street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) acquisition, construction, and improvement of water, wastewater, and drainage improvements and facilities; (iii) establishment and improvement of parks, trails and recreational facilities improvements; (iv) projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (v) acquisition of real property, interests in real property, or contract rights in connection with each Authorized Improvement; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) payment of costs associated with operating and maintaining the public improvements listed in (i) through (v) above; (viii) payment of costs of establishing, administering, and operating the District, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above (collectively, the “Authorized Improvements”). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property within the District.

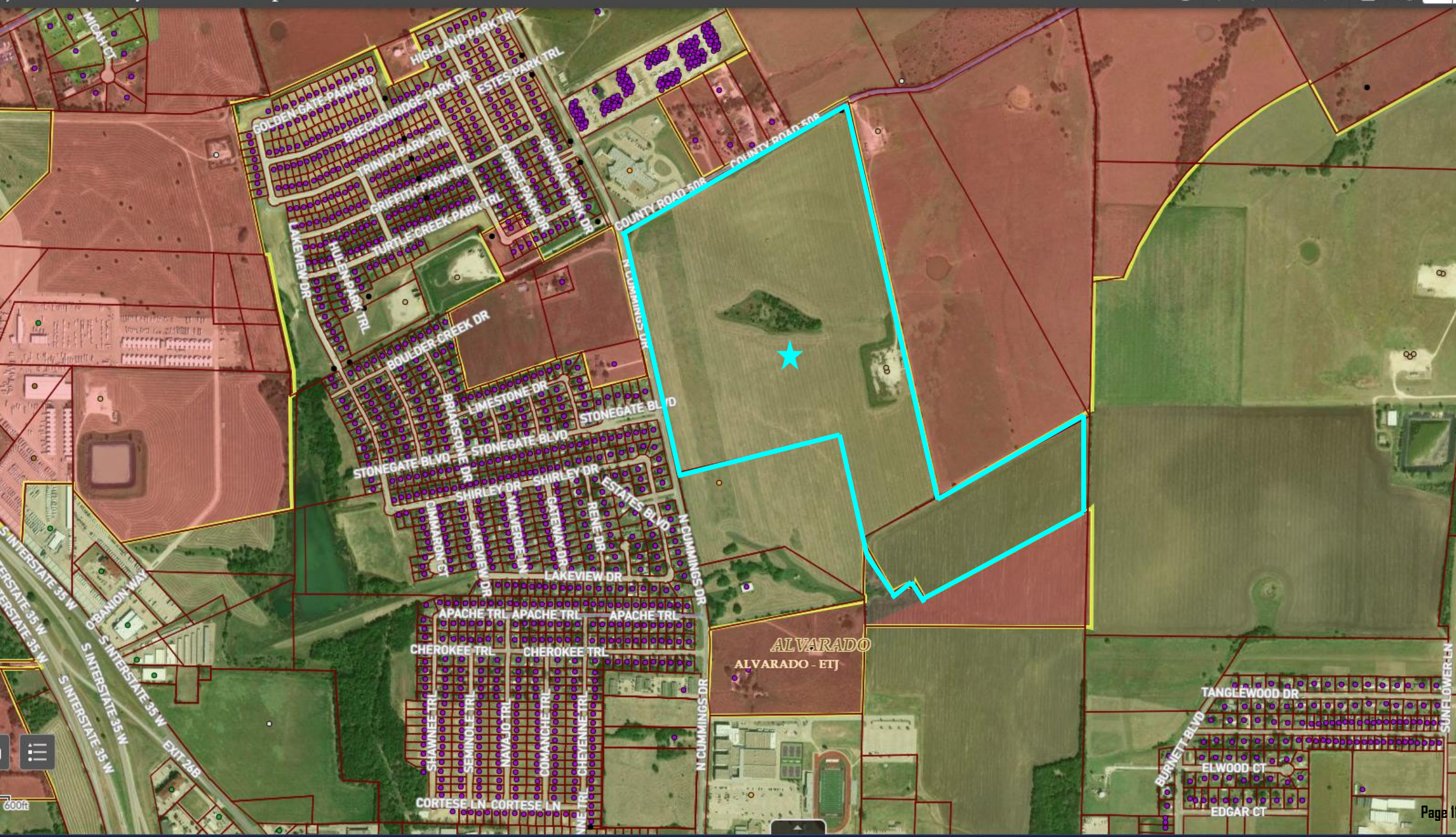
Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is not to exceed \$40,000,000.

Proposed District Boundaries. The District is proposed to include approximately 117.18 acres of land generally located east of N Cummings Drive and south of Cummings Road, located within the corporate limits of the City and as more particularly described by a metes and bounds description available at Alvarado City Hall located 104 West College Street, Alvarado, Texas 76009 and available for public inspection during regular business hours.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District. No municipal property in the District shall be assessed. The Owner may also pay certain costs of the improvements from other funds available to it as developer of the District.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.



**AFFIDAVIT OF MAILING A NOTICE OF PUBLIC HEARING REGARDING THE CREATION
OF A PUBLIC IMPROVEMENT DISTRICT**

COUNTY OF JOHNSON
THE STATE OF TEXAS

I, Beth Walls, City Secretary for the City of Alvarado, Texas, hereby certify that on _____, 2024, I mailed a NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT, a copy of which is attached hereto as Exhibit "A," to the following addressees:

Property Owner

[REDACTED]

Beth Walls
City Secretary
City of Alvarado, Texas

THE STATE OF TEXAS
COUNTY OF JOHNSON

This instrument was acknowledged before me on this ____ day of _____, 2024, by Beth Walls, City Secretary for the City of Alvarado, Texas.

Notary Public

(SEAL)

EXHIBIT A

CITY OF ALVARADO, TEXAS

NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

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AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed below, who, being by me first duly sworn, upon oath deposed and said:

1. That this affiant is a duly authorized officer or employee of the CLEBURNE TIME REVIEW, which is a newspaper of general circulation in the City of Alvarado.

2. That said newspaper is a newspaper as defined by Section 2051.044, Texas Government Code, as amended, and as such: (1) devotes not less than 25 percent of its total column lineage to general interest items; (2) is published at least once a week; (3) is entered as second-class postal matter in the county where published; and (4) has been published regularly and continuously for at least 12 months prior to publishing the notice referenced below.

3. That attached hereto are true, full and correct copies of a notice entitled "CITY OF ALVARADO, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT" was published in said newspaper on:

_____, 2024.

Authorized Officer or Employee

SWORN TO AND SUBSCRIBED BEFORE ME, on _____, 2024.

Notary Public, State of Texas

[NOTARY SEAL]

CITY OF ALVARADO, TEXAS
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City Council Meeting Management Report

Meeting Date: 4/15/2024

Contact: May/Moore

AGENDA ITEM: Consideration and action to approve the revised PD renovation.

BACKGROUND AND FINDINGS:

Per the update at the last Council meeting, the police department obtained bids for mobile office trailers to serve as temporary offices and locker room for the PD.

Palomar: 352,403.37

Aries: 314,355.37

Texas State: 227,594.37

Gym Construction: 39,300.64

FINANCIAL IMPACT

Dependent upon the selected vendor.

MANAGEMENT REVIEW:

Staff recommends Texas State

ATTACHMENTS:

PowerPoint slides



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Donielle Suber, Administrative Services Director

Phone: 817-790-3351, Ext. 116

AGENDA ITEM:

Consideration and action to authorize the City Manager to execute a construction contract with Long Horn Commercial Roofing Company, in the amount of \$36,527.00, to provide for the roof restoration (repair) at 104 W. College Street, Alvarado, Texas (City Hall).

BACKGROUND & FINDINGS:

The existing metal roof at 104 W. College Street (Alvarado City Hall) has reached its serviceable life and as a result the facility will require a roof restoration (repair). The proposed roof restoration (repair) would consist of covering the entire roof with a silicone based top coat, and the process will also include sealing all gaps and protrusions with a trowel-grade seam sealer. This process of a roof restoration (repair) carries a 15-year warranty.

To prevent damage to the interior of the facility and reduce future maintenance costs, staff enlisted the assistance of three (3) different roofing companies to inspect and provide proposals for the project. Proposals, with scope of work, are attached.

FINANCIAL IMPACT:

The proposed project will cost approximately \$36,527.00.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute a construction contract with Longhorn Commercial Roofing in the amount of \$36,527.00 for roof restoration (repair) at 104 W. College Street.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager



Dallas / Fort Worth 817-645-5700

Austin 512-271-5909

San Antonio 210-446-3982

Houston 713-391-8444

LOCATIONS



PROJECT:

CITY HALL

**104 W COLLEGE
ST ALVARADO,
TX 76009**

Mason Denny



EXHIBIT A**Project Information**

Longhorn Job No: 7718

Proposal Date: March 28, 2024

Project: City Hall

Contract Sum: **\$36,527.00** (Excluding applicable taxes)

Contractor: Longhorn Commercial Roofing, LLC
Corporate Office
PO Box 1208
Cleburne, Texas 76033-1208
817-645-5700 (Office)
chad@longhorncr.com

Owner: City Of Alvarado
Donielle Suber (Authorized Representative)
104 W College St Alvarado, TX 76009
SuberD@cityofalvarado.org
(817) 659-9808 (Office)

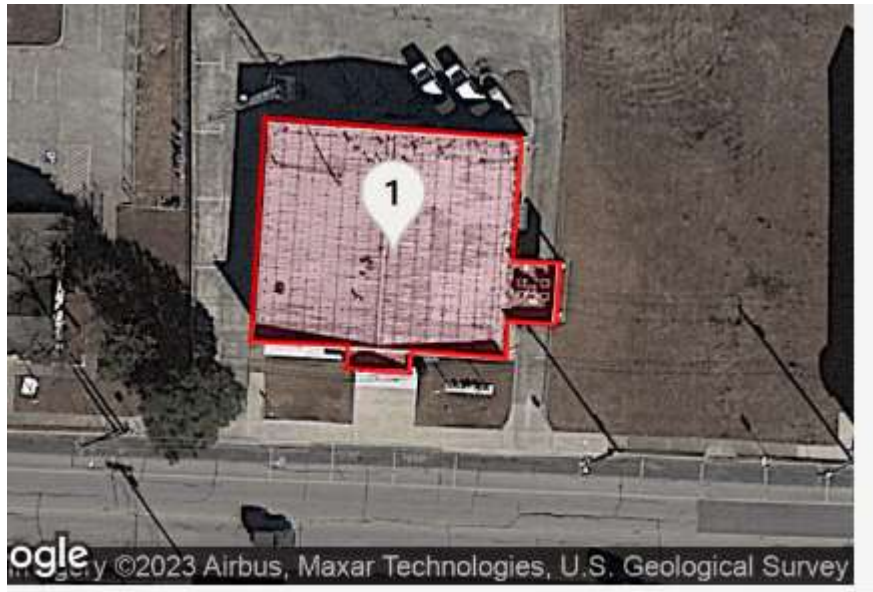


Scope of Work

Roof System: High Solids Silicone Restoration System in Reflective White Color (area outlined in red)

Scope of Work:

1. Clean and prep roof for coating.
2. Reinforce gaps and protrusions with trowel-grade seam sealer.
3. Coat roof surface using **High Solids Silicone** at a rate of 2.0 gallons per square. (100 square feet)
5. Jobsite to be cleaned daily.



1. Exclusions. The following items are expressly excluded from the roofing system Scope of Work as bid by the Contractor:

Electrical

Mechanical

HVAC

2. Warranty. 15-Year Manufacturer's Warranty to issue upon completion of project and payment in full.

3. Safety. Workers will comply with industry standard safety protocols and O.S.H.A.'s requirements. As required: Work area in parking lot will be roped off with safety warning lines/tape for pedestrian and automobile safety (entrances and exits to property will not be affected) and fall protection warning lines will be installed around roof.



From: [Ryan Allen](#)
To: [Donielle Suber](#)
Subject: Fwd: Quotes
Date: Tuesday, March 5, 2024 1:57:29 PM
Attachments: [Alvarado Senior Center_companycam_report.pdf](#)
[Alvarado City Hall_companycam_report.pdf](#)

*****EXTERNAL EMAIL*****

STOP - This email message originated outside the trusted City of Alvarado network. Please ensure the message is from a legitimate sender before opening attachments or clicking on embedded links within.

From: Ryan Allen <ryan@247roofingsolutions.com>
Date: January 8, 2024 at 1:21:08 PM CST
To: Donielle Suber <suberd@cityofalvarado.org>
Subject: Quotes

Here are the estimates with a bunch of different options that we spoke about. I can stop by and answer any questions you may have or talk about the options more in depth if you like.

Please let me know if you have any questions that I can answer!
City Hall 104 W College St, Alvarado 76009

29 gauge metal slightly thinner, and easier to dent but cost-effective. Fully replace roofing panels, rubber boots, and wall flashings.
\$42,000

26 gauge metal. Much thicker and hail resistant than 29 gauge.
\$54,000

Tpo layover
Leave existing roof surface. Install flute fill, and one layer of fiber board to give a flat surface. Then mechanically attach TPO membrane over the entire roof. Install pitch pockets at all connections and install TPO boots at pipe penetrations.
\$40,000

Report Below

Ryan Allen

247 Restoration & Roofing

Ryan@247roofingsolutions.com

(214)-980-2527

Tim Crowder

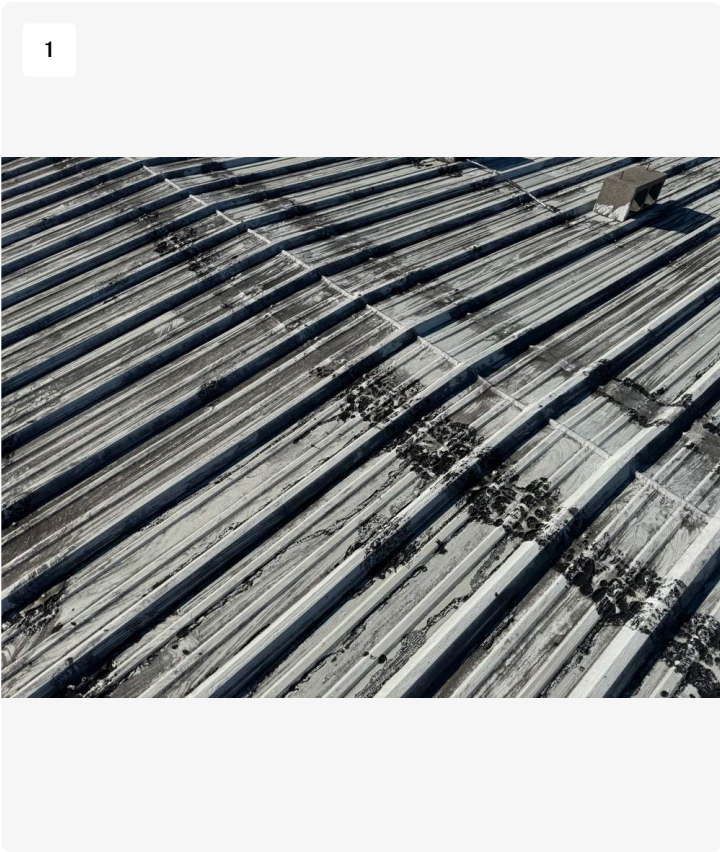
24-7 Restoration

1/3/2024 | 7 Photos



Alvarado City Hall

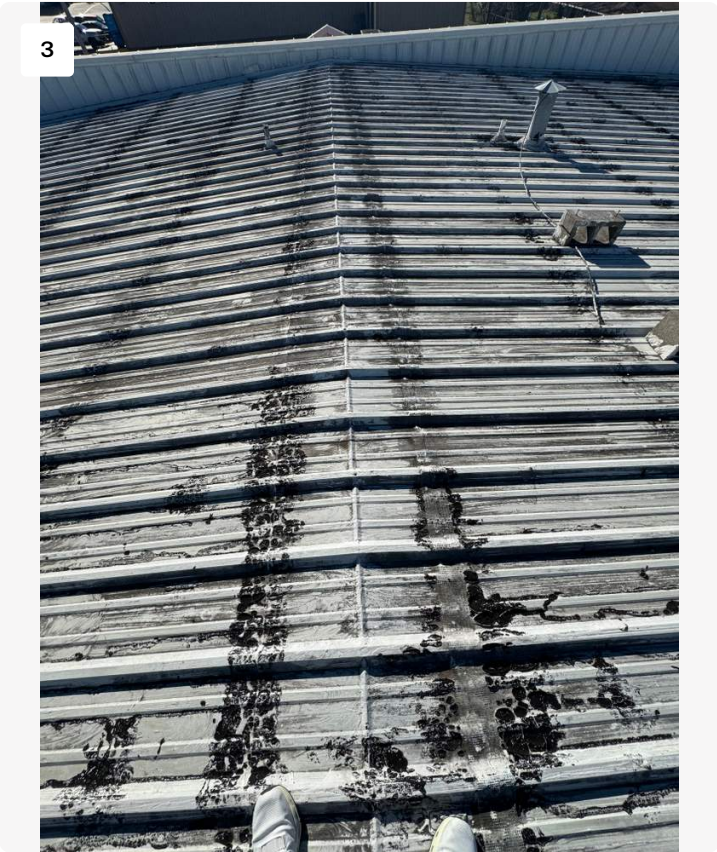
Roof



Rubber Coating that was applied to this roof is falling off and will make a respray/new coat not possible.

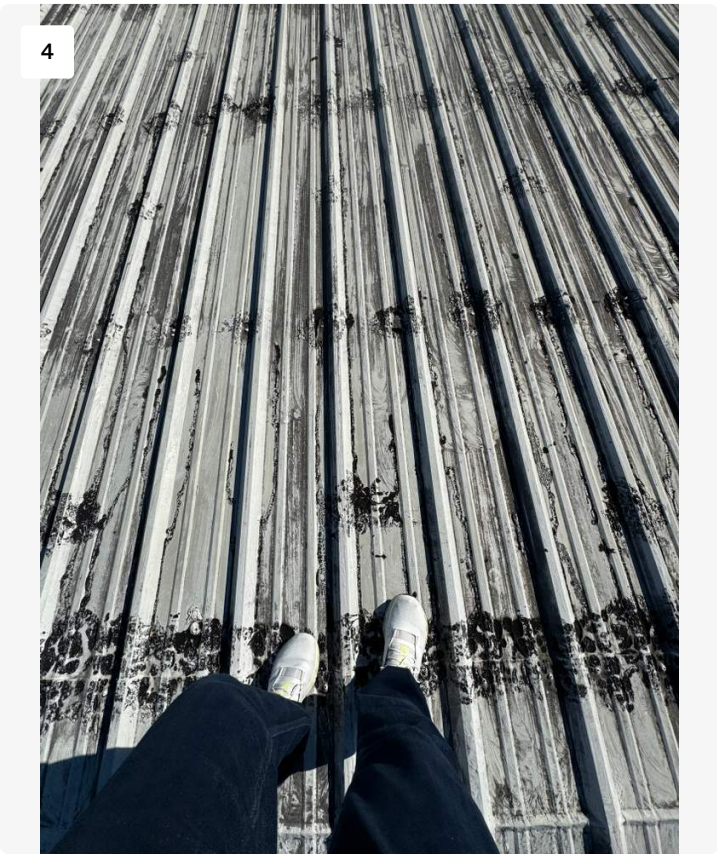


Another shot of the coating put down.



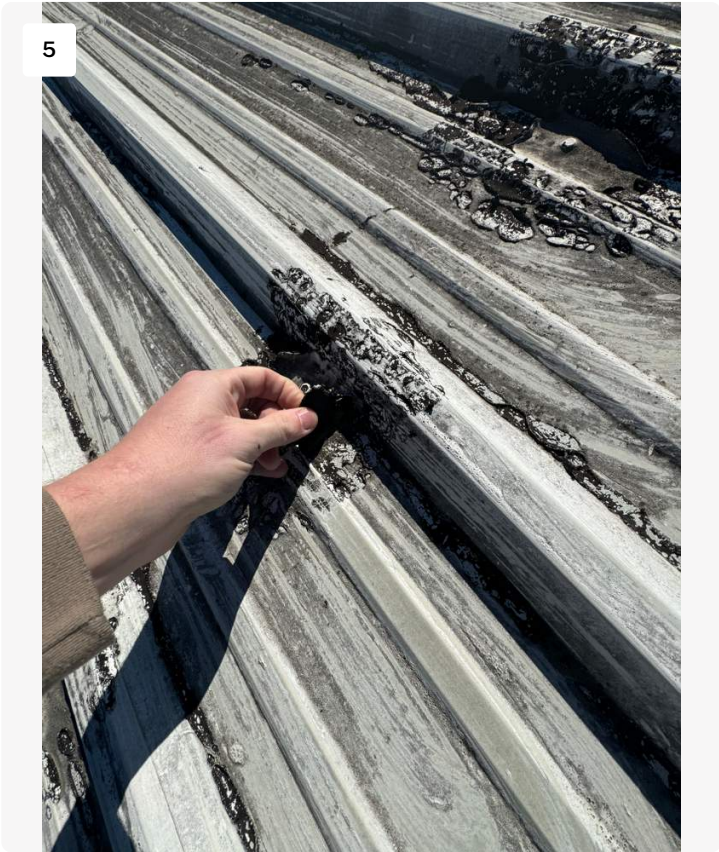
Attempted to use another method of sealing one of the seams.

Project: Alvarado City Hall
Date: 12/29/2023, 11:05am
Creator: Tim Crowder



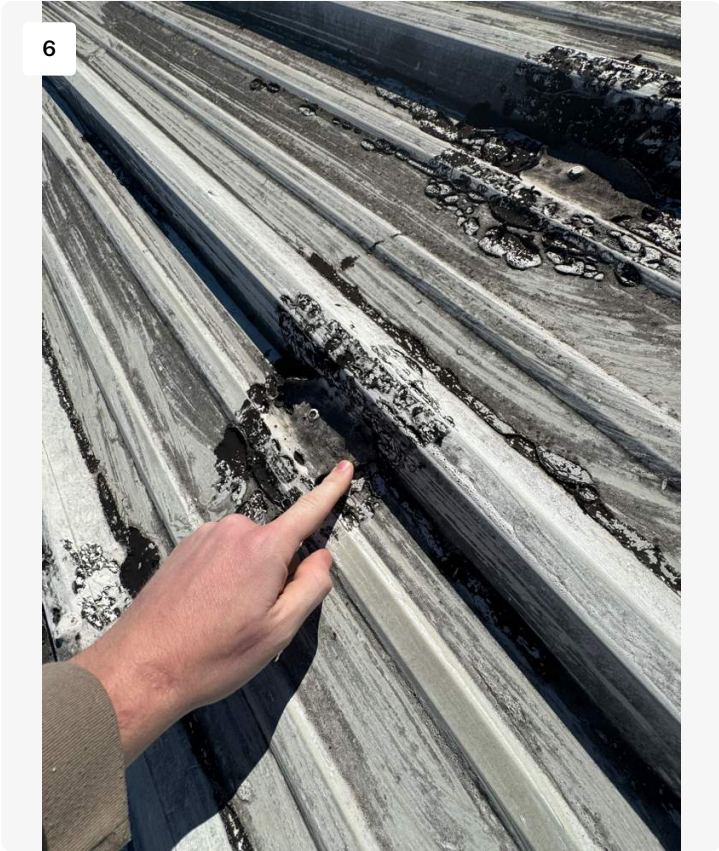
Coating used all over the roof

Project: Alvarado City Hall
Date: 12/29/2023, 11:05am
Creator: Tim Crowder



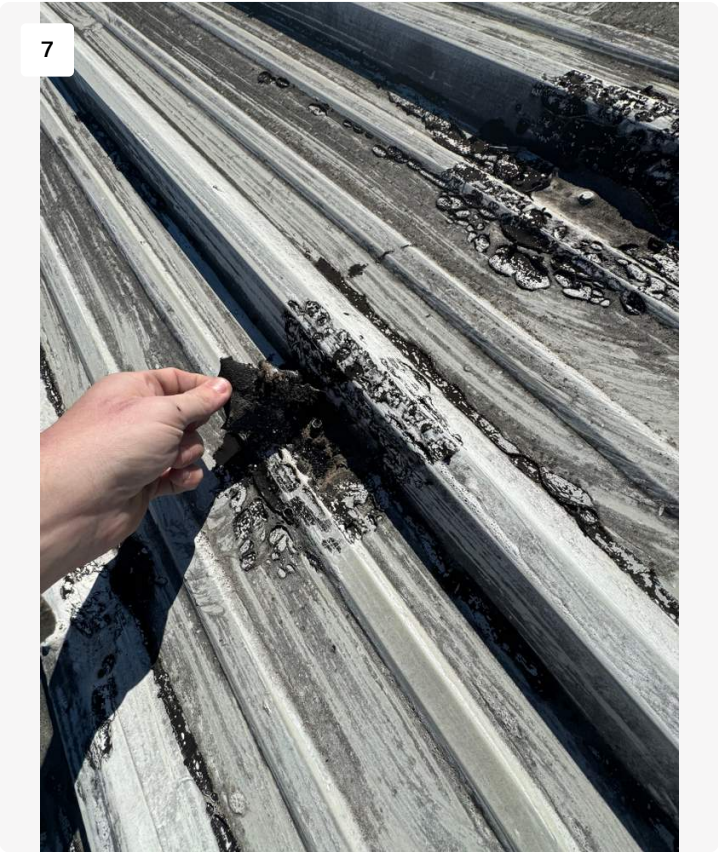
Close up of coating not sticking to roof anymore.

Project: Alvarado City Hall
Date: 12/29/2023, 11:05am
Creator: Tim Crowder



Close up of problem areas

Project: Alvarado City Hall
Date: 12/29/2023, 11:05am
Creator: Tim Crowder



Coating isn't adhering anymore and no longer is water tight.

Project: Alvarado City Hall
Date: 12/29/2023, 11:05am
Creator: Tim Crowder



Building Located at:
104 W College St.
Alvarado, TX 76009

Date: 4/11/2024

Donielle Suber
104 W College St.
Alvarado, TX 76009
suberd@cityofalvarado.org
(817)790-3351
City Hall Alvarado

Roof Replacement and miscellaneous associated work

Dear Mrs. Suber,

Thank you for the opportunity to inspect your roof. After the on-site visit performed, enclosed is the full proposed project explained here:

1. You have a metal r panel roof with a coating. The coating is failing throughout, fasteners have lost their seal, seams are lifting, and stack penetrations are no longer sealed. Your roof has reached the end of its serviceable life and requires replacement moving forward.
2. We are proposing to fill the flutes with laser cut EPS foam, install 1.5" polyisocyanurate(ISO) insulation, mechanically attach Johns Manville 60 mil TPO, wrap walls with OSB and TPO, terminating with new 2 piece metal flashings and new gutters and downspouts on the lower edge. Your new roof will include a 20 year Johns Manville membrane warranty and a 20 year Roofed Right America workmanship warranty.

The total cost for this project is:\$75,818.00

Special Allowances and Concerns of Note:

1. Any conduit running directly in contact with the roof deck can be a hazard and occasionally a strike will occur. If a strike were to occur it is up to the building owner to remediate or repair.



Building Located at:
104 W College St.
Alvarado, TX 76009

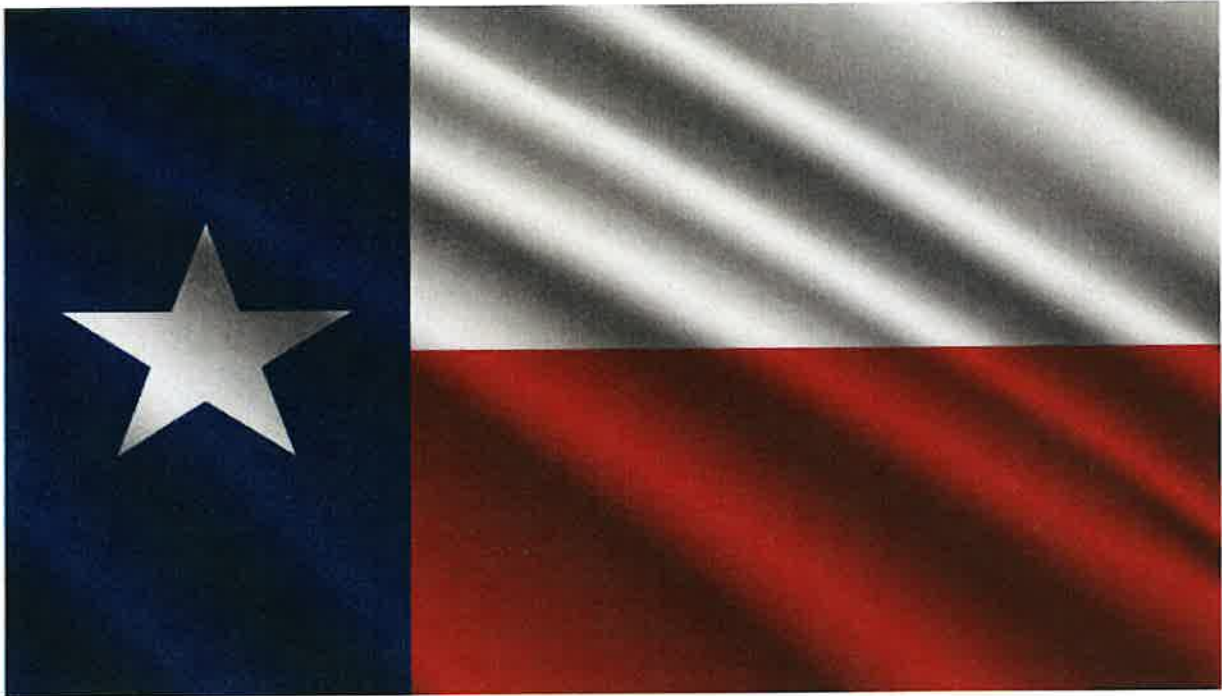
-
2. The Crane necessary to load the building prior to job-start will block your parking lot for several hours. We will need to coordinate this with your production staff and our office.
 3. There are multiple A/C units on your roof. Our crew may require disconnection in order to lift them. You will need to hire your own contractor to disconnect and reconnect units. Please know this cost is the responsibility of the building owner, and is not reflected in this estimate.
 4. There were several small areas of decking that could pose a structural problem - if replacement is necessary it will be performed on a Time and Materials basis of \$72 per hour plus the cost of materials.

This should give you a brief description of the base package and all of the options listed, but for any additional questions, please call me and I will be happy to speak in person!

Jordan Marshall(project technical designer)
(817)808-5764
Jordan.Marshall@roofedright.com
www.roofedright.com(references/completed projects on our website)



Building Located at:
104 W College St.
Alvarado, TX 76009



Building Located at:

Donielle Suber
104 W College St.
Alvarado, TX 76009
suberd@cityofalvarado.org
(817)790-3351
City Hall Alvarado

Project Overview:

Deficiency / Problem:

R panel roof that has multiple issues and will require Full Replacement. Leaks are occurring over the entire installation and are damaging structural components. Repairs have been attempted several times.

**Corrective Action Solution: .EPS flute fill,
1.5" ISO, JM 60 mil TPO, new metals, wrap
stacks, wrap walls.**

A re-roofing project is required with a 60 mil TPO roofing membrane with a 20 Year manufacturer's warranty.



Building Located at:
104 W College St.
Alvarado, TX 76009

Addendum "A"

Base System Proposed New Roofing System Scope of Work:

- Set up perimeter warning and fall protection systems in accordance with OSHA guidelines. Site-Specific Safety Plan shall be implemented by Roofed Right America LLC and a documented single-purpose safety meeting shall be conducted with all on-site installation and logistics crews prior to job-start.
- All installation crews shall be harnessed-off at all times and a temporary ancillary structural decking support system shall be implemented where required as determined by Roofed Right America LLC.
- Materials shall be rooftop-loaded prior to the job start according to the structural load capacity of the existing roof decking and support system. All materials shall be provided in waterproof packaging and shall be properly secured for the expected high wind velocities on this project site both prior-to and during the roofing installation process. Building owner's personnel shall be notified that the possibility for some residual wind-blown debris may be encountered near the project area and shall be adequately protected by means of engineering controls or other measures as required for the duration of the roofing installation.
- Furnish and install 1 layer of laser cut EPS flute fill, and 1 layer of 1.5" polyisocyanurate(ISO) Insulation with staggered-seams as per manufacturer's guidelines and according to NRCA specifications. Fastening pattern shall be determined by roofing manufacturer's guidelines and **shall meet or exceed the recommended installation patterns for the warranty requirements**. Fasteners to be used shall be #15 Extra-Heavy Duty Coated roofing fasteners with 2.4" Galvanized and barbed plates, both of which exceed the minimum requirements for this type of installation but are recommended by Roofed Right America LLC for their superior quality and the significantly lower chance of back outs, shear-force failure or other failures.
- Any structural decking replacement shall be performed on a time and materials basis of \$72 per man-hour plus the cost of materials.
- Furnish and install a mechanically-attached 60 mil TPO membrane in accordance with manufacturer's specifications. **Fastening pattern shall be determined by roofing manufacturer's guidelines and shall meet or exceed the recommended installation patterns for the warranty requirements**. Proper width TPO sheets shall be installed on



Building Located at:
104 W College St.
Alvarado, TX 76009

perimeters and corners of the roofing installation shall be "boxed-in" as proper. Fasteners to be used shall be #15 Extra-Heavy Duty Coated roofing fasteners with 2.4" Galvanized and barbed plates, both of which exceed the minimum requirements for this type of installation but are recommended by Roofed Right America LLC for their superior quality and the significantly lower chance of back outs, shear-force failure or other failures.

- All penetrations and roof details shall be hand-flashed with thermoplastic TPO detail membrane according to the manufacturer's specifications.
- Terminate top and side edges by shop-fabricating a 2 piece metal edge-detail which shall be mechanically-attached to the roofing surfaces and hot-air welded into the new roofing installation for a factory-warranted edge metal detail as per NRCA specifications.
- Terminate lower edge by shop-fabricating commercial gutters and downspouts which shall be mechanically-attached to the roofing surfaces sealed into the new roofing installation for a factory-warranted edge metal detail as per NRCA specifications.
- Two-stage clamping and sealant details will be used on all penetration details.
- Roofed Right America LLC shall follow all manufacturer's installation guidelines and NRCA control-procedures during the design and implementation of this project.
- Roofed Right America LLC shall dispose of all incidental project debris off-site and shall leave the project area broom-clean at the end of each workday and after project completion.

Warranty:

- ★ 20 Year Johns Manville Membrane Warranty.
- ★ 20 year Roofed Right America workmanship warranty.

Investment Amount: \$75,818.00

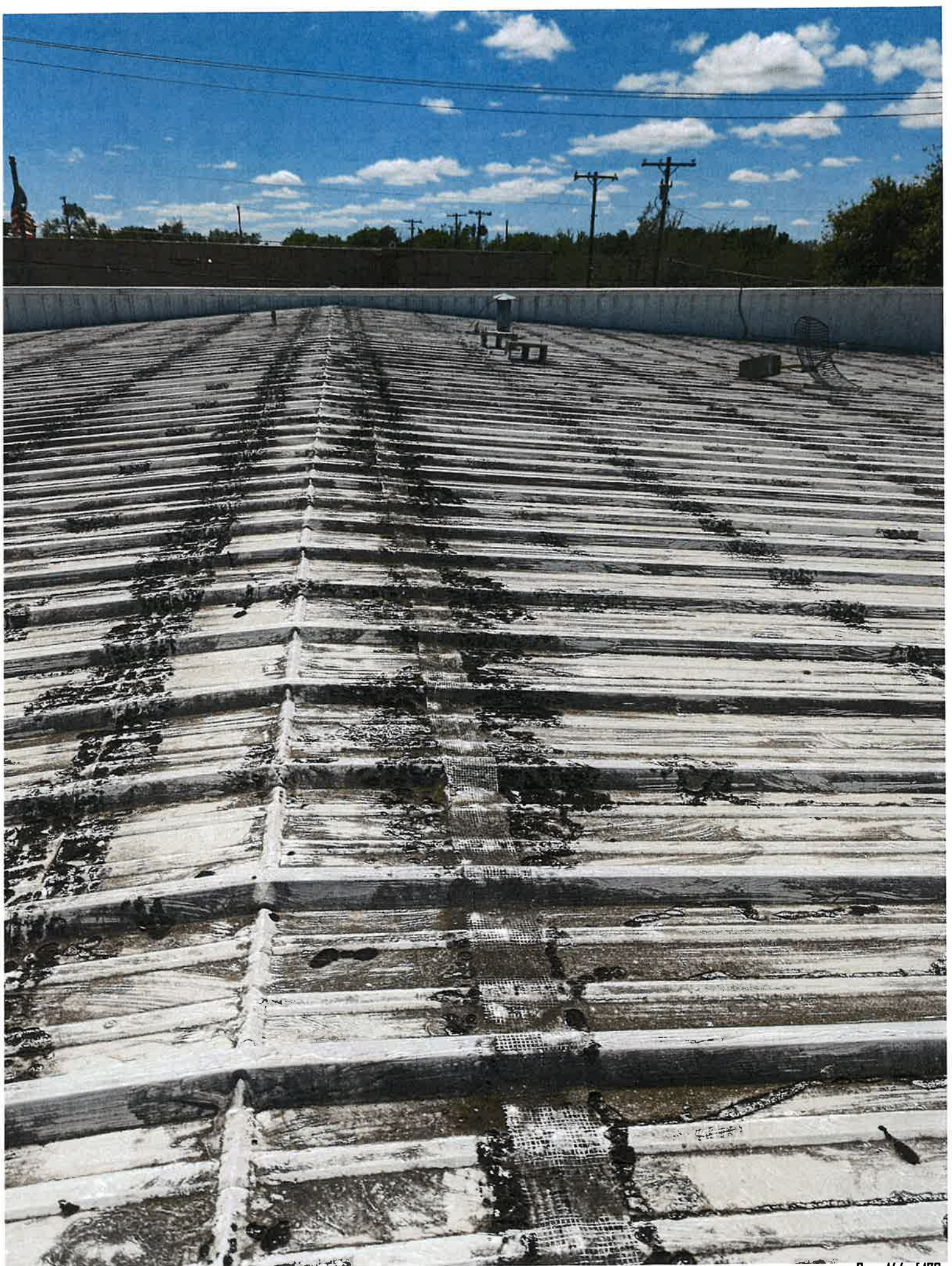
Submitted By: Jordan Marshall















City Council Meeting Management Report

Meeting Date: 4/12/2024

Contact: Beth A Walls, City Secretary

Phone: 817-790-3351 Ext. 114

AGENDA ITEM:

Consideration and action to authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25.

BACKGROUND & FINDINGS:

- The City of Alvarado currently offers employees one medical plan through Blue Cross/Blue Shield of Texas.
- We have been told for years that it is a superior plan that we are grandfathered into. It actually is a plan that BCBS stopped offering about 8 years ago and rather than grandfathered- they consider it a closed plan.
- A evaluation of the plan found that the coverage that benefits the employees most only applies to co-pays for emergency and specialty treatment which impact a small number of people. On the other end, there are things in the plan that adversely affect almost all employees.
- Brett Bowers is an Employee Benefits Specialist who I have done business with for almost 20 years. He works for the HUB International which offers benefit services to over 500 public-sector clients. I reached out to him for assistance in reviewing our current benefits and looking at ways that we could improve the services and costs for our employees as well as potentially reducing the cost to the City.
- Paul DeBuff and I met with Brett on April 11th and from what we learned, we decided that we needed to bring this to Council to let them know what we are recommending and why we think it will be a positive for the City and the employees.
- By authorizing the city manager to sign the Agent of Record Agreement, we will give the HUB the authorization to reach out to both our current benefit providers as well as other carriers through a Request for Quotes so that we can make the best decision on how to proceed for fiscal year 2024-25.

RECOMMENDATION:

Authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25.

MANAGEMENT REVIEW: Paul DeBuff, City Manager



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

April 15, 2024

Re: **City of Alvarado**

Medical	BCBS of Texas
Dental	Ameritas
Vision	Ameritas
Basic Life	One America
Short & Long-Term Disability	One America
Vol. Life & AD&D	One America
Voluntary Products	American Fidelity
Legal & Identity Services	Legal & ID Shield
Ambulance Coverage	MASA Transport

To Whom It May Concern:

Effective immediately, this letter will authorize you to recognize **HUB International**, as our Agent of Record as it relates to data and policy access. As of receipt of this authorization, please release any information pertaining to our City to **HUB International**. Effective immediately, HUB will act as our sole representative in all matters pertaining to any policies/contracts that we have placed or may choose to place with your company. All future commissions would be payable to HUB International. Any questions related to this request can be directed to Heath Haigood, lead consultant, Drew Herter, Marketing Specialist and Brett Bowers, Senior Employee Benefits Specialist.

HUB International

Heath.Haigood@hubinternational.com

Phone: (940) 632-8093

Brett.Bowers@hubinternational.com

Phone: (346) 237-7884

Drew.Herter@hubinternational.com

Phone: (972) 585-3756

Thank you for your attention to this matter.

Sincerely,

Beth Walls

Director of Human Resources / City Secretary

Phone: (817) 790-3351

Email: wallsb@cityofalvarado.org



City Council Meeting Management Report

Meeting Date: April 15, 2024

Contact: Justin French, Community Development Director

AGENDA ITEM:

Public hearing, consideration and action to approve Ordinance 2024-0004 pertaining to the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the developable area of the site's north end as *Industrial/Utility* use and the developable area of site's south end as *Low Density Residential* use, while the area along the tributary through the site is designated as *Floodplain*. Accompanying this rezoning request is a request to amend the site's *Industrial/Utility* area on FLU map to *Low Density Residential* use; which generally includes single-family detached residences at a targeted density of four dwelling units per acre. The requested rezoning and concept plan is consistent with recent trends in favor of *Low Density Residential*.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the drafted Ordinance No. 2024-0004.

Per Sec. 42-35(d)(3) of the zoning ordinance, procedures for establishing a Planned Development District are expanded beyond a zoning map amendment with concept plan approval in that the City Council shall determine if a public hearing is required or not for City Council's consideration of the development plan's approval. Staff suggests the City Council stipulate with any motion to approve that public hearings be held by the Planning and Zoning Commission and City Council for consideration of development plan approval.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Application
Location Map
Future Land Use Map
Zoning Map
Property Owner Notice List
Notices
GH District Quick Reference
Drafted Ordinance 2024-0004

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 12/8/2023 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Ron Welborn PH: (817) 808-7767

MAILING ADDRESS: 11701 SOUTH FWY, BURLESON, TX, 76028

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

NAME OF OWNER: 275 ALVARADO LLC PH: (817) 808-7767

MAILING ADDRESS: 11701 SOUTH FWY, BURLESON, TX, 76028

STREET ADDRESS OF PROPERTY: 804 E Davis Ave, Alvarado, TX ACREAGE: 49.85 AC

LEGAL DESCRIPTION: ABST 770 TR 20,22,34 A SPIVA

PRESENT ZONE OF PROPERTY: A PRESENT USE: Agricultural

REQUESTED ZONE: PD PROPOSED USE: Single-Family Res./ Non-Residential

REASON FOR CHANGE: Development of Single-Family Subdivision

USAGE OF ADJACENT PROPERTY NORTH: Manufacturing/Industrial District - Light

SOUTH: Single Family District - 2

EAST: Planned Development District

WEST: Single Family District - 2

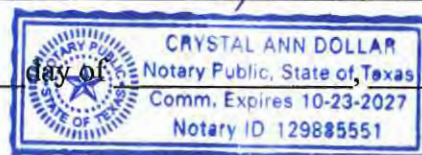
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property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

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

OWNER: Ron Welborn - 275 Alvarado, LLC

SWORN TO AND SUBSCRIBED before me this 12-13-2023 day of December, by the person whose signature appears directly above.



<Seal>

Notary Public in and for The State of Texas.

My Commission expires 10-23-2027 Page 149 of 173

Figure 18. Future Land Use Current

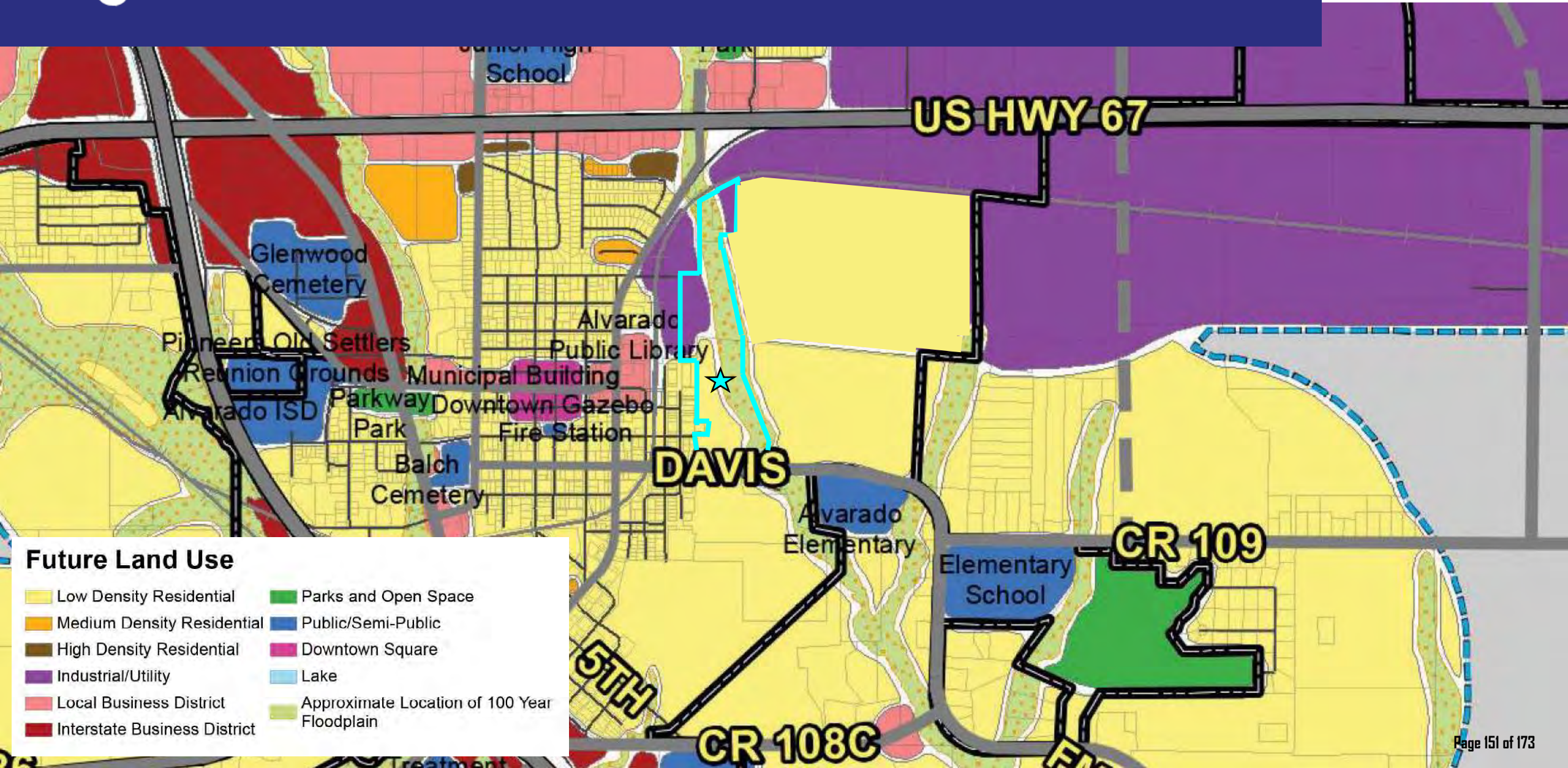
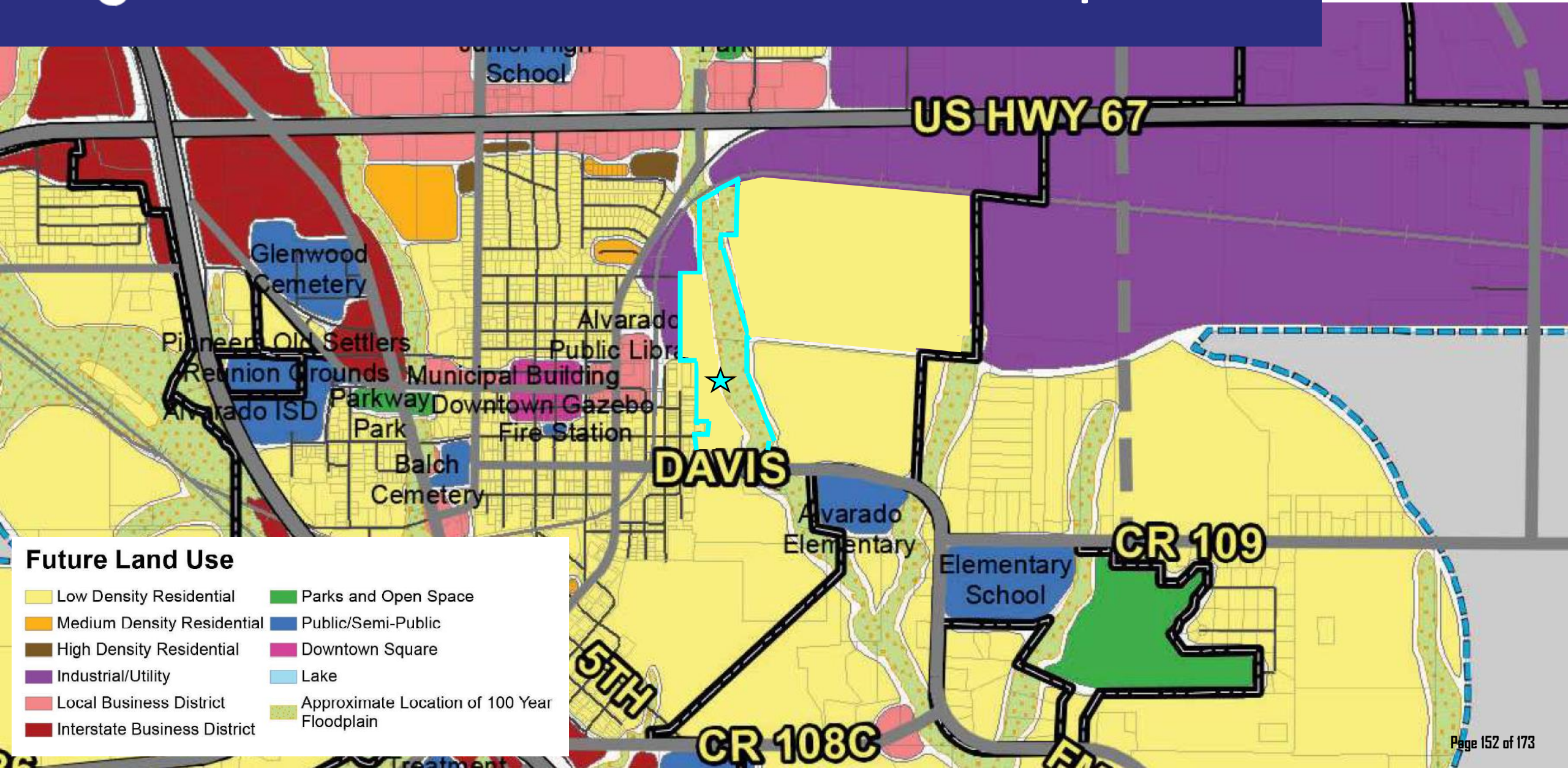


Figure 18. Future Land Use Proposed

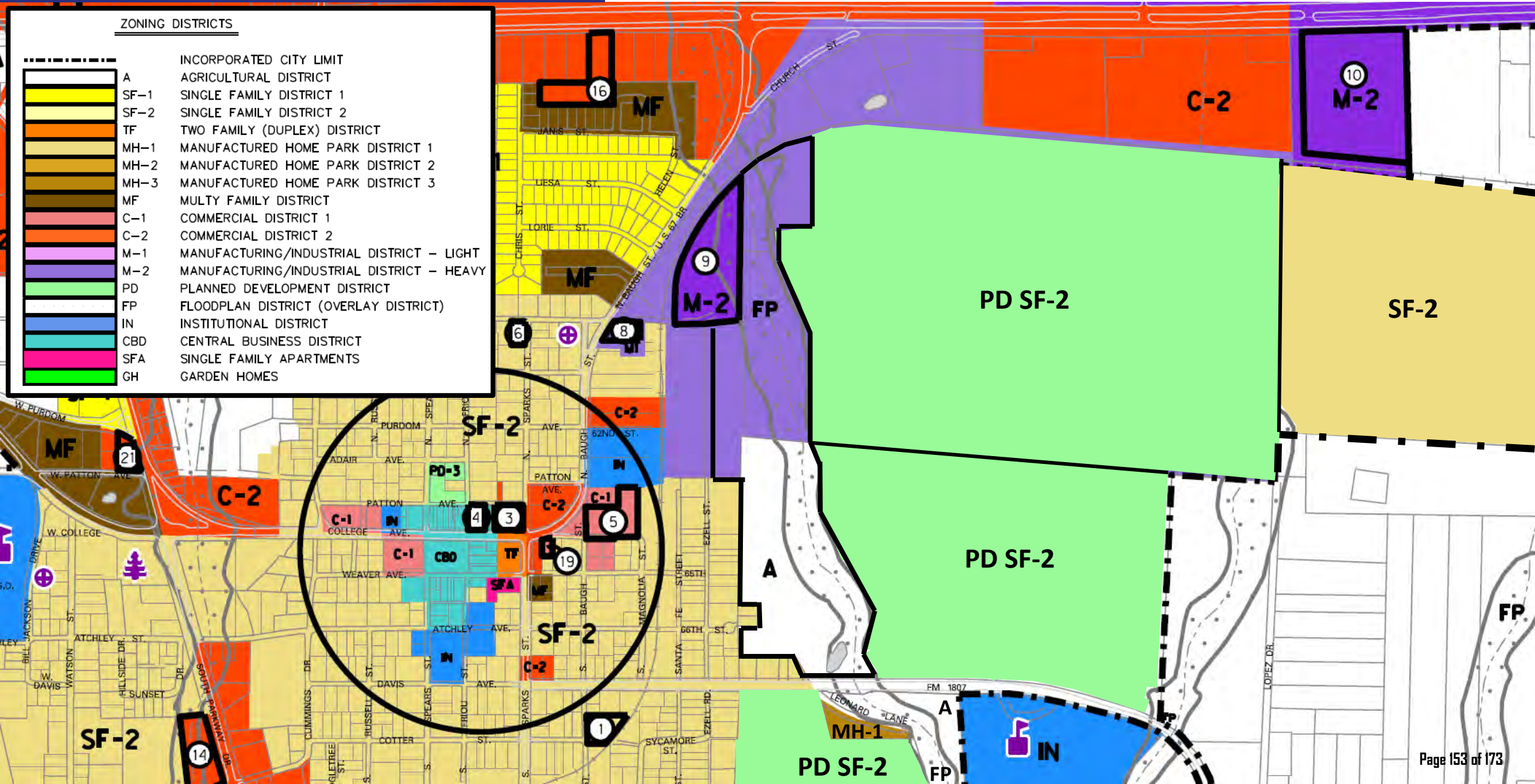


Current Zoning Map

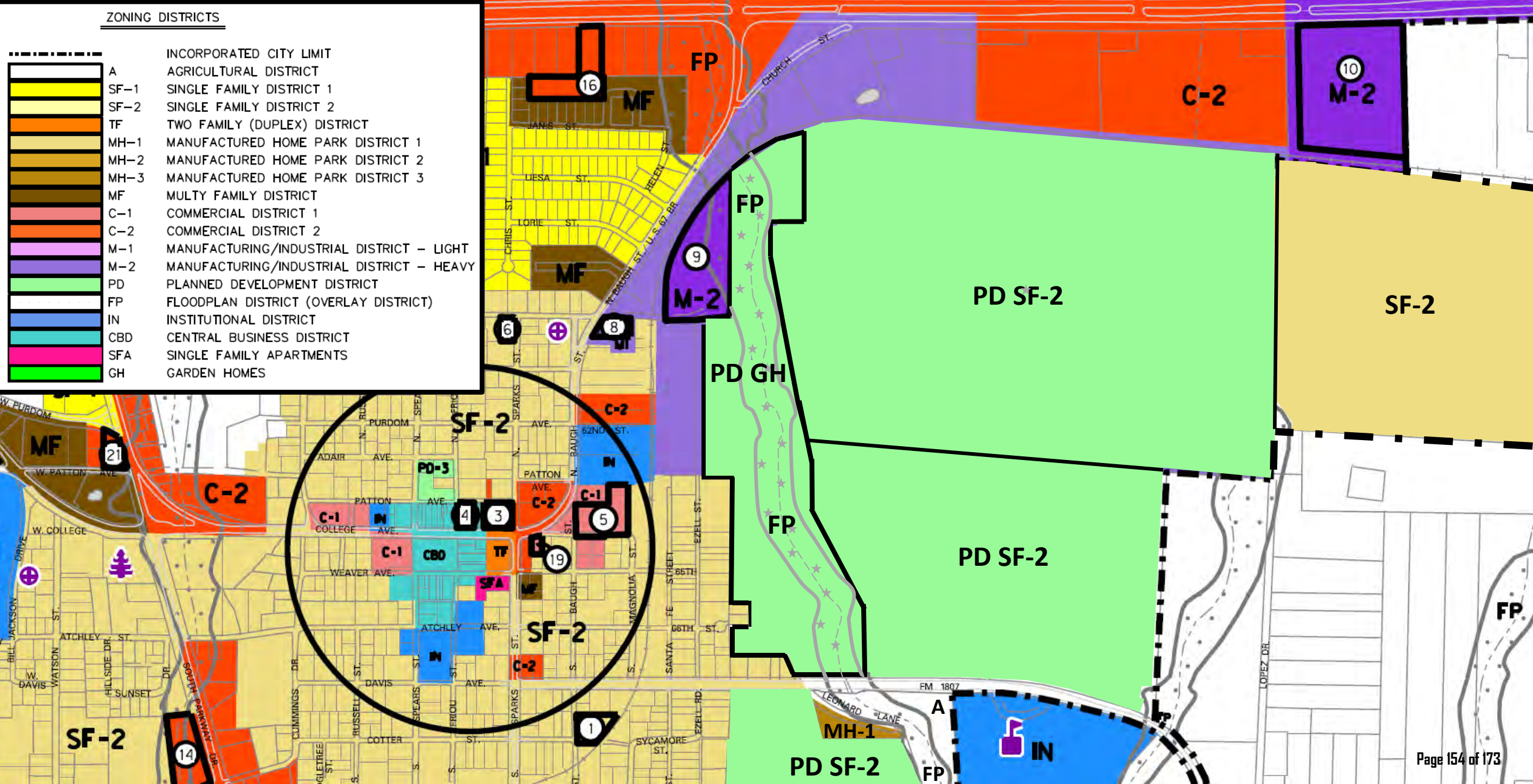
ZONING DISTRICTS



- INCORPORATED CITY LIMIT
- A AGRICULTURAL DISTRICT
- SF-1 SINGLE FAMILY DISTRICT 1
- SF-2 SINGLE FAMILY DISTRICT 2
- TF TWO FAMILY (DUPLEX) DISTRICT
- MH-1 MANUFACTURED HOME PARK DISTRICT 1
- MH-2 MANUFACTURED HOME PARK DISTRICT 2
- MH-3 MANUFACTURED HOME PARK DISTRICT 3
- MF MULTY 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



Alvarado Address	Owner within 200 Feet	Mailing Address	City	St	Zip Code	PID
711 E. Davis Ave	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.0770.01620
709 E. Davis Ave	T.J. & Denise Miller	PO Box 316	Joshua	TX	76058	126.0770.01670
707 E. Davis Ave	Arferro Investments LLC	7104 Monterrey Dr.	Fort Worth	TX	76112	126.0770.01640
705 E. Davis Ave	Rez Real Estate Investments LLC	PO Box 961	Waxahachie	TX	75168	126.2431.14291
703 E. Davis Ave	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.2431.14290
701 E. Davis Ave	George and Latreice Cole	PO Box 1466	Alvarado	TX	76009	126.2431.14300
403 Ezell St	Maximilian Schmidt	403 Ezell St	Alvarado	TX	76009	126.2431.14280
403 Ezell St	Maximilian Schmidt	403 Ezell St	Alvarado	TX	76009	126.2431.14275
700 E. Atchley St	Hazel Lee Holbert	700 E. Atchley	Alvarado	TX	76009	126.2431.14260
401 Ezell St	Miguel Martinez	4509 Sunshine Ln	Alvarado	TX	76009	126.2431.14270
703 E. Atchley St	Moses Cephus Etux	PO Box 210	Alvarado	TX	76009	126.0770.00140
701 E. Atchley St	Jo Ann Wilcox	PO Box 980	Alvarado	TX	76009	126.0770.01680
305 Ezell St	Zaddie Bell Hemphill	PO Box 742	Alvarado	TX	76009	126.2431.14150
303 Ezell St	Barbara Ann Grant	PO Box 701	Alvarado	TX	76009	126.2431.14120
301 Ezell St	Anthony Byrd & Rachel King	301 Ezell St	Alvarado	TX	76009	126.2431.14100
207 Ezell St	Armando Ramirez	12372 Silver Mist Trl	Burleson	TX	76028	126.2431.13990
205 Ezell St	Kleinert Parker James Etux Mattie Jaye	205 Ezell St	Alvarado	TX	76009	126.2431.13970
203 Ezell St	Koch Patricia Etvir	203 Ezell St	Alvarado	TX	76009	126.2431.13955
201 Ezell St	Losawyer Kolton Etux Alexis N.	201 Ezell St	Alvarado	TX	76009	126.2431.13950
201B Ezell St	Brown Bennie & Gracie Norwood Estate &	PO Box 19456	Los Angeles	CA	90019	126.2431.13840
205 Santa Fe St	CM Jackson Enterprises LLC	7300 Hinton Dr	Mansfield	TX	76063	126.2431.12121
201 Santa Fe St	Sherman Stevenson	PO Box 182	Alvarado	TX	76009	126.2431.12120
502 E. Shelton St	I & H Management Co LLC	502 E. Shelton	Alvarado	TX	76009	126.2431.11900
404 E. Shelton St	I & H Management Co LLC	502 E. Shelton	Alvarado	TX	76009	126.0737.00030
504 N. Baugh St	Gonzales Mario A. & Martha Alejandra	8300 Marianna Way	Alvarado	TX	76009	126.3837.00020
900 Church St	Fundamental Baptist Church of Alvarado	PO Box 472	Alvarado	TX	76009	126.2354.00010
902 Church St	Fundamental Baptist Church of Alvarado	PO Box 472	Alvarado	TX	76009	126.2354.00020
908 Church St	Texas Conference Association	PO Box 800	Alvarado	TX	76009	126.3978.01010
347 Rock Sparrow Ln	HMH Eagle Glen Land LLC	1038 Texan Trl	Grapevine	TX	76051	126.0770.00895
347 Rock Sparrow Ln	HMH Eagle Glen Land LLC	1038 Texan Trl	Grapevine	TX	76051	126.0770.00485
104 Lenard Ln	Jesse Charles & Nina Lenard	102 Lenard Ln	Alvarado	TX	76009	126.0770.01390
703 Santa Fe	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.0770.00260

101 Rock Sparrow Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20002
105 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21202
109 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21203
113 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21204
117 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21205
121 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21206
125 Rock Sparrow Ln	Canas Samuel Ricardo Etux Adriana	125 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21207
129 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21208
201 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21209
205 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21210
209 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21211
213 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21212
217 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21213
219 Rock Sparrow Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20003
221 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21215
225 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21216
229 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21217
233 Rock Sparrow Ln	Cardenas Leonardo Etux Laura	233 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21218
237 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21219
241 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21220
301 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21221
305 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21222
309 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21223
313 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21224
317 Rock Sparrow Ln	Landon Cameron J. Etux Taylor R. Quiring	317 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21225
321 Rock Sparrow Ln	Garay David & Murillo Amy	321 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21226
325 Rock Sparrow Ln	Borja Antonio P. Jr. & Noemi & Hunter Allen	325 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21227
329 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21228
333 Rock Sparrow Ln	Rosales Elizabeth G. Etvir Carlos H.	333 Rock Sparrow Ln	Alvarado	TX	76092	126.2190.21229
337 Rock Sparrow Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21230
341 Rock Sparrow Ln	Estrello Mark Etux Karla	341 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21231
345 Rock Sparrow Ln	Austin Mattie Etvir Matthew	345 Rock Sparrow Ln	Alvarado	Tx	76009	126.2190.21232
1001 Nighthawk Trl	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21324
1000 Nighthawk Trl	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21001

1008 Nighthawk Trl	Santos Elizabeth Etvir Vincent Aguilar	1008 Nighthawk Trl	Alvarado	TX	76009	126.2190.21002
901 Kingbird Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.21028
900 Kingbird Ln	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20817
1001 Snowy Owl Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20818
1000 Snowy Owl Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20601
901 Imperial Eagle Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20624
900 Imperial Eagle Dr	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20318
1001 Raptor Rd	Dubose Model Home Investors 207 LP	6605 Cypresswood Dr, Ste 430	Spring	TX	77379	126.2190.20319
1000 Raptor Rd	Bloomfield Homes LP	1050 E. Hwy 114, Ste 210	Southlake	TX	76092	126.2190.20116
100 Sunflower Ln	Eagle Glen Homeowners Assoc Inc.	2425 N. Central Expwy, Ste 500	Richardson	TX	75080	126.2190.20001

	Owner, Applicant, ISD	Mailing Address	City	St	Zip Code
275 Alvarado LLC	Owner	11701 South Fwy	Burleson	TX	76028
Alvarado ISD	ISD	PO Box 387	Alvarado	TX	76009



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

March 22, 2024

275 Alvarado, LLC
Attn: Ron Welborn
11701 South Fwy
Burleson, TX 76028

The City of Alvarado has received your request for approval of of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

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 Thursday, the 11th day of April 2024, 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 15th day of April 2024, 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



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

March 22, 2024

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. This development is anticipated to yield 160 new residences within two or three years.

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 Thursday, the 11th day of April 2024, 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 15th day of April 2024, 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

March 22, 2024

Dear Property Owner,

The City of Alvarado has received the request made by 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial District (M-1) with portions in the Floodplain (FP) Overlay to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay on 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations.

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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 15th day of April 2024, 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

Member Texas Municipal League

Sec. 42-23. GH garden home district.

- (a) *Purpose.* The GH district provides for the construction of detached single family homes on zero lot line lots. In all other respects, the GH district is intended to provide the same benefits and atmosphere as other single family districts. This district can be appropriately located in proximity to multifamily residential areas and certain neighborhood local retail and office uses.
- (b) *Permitted uses and parking regulations.*

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
Garden (patio) home	2 enclosed spaces per unit, must be attached to main structure
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:	2,800 square feet ¹
Minimum lot width:	25 linear feet on residential streets and 35 linear feet on collector and major streets
Minimum lot depth:	120 linear feet
Minimum front yard:	15 linear feet ²
Minimum side yard:	0 linear feet ³
Minimum rear yard:	5 linear feet ⁴
Maximum ground coverage:	45/65 ⁵

Maximum density per acre:	12 DU
Height:	35 linear feet

- ¹ A lot of less than 2,800 square feet may be used for a garden home or other 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 minimum front yard shall be 15 feet, provided that in no case shall a garage or carport fronting onto a street be less than 20 feet from the property line adjacent to the street. The front yard setback may be staggered, varied, or reduced to a minimum setback of ten feet for lots facing cul-de-sac or loop streets not exceeding 400 feet in length, with the approval of a site plan or subdivision plat. Under this provision the maximum setback shall be 25 feet. A minimum lot depth of 65 feet, as measured from front building line to rear lot line, shall be maintained.
- ³ The minimum side yard shall be zero feet except that there shall be at least ten feet of separation between structures. When garden (patio) homes are constructed with a zero side yard, five feet on the lot adjacent to the zero setback shall be dedicated as an access/maintenance easement for the zero setback garden home. There shall be a minimum side yard setback of 20 feet from any property line adjacent to a street. Side yard setbacks and access/maintenance easements shall be shown on the subdivision plat.
- ⁴ The minimum rear yard shall be five feet for a single story structure and 15 feet for any two-story structure. If access is from an alley, the minimum setback will be 20 feet for garages or carports. 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) *Site plan required.* A site plan meeting the requirements of section 42-56 shall be required for each application for the development of a garden home in the GH district.
- (e) *Specific uses.* The following specific uses are allowed in the GH 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

(f) *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 regulations 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.
- (g) *Common area maintenance.* To ensure the long-term maintenance of common land and facilities in garden home developments, the following shall be required:
- (1) Plats and site plans shall be approved subject to the submission of a legal instrument setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas and other commonly owned facilities. No such instrument shall be acceptable until approved by the city attorney as to legal form and effect. A homeowners' association (HOA) is the most widely accepted technique for managing commonly owned property. Such association shall provide proof of incorporation prior to issuance of a construction permit.
 - (2) The HOA or other similar management entity shall be organized as a nonprofit corporation with automatic membership in the management entity when property is purchased. This shall be specified in the covenants which run with the land and which bind all subsequent owners. Covenants for maintenance assessments shall also run with the land. Included in the maintenance covenants shall be procedures for changing them at stated intervals. Deeds shall also reference the rights and responsibilities of property owners to the management entity. The management entity shall also be responsible for liability insurance, local taxes, and the maintenance of all commonly held facilities through the use of a pro rata formula for all property owners.
- (h) *Usable open space requirements.* Each parcel of land developed under garden home standards shall provide usable open space totaling 15 percent of the area of the parcel. Such open space shall have a maximum slope of ten percent and shall be exclusive of street and alley rights-of-way and/or easements, individually platted lots without open space easements, private yards and patios. The 15 percent shall be computed on the percentage of total platted area in a garden home subdivision, excluding right-of-way for major and secondary streets (as described in the current comprehensive plan). At the time of site plan and/or subdivision plat approval, the city council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
- (i) *Additional landscaping.* In addition to any required landscaping for common areas, the front yard and parkway areas shall be landscaped and permanently maintained.

(Ord. No. 2015-005, § 1, 4-20-2015)

ORDINANCE NO. 2024-0004

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT AND LIGHT MANUFACTURING/INDUSTRIAL (M-1) DISTRICT WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR GARDEN HOME (GH) DISTRICT USES WITH PORTION IN THE FLOODPLAIN (FP) OVERLAY DISTRICT WITH CONCEPT PLAN APPROVAL AND DEVIATIONS, A PORTION OF TRACTS 20, 21, 22, AND 34 OF THE A. SPIVA SURVEY, A-770, BEING 49.85 ACRES APPROXIMATELY ADDRESSED AT 804 E. DAVIS AVENUE, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, The City Council amends the Future Land Use map in the Alvarado Comprehensive Plan to change future land use designation of a portion of 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 Future Land Use map in the Alvarado Comprehensive Plan is hereby amended to change the future land use designation of the hereinafter described property:

Approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, from Low Density Residential, Industrial/Utility, and Floodplain land use categories to Medium Density Residential and Floodplain land use categories, in the City of Alvarado, Johnson County, Texas.

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

Approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portion in the Floodplain (FP) Overlay District with concept plan approval and deviations, in the City of Alvarado, Johnson County, Texas.

SECTION 3. The Permitted Uses and Development Standards attached hereto as Exhibit “A” and the Concept 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 Concept Plan for this Planned Development District.

SECTION 4. 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 5. 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 6. 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 7. 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 8. 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 15th day of April, 2024 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

(See Next Page)

EAGLE GLEN WEST

PD DEVELOPMENT STANDARDS

- I. Purpose and Intent. - The purpose of this Planned Development district is to allow for the development of the Eagle Glen West, garden home residential community.
- II. Permitted Uses.
 - a. Uses are permitted in accordance with Section 42-23 of the Zoning Ordinance.
 - b. Model homes associated with the sale of garden home residences are permitted on the Property until all residences are occupied. Temporary sales offices (i.e., Trailers) are allowed only until model homes are built and a certificate of occupancy is issued.
- III. Residential uses.
 - a. For purposes of applying provisions in the Zoning Ordinance, residential uses shall be considered to be in a Garden Home GH District.
 - b. Section III shall apply to all residential uses, as well as temporary model homes except as noted in the PD ordinance.
 - c. Permitted uses shall be as defined in Section 42-23 of the Zoning Ordinance except as noted in the PD ordinance.
 - d. Area and height Regulations.
 - i. See Table 1 for area and height regulations.
- IV. Landscaping. See Article 42-839 of the Zoning Ordinance.
- V. Planned Development District Garden Home Design Standards. All the standards associated with Section 42-23 (GH Garden Home District) shall apply as amended herein (Table 1)

TABLE 1
GARDEN HOME AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(average linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
GH	2,800	30	110	15/20***	5/10	15	35	45/65	1,200	4.0

* 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.

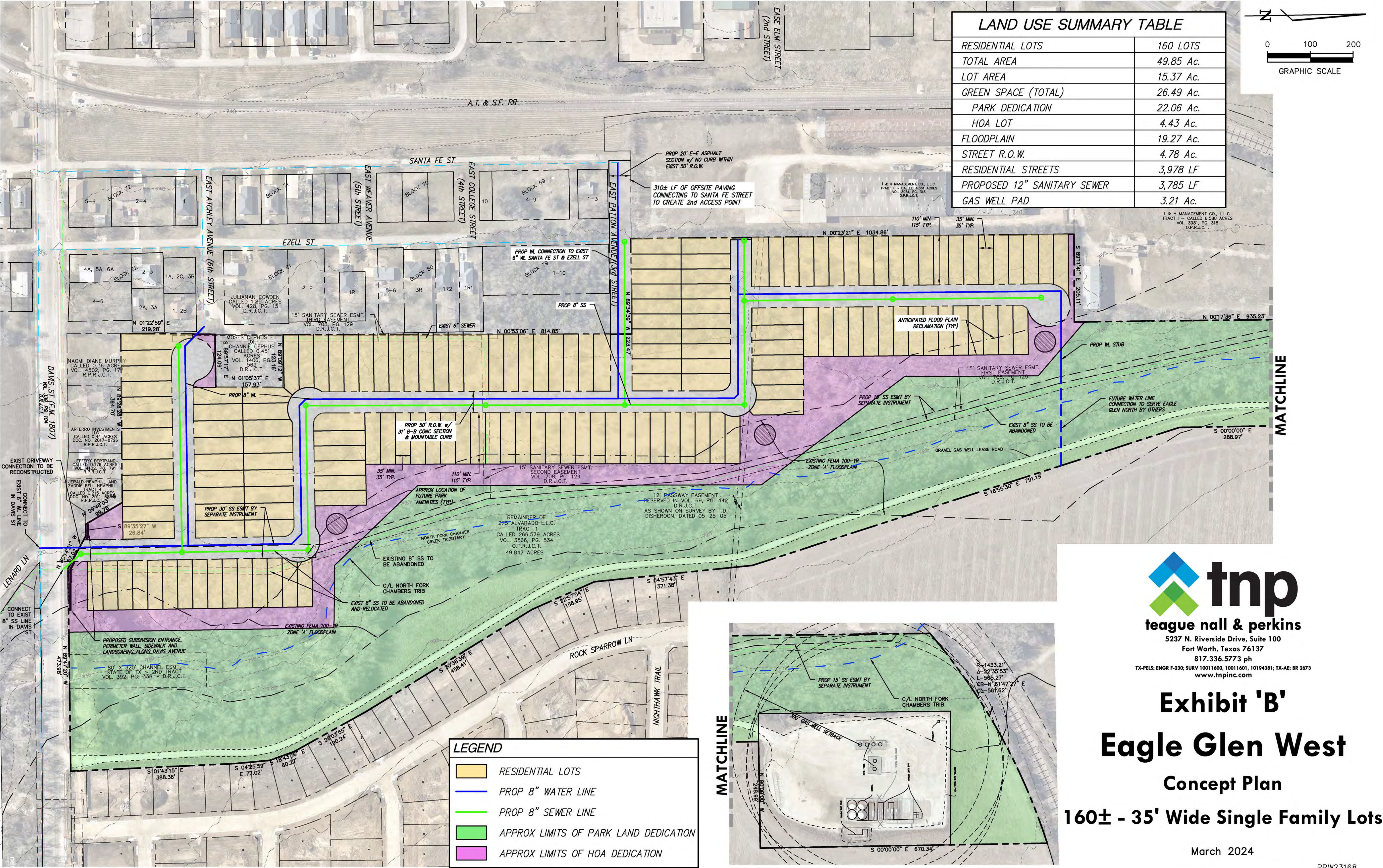
** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

*** Front setback for garage.

- VI. Concept Plan. Development of the Property shall generally comply with the attached as Exhibit “B” to this Ordinance. Inclusion of the Concept Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Concept Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.
- VII. Amendments to the Planned Development Ordinance. If the City receives an application to re-zone only a portion of the Property, the City shall consider the re-zoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
- VIII. Timing of Certain Improvements.
- Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
 - Residential model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

**Exhibit “B”
Concept Plan**

(See Next Page)



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Exhibit 'B'
Eagle Glen West
Concept Plan
160± - 35' Wide Single Family Lots

March 2024

RRW23168



City Council Meeting Management Report

Meeting Date: 4/12/2024

Contact: Paul DeBuff, City Manager

Phone: 817-790-3351 Ext. 113

AGENDA ITEM:

Consideration and action on authorizing City Manager to execute a Purchase Agreement for 310 W. Atchley.

BACKGROUND & FINDINGS:

- The City has been in discussions with the owner of 310 W. Atchley Street for the possible purchase of the property. The City and property owner have reached a verbal agreement on various deal points regarding a possible purchase.
- Staff is asking Council to authorize the City Manager to execute the real estate contract purchasing the property after the requisite option period.

RECOMMENDATION:

Authorize the City Manager to execute a Purchase Agreement for 310 W. Atchley.

MANAGEMENT REVIEW: Paul DeBuff, City Manager