

City of Alvarado  
County of Johnson  
State of Texas  
Zoning Board of Adjustment  
August 15, 2024  
6:30 p.m.

**AGENDA**

The City of Alvarado Zoning Board of Adjustment will meet in Regular Session on Thursday, August 15, 2024 at 6:30 p.m. in the Council Chambers at City Hall located at 104 W. College Avenue in Alvarado, Texas, for the following agenda:

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION

1. Public hearing, consideration and action on the application of Rob McClain with HMH Eagle Glen Land LLC for approval of a special exception to waive required off-street parking at the proposed Eagle Glen North Addition's amenity center on a portion of 150 acres known as tracts in the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

ADJOURNMENT

**ACCESSIBILITY STATEMENT**

City Hall is wheelchair accessible. The exit and parking ramp 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 request to contact the Community Development Office at 817-790-3351, or by e-mail [frenchj@cityofalvarado.org](mailto:frenchj@cityofalvarado.org). Please contact the city 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 based on race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, at a place that is convenient and readily accessible to the general public at all times and said Agenda was posted on August 10, 2024 by 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



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

**CITY OF ALVARADO  
ZONING BOARD OF ADJUSTMENTS  
Regular Called Meeting  
County of Johnson  
State of Texas  
June 17, 2024  
MINUTES**

The Zoning Board of Adjustments of the City of Alvarado met in Regular Called Session on Monday, June 17, 2024 at 6:20 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Cherry Bryant	*	Member
Beverly Short	*	Member
Lydia Moon	*	Member
Michael Bennet	*	Member
Jacob Wheat	*	Chairperson (Alternate)
Kevin Thomas	*	Member (Alternate)

The following were absent for roll call:

Scott Arthur	*	Member
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Others Present Included:

Justin French	*	Community Development Director
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Chairperson Jacob Wheat called this regular meeting to order at 6:25 P.M. and gave the invocation.

**PLEDGE OF ALLEGIANCE**

**CONSIDERATION AND ACTION REGARDING APPROVAL OF MINUTES FROM PRIOR MEETING.**

Motion was made by Member Lydia Moon, duly seconded by Member Beverly Short to approve the minutes of the prior meeting. This motion was supported by five votes of approval and zero votes opposed with ZBA Alternate Kevin Thomas sitting in for ZBA Member Scott Arthur. Motion carried.

**PRESENTATION OF ZBA MEMBERSHIP, ROLL, AND PROCEDURES.**

Community Development Director Justin French presented a brief refresher to the Board on the ZBA membership, roll, and procedures.

Chairperson Jacob Wheat then adjourned this regular meeting at 6:30 p.m.

Passed and approved this \_\_\_ day of \_\_\_\_, 2024.

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Jacob Wheat, Chairperson

ATTEST:

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Justin French, AICP  
Community Development Director



## **Zoning Board of Adjustment Meeting Management Report**

Meeting Date: August 15, 2024

Contact: Justin French, Community Development Director

### **AGENDA ITEM:**

Public hearing, consideration and action on the application of Rob McClain with HMH Eagle Glen Land LLC for approval of a special exception to waive required off-street parking at the proposed Eagle Glen North Addition's amenity center on a portion of 150 acres known as tracts in the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

### **BACKGROUND & FINDINGS:**

Sec. 42-95(h)(4) of the zoning ordinance authorizes the Zoning Board of Adjustment, subject to full and complete compliance with any and all conditions listed, together with such other conditions as the Board may impose, to waive or reduce the parking and loading requirements in any of the districts, whenever the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or a convenience.

On September 20, 2021, the Alvarado City Council approved the Eagle Glen North Planned Development zoning and preliminary plat, where each depicted an amenity center/recreation area in the northeast corner of the site on proposed open space Lot 19x, Block 1. The exhibits in the planned development ordinance include trails surrounding the amenity center and providing access from a trail traversing to the south end of the development.

The Eagle Glen North Public Improvement District was created on July 18, 2022, and described the general nature of the authorized improvements to include design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, artwork, lighting and any similar items located therein.

On April 19, 2024, the City received the proposed final plat of Eagle Glen North Addition Phase 1c, showing eleven lots within the area shown as an amenity center in exhibits of the planned development zoning and open space Lot 19x on the preliminary plat.

On July 2, 2024, the City received the developer's amenity center parking plan for 18 on-street parking spaces near the amenity center, no off-street parking spaces at the amenity center, and no trails to the amenity center other than the standard sidewalk along the cul-de-sac street that the amenity center is addressed upon.

### **FINANCIAL IMPACT:**

None.

### **RECOMMENDATION:**

The concurring vote of at least four members of the Board is necessary to decide in favor of an applicant on a matter on which the Board is to pass.

**MANAGEMENT REVIEW:**

Paul DeBuff, City Manager

**ATTACHMENTS:**

Application

Applicant's Letter Requesting Special Exception

Location Map

Notices

Sec. 42-22 of the Alvarado Zoning Ordinance

Article X of the Alvarado Zoning Ordinance

Ord. No. 2021-010 Eagle Glen North Planned Development

9/20/21 Approved Eagle Glen North Addition Preliminary Plat

9/20/21 Res. R2022-017 Eagle Glen North PID 7/18/22

Proposed Eagle Glen North Addition Phase 1C Final Plat 4/19/24

Applicant's Amenity Center Concept Plan 7/2/2024

Applicant's Amenity Center Parking Plan 7/2/2024

# CITY OF ALVARADO

## SPECIAL EXCEPTION

DATE: 6/27/2024 CLERK: \_\_\_\_\_ FEE: \_\_\_\_\_ CASE NO: \_\_\_\_\_

NAME OF APPLICANT: Rob McClain PH: (972) 754-2948

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

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

NAME OF OWNER: Rob McClain- HMH EAGLE GLEN LAND LLC PH: (972) 754-2948

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

STREET ADDRESS OF PROPERTY: 347 Rock Lane ACREAGE: 60.72

LEGAL DESCRIPTION: ABST 770 TR 20A A SPIVA

PRESENT USE: AG PROPOSED USE: PD

ORDINANCE SECTION AUTHORIZING SPECIAL EXCEPTION: 211.008-211.011

USAGE OF ADJACENT PROPERTY NORTH: INDUSTRIAL

SOUTH: PD

EAST: AG

WEST: AG

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 indentifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

SIGNED: 

REQUESTED BY

SIGNED: 

OWNER



June 27, 2024

Mr. Justin French  
Community Development Director  
City of Alvarado  
104 W. College Ave  
Alvarado, TX 76009

**RE: Eagle Glen North Parking Special Exception Request**

Mr. French,

We respectfully request a special exception to the development parking regulations in code SF-2, which states that 1 parking space is required per 100 sf for pool and deck area land uses. In Eagle Glen North, the proposed amenity center, located in the Phase 1C final plat area, includes the following footprints:

- Swimming pool is 1,890 SF;
- Splash pad is 855 SF;
- Decking is 6,825 SF.

This current code would require approximately 95 parking spaces for the amenity center.

Per coordination with Cody Johnson, RLA, ASLA LI with Johnson Volk Consulting, who has worked on hundreds of Amenity Centers across DFW, we have provided projects of similar scope and size below to show how other local municipalities have provided parking for these private amenity centers.

Example Projects:

Patriot Estates - Venus: 15 parking stalls. (only 3 spaces were required)

Coventry Crossing - Midlothian: 4 spaces

Redden Farms - Midlothian: 10 spaces

Plantation - Burleson: 11 spaces

Below is a list of comparative cities requirements that we could point to in support of a variance:

Midlothian - No requirements

Fort Worth - No Requirements

Venus - 1 parking space per 400 SF of building area. Pools and pool decks do not count.

Burleson - 1 parking space for every 4 users based on the building square footage. Pools and pool decks do not count.

In addition, please see attached grading plan for the proposed parking with ADA accessibility. The exhibit represents 18 parking spaces, 1 of which is an accessible space. This provides greater amounts of off street parking than neighboring municipalities require and still allows for fire turning movements in the cul-de-sac.

Thanks for your consideration and assistance.

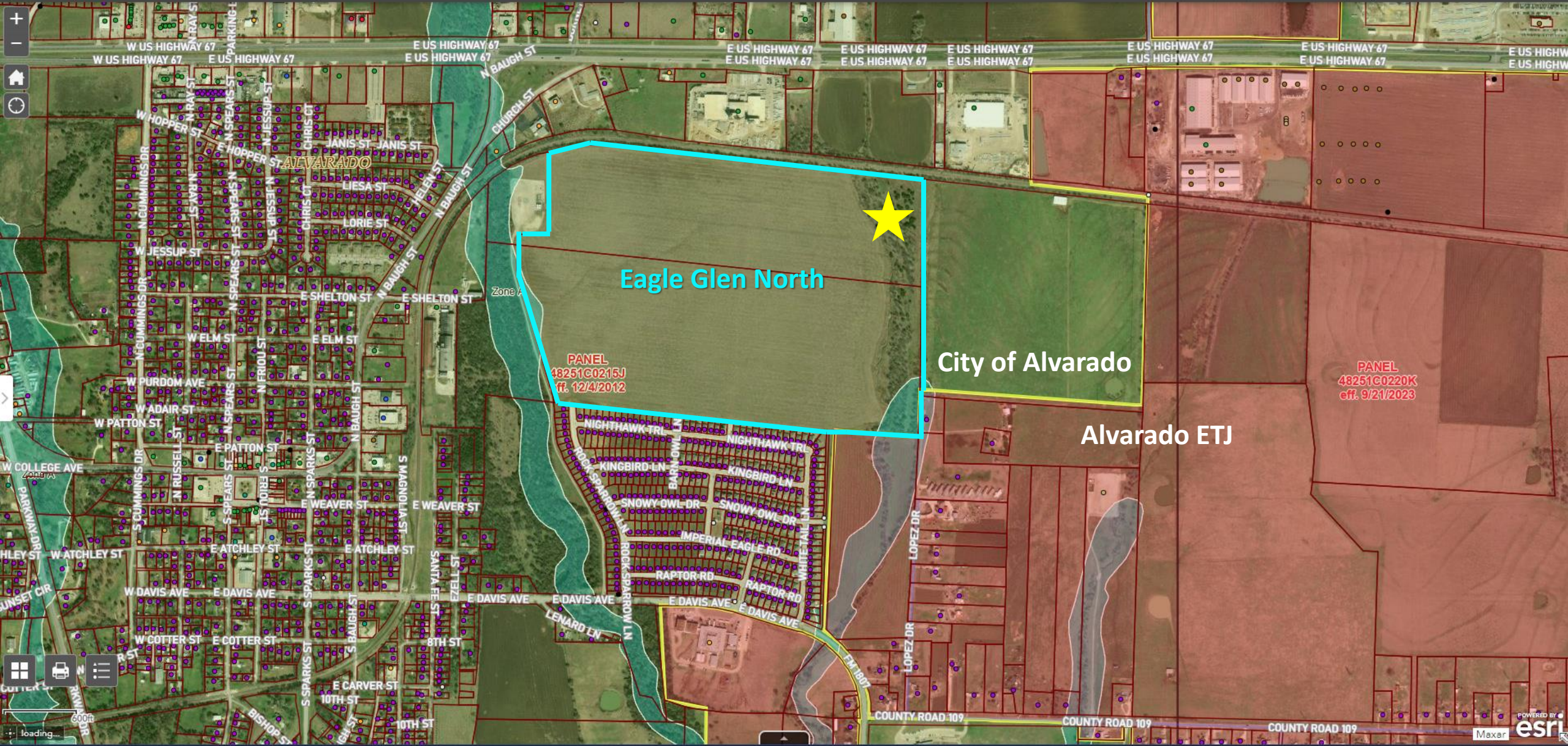
Please contact me at (972) 731-3803 or [todd.hensley@kimley-horn.com](mailto:todd.hensley@kimley-horn.com) should you have questions.

Sincerely,



Todd A. Hensley, P.E.  
Project Manager

CC: Rob McClain – HistoryMaker Homes  
Cody Johnson, RLA, ASLA LI – Johnson Volk Consulting



Eagle Glen North

City of Alvarado

Alvarado ETJ

PANEL  
48251C0215J  
eff. 12/4/2012

PANEL  
48251C0220K  
eff. 9/21/2023

<b>Alvarado Address</b>	<b>Owner within 200 Feet</b>	<b>Mailing Address</b>	<b>City</b>	<b>State</b>	<b>Zip Code</b>	<b>PID</b>
8023 Lopez Drive	Alvarado by Morning LLC	3000 Race St Ste 100	Ft Worth	TX	76111	126.0770.01570
1400 E. Hwy 67	Hal Allen Family LP	713 Wakefield	El Paso	TX	79922	126.0770.01340
1380 E. Hwy 67	Kristin Foytik & Cody Creamer	1380 E. Hwy 67	Alvarado	TX	76009	126.3880.00010
1200 E. Hwy 67	275 Alvarado LLC	11701 S. Frwy	Burleson	TX	76028	126.0770.00105
804 E. Davis Ave.	275 Alvarado LLC	11701 S. Frwy	Burleson	TX	76028	126.0770.00890
804 E. Davis Ave.	275 Alvarado LLC	11701 S. Frwy	Burleson	TX	76028	126.0770.00480
804 E. Davis Ave.	275 Alvarado LLC	11701 S. Frwy	Burleson	TX	76028	126.0770.00880
1110 E. Hwy 67	Quikrete Companies LLC	5 Concourse Pkwy Ste 1900	Atlanta	GA	30328	126.0770.00107
1008 E. Hwy 67	Quikrete Companies LLC	5 Concourse Pkwy Ste 1900	Atlanta	GA	30328	126.0770.00100
910 E. Hwy 67	Frances Elaine Kenny	910 E. Hwy 67	Alvarado	TX	76009	126.0770.01360
908 Church Street	Texas Conference Association	PO Box 800	Alvarado	TX	76009	126.3978.01010
902 Church Street	Fundamental Baptist Church of Christ	PO Box 472	Alvarado	TX	76009-0472	126.2354.00020
333 Rock Sparrow Ln	Elizabeth G. Rosales Etvir Carlos H.	333 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21229
337 Rock Sparrow Ln	McDowra Mallory R Kirkhart Etvir Joseph K. Kirkhart	337 Rock Sparrow Ln	Alvarado	TX	76009	126.2190.21230
341 Rock Sparrow Ln	Mark Estrello 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
1205 Snowy Owl Dr	Eagle Glen Homeowners Assoc Inc.	PO Box 203310	Alvarado	TX	78720-3310	126.2190.14010
209 While Tail Ln	Nguyen Azriel D. Etux Melissa Randall	209 While Tail Ln	Alvarado	TX	76009	126.2190.14110
205 White Tail Ln	Scott Heath Family Trust	205 White Tail Ln	Alvarado	TX	76009	126.2190.14120
201 Whitle Tail Ln	Scott Rivera Etux Sonya	201 Whitle Tail Ln	Alvarado	TX	76009	126.2190.14130
1149 Nighthawk Trl	Jose A. Osorio	1149 Nighthawk Trl	Alvarado	TX	76009	126.2190.14140
1145 Nighthawk Trl	Sherry M. Ramsey	1145 Nighthawk Trl	Alvarado	TX	76009	126.2190.14150
1141 Nighthawk Trl	Julie Gunnarson	1141 Nighthawk Trl	Alvarado	TX	76009	126.2190.14160
1137 Nighthawk Trl	Brendan D. Rivera Etux Elizabeth Cruz	1137 Nighthawk Trl	Alvarado	TX	76009	126.2190.14170
1133 Nighthawk Trl	Daniel Richard Reyes Etux Kristin	1133 Nighthawk Trl	Alvarado	TX	76009	126.2190.14180
1129 Nighthawk Trl	Jakia Moss	1129 Nighthawk Trl	Alvarado	TX	76009	126.2190.14190
1125 Nighthawk Trl	Gregory Dean Garner	1125 Nighthawk Trl	Alvarado	TX	76009	126.2190.14200
1121 Nighthawk Trl	Ronald Darin Wallace & Matilde Sanchez	1121 Nighthawk Trl	Alvarado	TX	76009	126.2190.14210
1117 Nighthawk Trl	Johnnie Boyd Russell Etux Clara Villalobos	1117 Nighthawk Trl	Alvarado	TX	76009	126.2190.14220
1113 Nighthawk Trl	Anita Dodd	1113 Nighthawk Trl	Alvarado	TX	76009	126.2190.14230
1109 Nighthawk Trl	Haley Lynn Shumate Etvir Christopher R.	1109 Nighthawk Trl	Alvarado	TX	76009	126.2190.14240
1105 Nighthawk Trl	Kristian Ashlee Kohl	1105 Nighthawk Trl	Alvarado	TX	76009	126.2190.14250
1101 Nighthawk Trl	Jason McKinney Etux Trishia	1101 Nighthawk Trl	Alvarado	TX	76009	126.2190.14260

1093 Nighthawk Trl	Aaron Fontinott Etux Karajejan	1093 Nighthawk Trl	Alvarado	TX	76009	126.2190.13010
1089 Nighthawk Trl	FKH SFR Propco I LP	1850 Parkway Pl Ste 900	Marietta	GA	30067	126.2190.13020
1085 Nighthawk Trl	O. Donnell Jeremy Michael Etux	1085 Nighthawk Trl	Alvarado	TX	76009	126.2190.13030
1081 Nighthawk Trl	Morton Tiffany Lashae Etvir Marcus Brooks	1081 Nighthawk Trl	Alvarado	TX	76009	126.2190.13040
1077 Nighthawk Trl	Inman Linda Grace Etvir Tristan Doyle	1077 Nighthawk Trl	Alvarado	TX	76009	126.2190.13050
1073 Nighthawk Trl	Kelly Bradshaw	1073 Nighthawk Trl	Alvarado	TX	76009	126.2190.13060
1069 Nighthawk Trl	Comeaux Kally Rose Etvir Tanner Jacob Jump	1069 Nighthawk Trl	Alvarado	TX	76009	126.2190.13070
1065 Nighthawk Trl	Rustie Aguilar	1065 Nighthawk Trl	Alvarado	TX	76009	126.2190.13080
1061 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21309
1057 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21310
1053 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21311
1049 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21312
1045 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21313
1041 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21314
1037 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21315
1033 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21316
1029 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21317
1025 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21318
1021 Nighthawk Trl	Carmelia R. Johnson	1021 Nighthawk Trl	Alvarado	TX	76009	126.2190.21319
1017 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21320
1013 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21321
1009 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21322
1005 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21323
1001 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21324
1144 Nighthawk Trl	Ginger Boudreaux Etvir Vince	1144 Nighthawk Trl	Alvarado	TX	76009	126.2190.11200
1140 Nighthawk Trl	McCaskill Cheyanne & Aaron Brewerton	1140 Nighthawk Trl	Alvarado	TX	76009	126.2190.11190
1136 Nighthawk Trl	Lewis Kristie L. Etvir Joe E Jr	1136 Nighthawk Trl	Alvarado	TX	76009	126.2190.11180
1132 Nighthawk Trl	Hunter David B. II Etux Meagan Lynn	1132 Nighthawk Trl	Alvarado	TX	76009	126.2190.11170
1128 Nighthawk Trl	Pearce Clossie E. Etux Laura A.	1404 Elk Ridge Dr	Crowley	TX	76036-4826	126.2190.11160
1124 Nighthawk Trl	Baxley Shamara Maria Etvir Marcus Tirado	1124 Nighthawk Trl	Alvarado	TX	76009	126.2190.11150
1120 Nighthawk Trl	Simmons Brenda LaShawn Tutt	1120 Nighthawk Trl	Alvarado	TX	76009	126.2190.11140
1116 Nighthawk Trl	Alase Joyce O. Etux Adetola O.	1116 Nighthawk Trl	Alvarado	TX	76009	126.2190.11130
1112 Nighthawk Trl	Olatunji Jennifer Etux Mobalaji	1112 Nighthawk Trl	Alvarado	TX	76009	126.2190.11120
1108 Nighthawk Trl	Bartel Brett Etux Simone Kirchmyer	1108 Nighthawk Trl	Alvarado	TX	76009	126.2190.11110

1104 Nighthawk Trl	Benavides Joshua Ryan Etux Jennifer	1104 Nighthawk Trl	Alvarado	TX	76009	126.2190.11100
1100 Nighthawk Trl	Moore Anthony Jr. Etux Patsy	1100 Nighthawk Trl	Alvarado	TX	76009	126.2190.11090
1096 Nighthawk Trl	Worsham Gerald S. Etux Zerritta	1096 Nighthawk Trl	Alvarado	TX	76009	126.2190.11080
1092 Nighthawk Trl	Teresa D. Hoover	1092 Nighthawk Trl	Alvarado	TX	76009	126.2190.11070
1088 Nighthawk Trl	Lyonga Hellen Utoh	1088 Nighthawk Trl	Alvarado	TX	76009	126.2190.11060
1084 Nighthawk Trl	Chesnut Wyatt Daniel Etux Jennifer Nicole	1084 Nighthawk Trl	Alvarado	TX	76009	126.2190.11050
1080 Nighthawk Trl	Brown Bobby R. Jr. & Regina Lanett Stokes	1080 Nighthawk Trl	Alvarado	TX	76009	126.2190.11040
1076 Nighthawk Trl	Keristyn Spencer	1076 Nighthawk Trl	Alvarado	TX	76009	126.2190.11030
1072 Nighthawk Trl	Rhonda Su King	1072 Nighthawk Trl	Alvarado	TX	76009	126.2190.11020
1068 Nighthawk Trl	Granado Lakeisha Andrea	1068 Nighthawk Trl	Alvarado	TX	76009	126.2190.11010
1060 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21015
1056 Nighthawk Trl	Arcadian Select Homes LLC	PO Box 2293	Mansfield	TX	76063	126.2190.21014
1052 Nighthawk Trl	Toppin Akeem Etux Abria	1052 Nighthawk Trl	Alvarado	TX	76009	126.2190.21013
1048 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21012
1044 Nighthawk Trl	Jessica Deaton Etvir Darren	1044 Nighthawk Trl	Alvarado	TX	76009	126.2190.21011
1040 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21010
1036 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21009
1032 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21008
1028 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21007
1024 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21006
1020 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21005
1016 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21004
1012 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21003
1008 Nighthawk Trl	Elizabeth Santos Etvir Vincent Aguilar	1008 Nighthawk Trl	Alvarado	TX	76009	126.2190.21002
1000 Nighthawk Trl	Bloomfield Homes LP	1900 W Kirkland Blvd Ste 2300B	Southlake	TX	76092	126.2190.21001

**Owner, Applicant, ISD**

**Mailing Address**

**City**

**State Zip Code**

Owner/Applicant

HMH Eagle Glen Land LLC  
Attn: Rob McClain

1038 Texan Trail

Grapevine TX 76051



**City of Alvarado**  
104 W. College Ave. Alvarado, TX 76009  
817-790-3351 ♦ [www.cityofalvarado.org](http://www.cityofalvarado.org)

July 26, 2024

Dear Property Owner,

The City of Alvarado has received the request made by Rob McClain with HMH Eagle Glen Land LLC for approval of a special exception to waive required off-street parking at the proposed Eagle Glen North Addition's amenity center on a portion of 150 acres known as tracts in the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

#### NOTICE OF HEARING BEFORE ZONING BOARD OF ADJUSTMENT

Notice is hereby given that a public hearing will be held before the Zoning Board of Adjustment of the City of Alvarado on Thursday, the 15th day of August 2024, in the Council Chambers, 104 W. College Avenue, at 6:30p.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 request. This is notice of the public hearing, at which any interested persons will be given an opportunity to be heard.

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](mailto:frenchj@cityofalvarado.org).

Sincerely,

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

Justin French, AICP  
Community Development Director  
City of Alvarado  
[frenchj@cityofalvarado.org](mailto:frenchj@cityofalvarado.org)



**City of Alvarado**  
104 W. College Ave. Alvarado, TX 76009  
817-790-3351 ♦ [www.cityofalvarado.org](http://www.cityofalvarado.org)

July 26, 2024

HMH Eagle Glen Land LLC  
Attn: Rob McClain  
1038 Texan Trail  
Grapevine, TX 76051  
972.754.2948

The City of Alvarado has received your request for approval of a special exception to waive required off-street parking at the proposed Eagle Glen North Addition's amenity center on a portion of 150 acres known as tracts in the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

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Sincerely,

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

Justin French, AICP  
Community Development Director  
City of Alvarado  
[frenchj@cityofalvarado.org](mailto:frenchj@cityofalvarado.org)

## PUBLIC NOTICE

Notice is hereby given that the Alvarado Zoning Board of Adjustment will conduct a public hearing at a scheduled meeting in the Council Chambers at Alvarado City Hall, 104 W. College Avenue, on Thursday, August 15, 2024 at 6:30 P.M. to consider and act on the items below.

Application of Rob McClain with HMM Eagle Glen Land LLC for approval of a special exception to waive required off-street parking at the proposed Eagle Glen North Addition's amenity center on a portion of 150 acres known as tracts in the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane.

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

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

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

- (c) *Development requirements.*

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

Height:	35 linear feet
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- <sup>1</sup> A lot of less than 6,000 square feet may be used for a single family residence if it was an official lot of record at the time of adoption of this chapter. No lot existing at the time of passage of this chapter shall be reduced in area below the minimum requirements set forth in this district.
- <sup>2</sup> The first number in the column is the required setback for a front yard abutting a residential street; the second number in the column is the required setback for a front yard abutting a collector or major street.
- <sup>3</sup> The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street; the third number is the required setback for a side yard abutting a collector or major street.
- <sup>4</sup> A one-story wing or extension may be built to within 15 feet of the rear lot line.
- <sup>5</sup> The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

(d) *Specific uses.* The following specific uses are allowed in the SF-2 district when authorized under the provisions of section 42-45:

USE	PARKING REGULATIONS
Assisted living facility	1 space per employee, plus 1 space for each 6 beds
Boarding home facility	1 space per employee, plus 1 space for each 6 beds
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Child care center	1 space per ten pupils/clients (design capacity)
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community center, public or private	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains
Community home	1 space per employee, plus 1 space for each 6 beds
Country club (private)	1 space for each 250 square feet of gross floor area or for every 5 members, whichever is greater
Electrical substation	1 space per employee
Farm, ranch, or orchard	1 space per employee
Gas metering station	1 space per employee
Golf course	Minimum of 30 spaces
Guest house	1 space per unit
Hospital (chronic care); long term health care facility	1 space for each 2 beds
Library	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and

	additional parking provided on the basis of 1 space for each 4 seats that it contains
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Radio, TV or microwave operation, amateur. (See further regulations in section 42-55(i))	1 space per employee
Registered family home	1 space per employee
School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee
Zero lot line house	2 enclosed spaces per unit

(e) *Special construction requirements.*

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

( Ord. No. 2015-005, § 1, 4-20-2015 )

## **ARTICLE X. OFF-STREET PARKING AND LOADING<sup>1</sup>**

### **Sec. 42-780. Purpose.**

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

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

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

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

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

### **Sec. 42-782. Size of space.**

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

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

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- (1) A maximum of 50 percent of the required parking for a general office or light manufacturing plant may be permitted as small car spaces upon approval of a site plan but only when both of the following conditions are met:
    - a. Signage will identify the small car spaces; and
    - b. The entire grounds and building served by the small car spaces are occupied and controlled by one tenant who shall be responsible for policing the use of the small car spaces.
  - (2) Each parking space (on-street or off-street) designed for parallel parking shall have a minimum dimension of eight feet by 22 feet.
  - (3) Each standard parking space located in a parking garage shall measure not less than nine feet by 18 feet, exclusive of access drives or aisles.
- (d) *Parking area standards.*
- (1) To prevent nuisance situations, all parking area lighting shall be designed and operated so as not to reflect or shine on adjacent properties. For safety and fire-fighting purposes, free access through to adjacent parking areas shall be provided, where practical.
  - (2) Except for single-family and duplex uses, parking spaces shall be permanently and clearly identified by stripes, buttons, tiles, curbs, barriers, or other approved methods. Nonpermanent-type marking, such as paint, shall be regularly maintained to ensure continuous clear identification of the space.
  - (3) Except for single-family residences, parking areas must be constructed of asphalt paving or concrete and built to the same specification as streets further described in the design and construction guidelines as adopted by the city.
- (e) *Off-street parking incidental to main use.* Off-street parking shall be provided in accordance with the requirements specified by this article and located on the lot or tract occupied by the main use or in accordance with subsection (i) of this section and located within the same zoning district as the main use.
- (f) *Schedule of parking requirements based on use.* Off-street parking shall be provided in sufficient quantities to provide the following ratio of vehicle spaces for the uses specified in the districts designated. Where a calculation results in requiring a fractional space, one additional space shall be required.
- (1) Bank, savings and loan or similar financial establishment: one space for each 200 square feet of total floor area.
  - (2) Business or professional office, studio, medical or dental clinic: three parking spaces, plus one additional parking space for each 200 square feet of floor area over 500 feet.
  - (3) Church or other place of worship: one parking space for each four seats in the main auditorium.
  - (4) Clinic of doctor's or dentist's office: one space for each 200 square feet of total floor area.
  - (5) Community center, library, museum or art gallery: ten parking spaces plus one additional space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one space for each four seats that it contains.
  - (6) College or university: one space for each two students, plus one space for each classroom, laboratory or instruction area.
  - (7) Commercial amusement (indoor):
    - a. Bowling alley: six spaces for each lane;
    - b. Racquetball or handball courts: four spaces for each court;

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

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

(37) Storage or warehousing: one space for each two employees, or one space for each 1,000 square feet of total floor area, whichever is greater.

(38) Theater, auditorium (except school), meeting room, sports arena, stadium, gymnasium, or other places of public assembly: one parking space for each four seats or bench seating spaces.

(39) Vehicle repair garage: three spaces per service bay, plus one space per employee (maximum shift), plus one space per tow truck or other service vehicle.

(g) *Off-street parking requirements for uses not listed.* For those uses which are not matched with a parking requirement in subsection (f) of this section, the following standards shall apply:

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

(h) *Rules for computing number of parking spaces.* In computing the number of parking spaces required for each of the uses in sections 42-780 through 42-782, the following rules shall govern:

(1) The term "floor area" shall mean the gross floor area of the specific use.

(2) Where fractional spaces result, the parking spaces required shall be rounded to the nearest whole number.

(3) The parking space requirement for a use not specifically mentioned herein shall be the same as required for a use of similar nature.

(4) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(i) *Location of parking spaces.* All parking spaces required herein shall be located on the same lot with the building or use served, except as follows:

(1) Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located not more than 300 feet from an institutional building served and not more than 300 feet from any other nonresidential building served.

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

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

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

(l) *Design standards for parking structures.*

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

(m) *Off-street loading.*

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

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

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

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

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

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

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

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

**Secs. 42-783—42-803. Reserved.**

ORDINANCE NO. 2021-010

**AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING PROPERTY KNOWN AS 32.1062 ACRES OUT OF THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, TRACT NO. 22A, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS FROM AN "M-1" (MANUFACTURING) TO A "PD" (PLANNED DEVELOPMENT) ZONING DISTRICT; 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 10 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 15 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 is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado; **NOW, THEREFORE,**

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

**SECTION 1.** That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended by rezoning 32.1062 acres out of the Andrew Spiva Survey, Abstract Number 770, Tract No. 22A, City of Alvarado, Johnson County, Texas from a "M-1" (Manufacturing) zoning district to a "PD" (Planned Development) zoning district.

**SECTION 2.** 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 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 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 4.** 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 5.** 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 in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

**SECTION 6.** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

**AND SO IT IS ORDAINED.**

Passed on this the 20th day of September, 2021 by a vote of 5 to 8.

**ATTEST:**

**CITY OF ALVARADO**

Beth A. Walk 2/9/23  
**Debbie Thomas, City Secretary**

Jacob Wheat  
**By: Jacob Wheat, Mayor Pro Tem**

# **EAGLE GLEN NORTH**

## **PD DEVELOPMENT STANDARDS**

- I. Purpose and Intent. The purpose of this Planned Development district is to allow for the development of the Eagle Glen North residential community.
  
- II. Permitted Uses.
  - a. Uses are permitted in accordance with Section 42-22 of the Zoning Ordinance.
  - b. Model homes associated with the sale of single family residences are permitted on the Property until all single family residences are occupied. Temporary sales offices (ie. Trailers) are allowed only until model homes are built and certificate of occupancy is issued.
  
- III. Single Family uses.
  - a. For purposes of applying provisions in the Zoning Ordinance, single family uses shall be considered to be in a Single Family SF-2 District.
  - b. This Section III shall apply to all single family uses, as well as temporary model homes except as noted in the PD ordinance.
  - c. Permitted uses shall be as defined in Section 42-22 of the Zoning Ordinance.
  - d. Area and height Regulations.
    - i. See Table 1 for area and height regulations.
  
- IV. Landscaping. See Section 42-839 of the Zoning Ordinance.
  
- V. Planned Development District Design Standards. All of the standards associated with Section 42-22 (SF-2 Single-Family Residential District) shall apply except as amended herein (Table 1).

**TABLE 1**  
**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
SF-2	4,200	40	105	20	5/10	10	35	50/55	1,500 SF	6.0

\* 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.

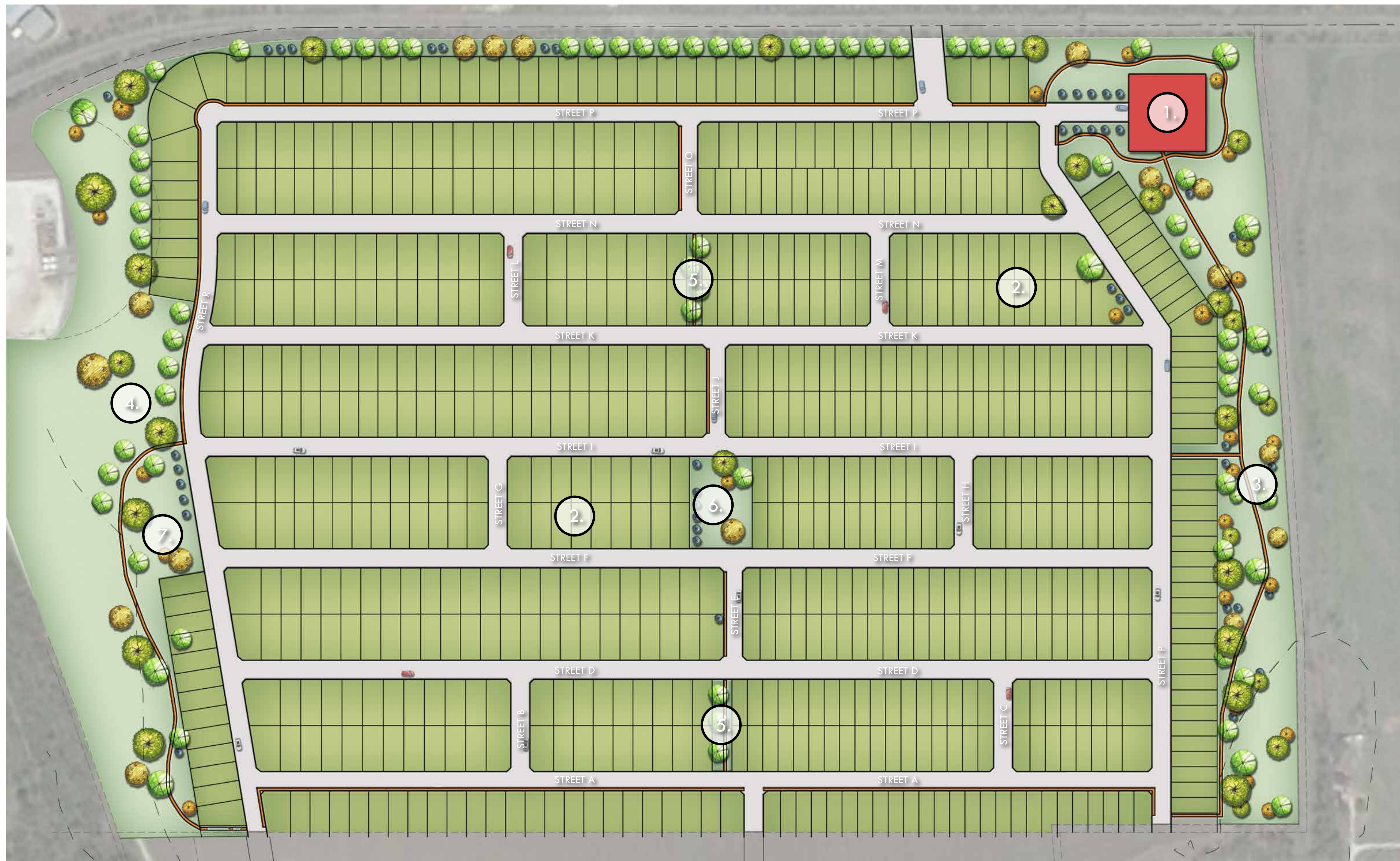
This chart is not complete for all districts and uses. See district regulations (article III of this chapter) for additional regulations.

VI. Development Plan. Development of the Property shall comply with the attached as Exhibit "B" to this Ordinance. Inclusion of the Development Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Development 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 rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.

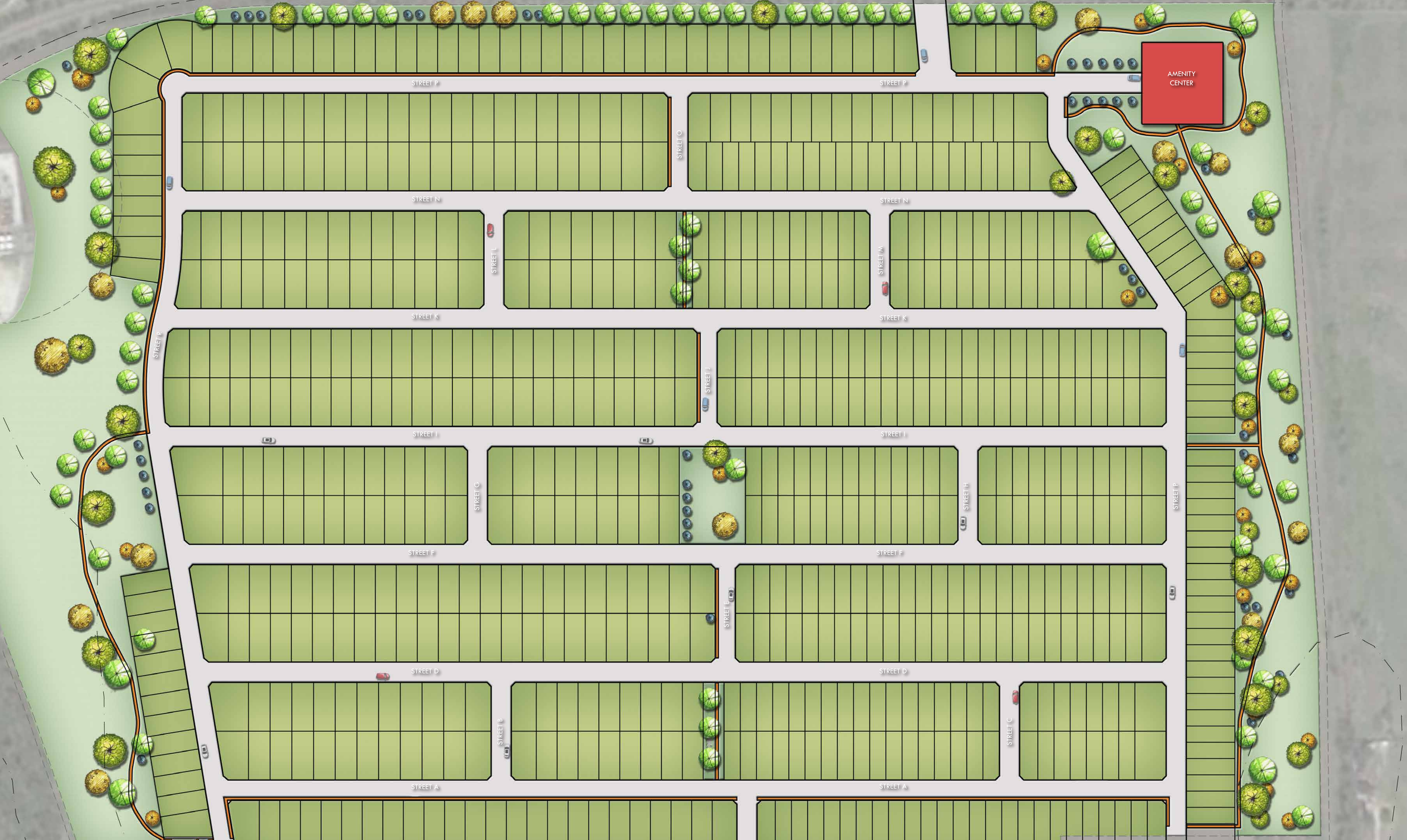
VIII. Timing of Certain Improvements.

- a. Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
- b. Model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.



# RESIDENTIAL LAYOUT

ALVARADO, TEXAS



**RESIDENTIAL LAYOUT**  
ALVARADO, TEXAS



**RESIDENTIAL LAYOUT**  
ALVARADO, TEXAS

PLANNED DEVELOPMENT STANDARDS											
ZONING DISTRICT	MIN LOT AREA SQ FT	MIN LOT WIDTH FEET	MIN LOT DEPTH FEET	FRONT SETBACK FEET	SIDE SETBACK FEET	REAR SETBACK FEET	HEIGHT LIMIT FEET	MAX GRASS COVERAGE %	MIN PRINCIPAL DWELLING SIZE SQ FT	MAX DENSITY	
SP-2 (MPS)	4,200	40	100	25	5/30	15	35	30%	1,400	5	

\*FIRST NUMBER FOR SIDE YARD NOT ADJUTING A STREET, SECOND NUMBER FOR A SIDE YARD ADJUTING A RESIDENTIAL STREET  
 \*\*FIRST NUMBER FOR PRIMARY BUILDINGS, SECOND NUMBER FOR ALL BUILDINGS



SCALE: 1"=1000'

**LEGEND**

PROPOSED LOT

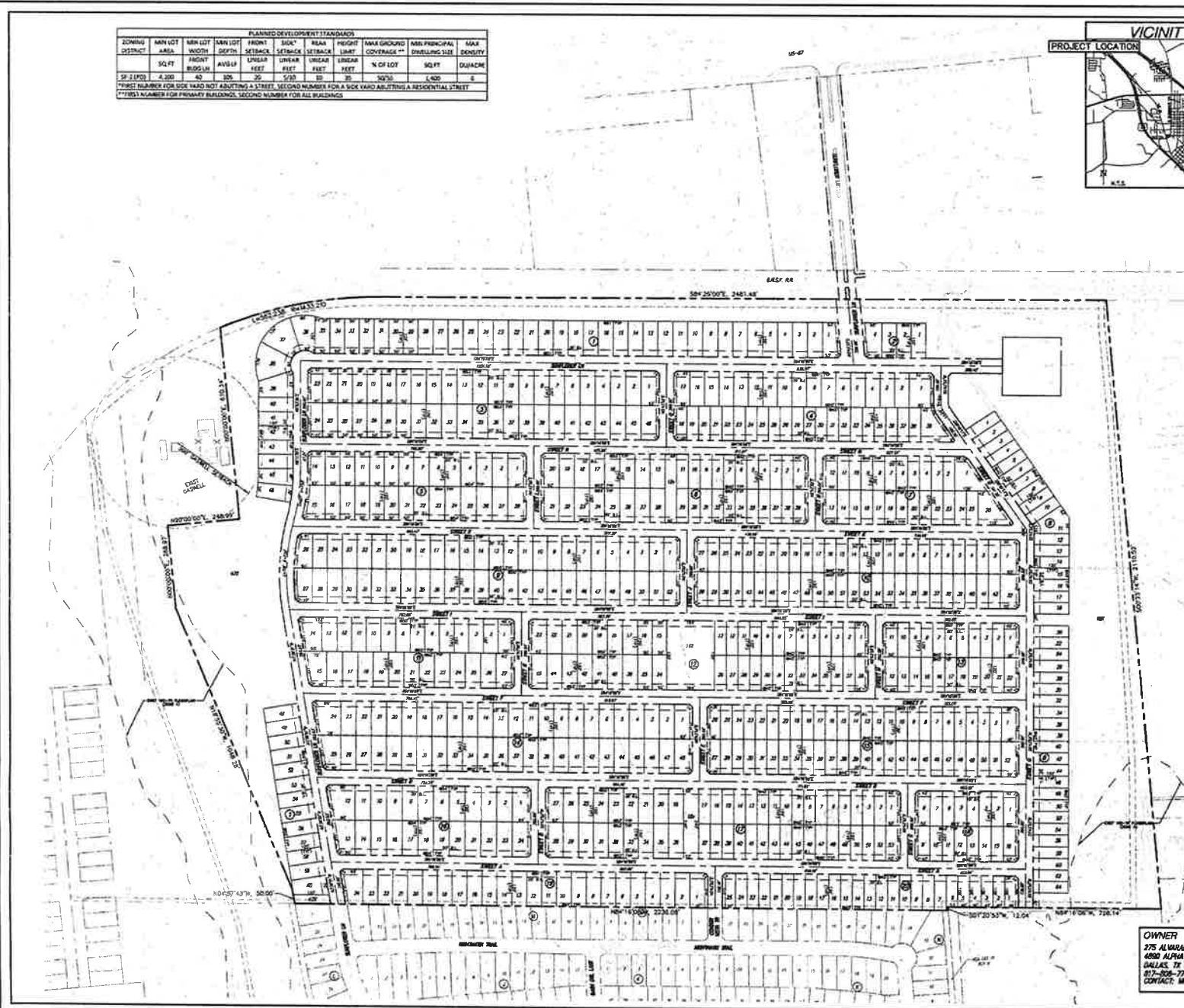
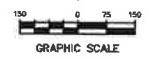
ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA

**LOT YIELDS**

PHASE 1 PROPOSED 20' SIDE LOTS	100 LOTS
PHASE 1 PROPOSED 40' SIDE LOTS	110 LOTS
PHASE 2 PROPOSED 40' SIDE LOTS	120 LOTS
PHASE 2 PROPOSED 20' SIDE LOTS	100 LOTS
PHASE 2 PROPOSED 40' SIDE LOTS	110 LOTS
PHASE 2 PROPOSED 20' SIDE LOTS	100 LOTS
TOTAL LOTS	540 LOTS

**LAND USE SUMMARY TABLE**

SINGLE FAMILY RESIDENTIAL	220 LOTS	10.80 AC.
PRIVATE OPEN SPACE	5	0.24 AC.
TOTAL LOTS	225	11.04 AC.
RESIDENTIAL	0.17	0.14 AC.
COLLECTOR	0.17	0.14 AC.
ROADWAY	0.24	0.24 AC.
TOTAL	225	11.76 AC.



Zoning Exhibit "B"  
**EAGLE GLEN NORTH**  
 150.00 ACRES SITUATED IN THE ANDREW SPIVA SURVEY, ABSTRACT 7770, JOHNSON COUNTY, TEXAS

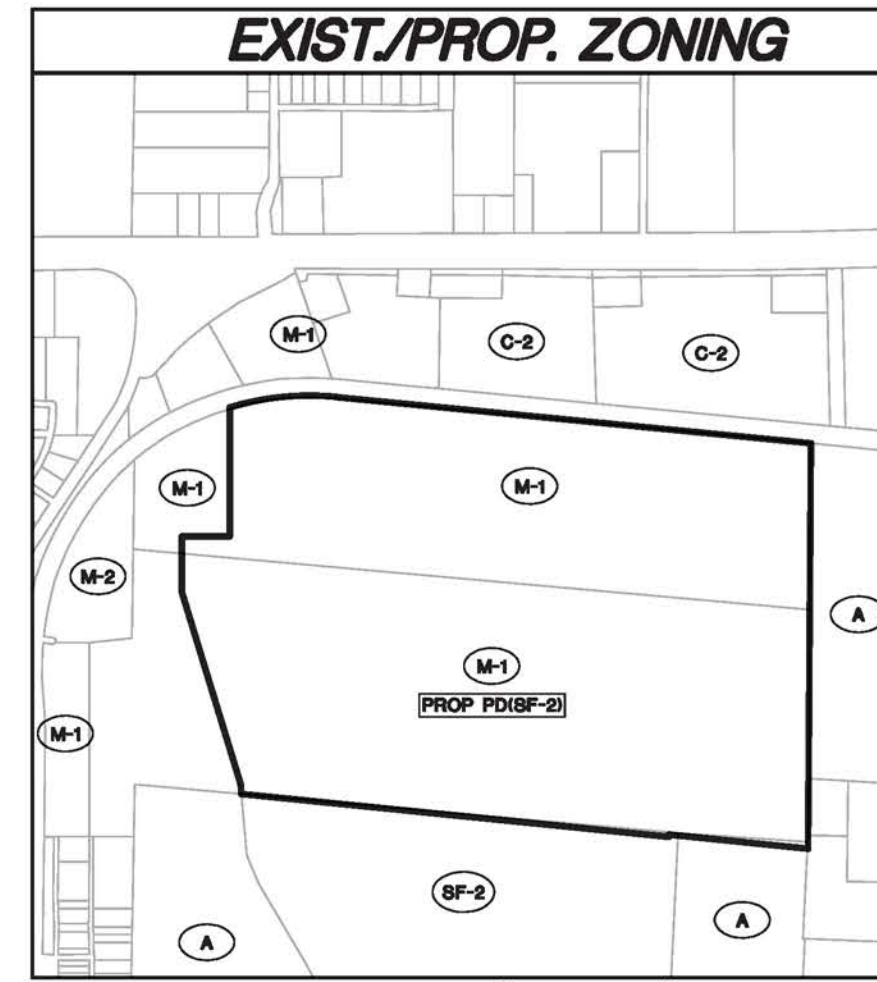
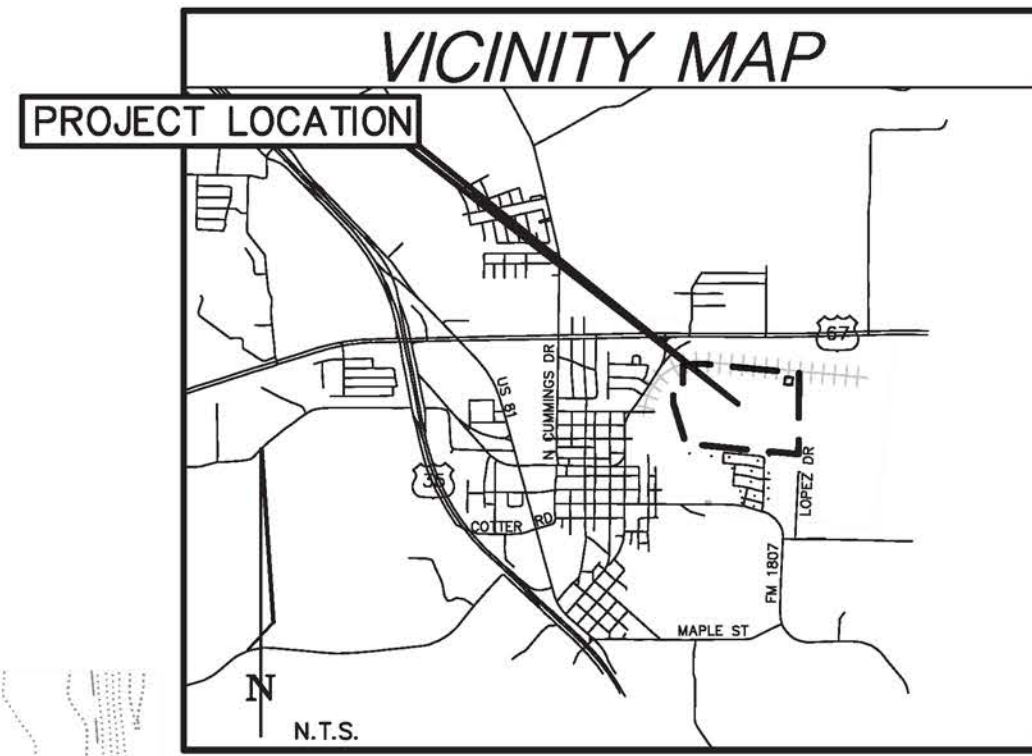
ALVARADO, TEXAS  
 May 6, 2021

<b>OWNER</b> 975 ALVARADO LLC 4800 ALPHA RD, SUITE 100 DALLAS, TX 75244 972-206-7707 CONTACT: MR. RON WELBORN	<b>DEVELOPER</b> JABEZ DEVELOPMENT, L.P. ATTN: MR. NELSON MITCHELL CHAPARRAL, TEXAS 76015 856-408-1849	<b>ENGINEER/SURVEYOR</b> REALMIE HALL AND PERKINS, INC. 5237 N. RIVERSIDE DR., SUITE 100 FORT WORTH, TEXAS 76137 (817) 338-5773 CONTACT: SAMUEL P. KOWAL, P.E.
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LOT YIELDS	
PHASE 1 PROPOSED 50' WIDE LOTS	196 LOTS
PHASE 2 PROPOSED 40' WIDE LOTS	111 LOTS
PHASE 3 PROPOSED 50' WIDE LOTS	95 LOTS
PHASE 4 PROPOSED 40' WIDE LOTS	115 LOTS
PHASE 5 PROPOSED 50' WIDE LOTS	90 LOTS
PHASE 6 PROPOSED 40' WIDE LOTS	114 LOTS
TOTAL LOTS	721

R.O.W. DEDICATION	
RESIDENTIAL R.O.W.	26.63 Ac.
TOTAL R.O.W.	26.63 Ac.
RATIO TO TOTAL PROJECT AREA (150.00 Ac.) 17.75%	

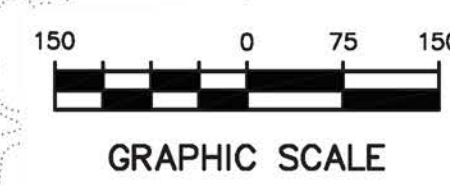
LEGEND	
	PHASING LINE



SCALE: 1"=1000'

LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Sunflower Ln	Sunflower Ln	Street P	1940
Block 1	Sunflower Ln	Street P	End	1903
Block 2	Sunflower Ln	Sunflower Ln	Street Q	299
Block 3	Sunflower Ln	Street O	Street R	1301
Block 3	Street N	Street O	Street L	455
Block 3	Street N	Street L	Street R	797
Block 4	Sunflower Ln	Street O	Sunflower Ln	939
Block 4	Street N	Street O	Street M	499
Block 4	Street O	Street M	Street Q	539
Block 5	Street N	Street L	Street R	797
Block 5	Street K	Street L	Street R	823
Block 6	Street N	Street O	Street Q	455
Block 6	Street N	Street O	Street M	499
Block 6	Street K	Street J	Street Q	527
Block 7	Street N	Street M	Street Q	427
Block 7	Street N	Street J	Street Q	539
Block 7	Street K	Street M	Street Q	729
Block 8	Street Q	Street P	End	1963
Block 9	Street K	Street J	Street L	527
Block 9	Street K	Street J	Street R	823
Block 9	Street I	Street J	Street G	568
Block 9	Street G	Street R	Street C	792
Block 10	Street K	Street J	Street H	427
Block 10	Street K	Street M	Street Q	233
Block 10	Street I	Street J	Street H	645
Block 10	Street I	Street H	Street Q	515
Block 11	Street I	Street G	Street R	792
Block 11	Street F	Street G	Street R	744
Block 12	Street I	Street G	Street J	568
Block 12	Street I	Street J	Street H	645
Block 12	Street F	Street E	Street E	613
Block 12	Street F	Street E	Street H	600
Block 13	Street I	Street H	Street Q	515
Block 13	Street F	Street H	Street Q	515
Block 14	Street F	Street E	Street G	613
Block 14	Street F	Street G	Street R	744
Block 14	Street D	Street E	Street B	554
Block 14	Street D	Street B	Street R	755
Block 15	Street F	Street E	Street H	600
Block 15	Street F	Street H	Street Q	515
Block 15	Street D	Street E	Street Q	703
Block 15	Street D	Street C	Street Q	412
Block 16	Street D	Street C	Street Q	412
Block 16	Street D	Street C	Street E	412
Block 17	Street D	Street E	Street Q	554
Block 17	Street D	Street E	Street C	703
Block 17	Street A	Street B	Condor Vista Tr	608
Block 17	Street A	Condor Vista Tr	Street C	649
Block 18	Street D	Street C	Street Q	412
Block 18	Street A	Street C	Street Q	412
Block 19	Street A	Condor Vista Tr	Street B	608
Block 19	Street A	Street B	Street R	707
Block 20	Street A	Condor Vista Tr	Street C	649
Block 20	Street A	Street C	Street Q	412

- NOTES
- THE ENTIRE DEVELOPMENT IS LOCATED WITHIN ALVARADO CITY LIMITS.
  - ENTIRE DEVELOPMENT IS LOCATED IN JOHNSON COUNTY.
  - WATER AND SANITARY SEWER IS PROVIDED BY CITY OF ALVARADO
  - FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
  - PROPOSED STREET R.O.W.'S ARE 50' UNLESS OTHERWISE NOTED.



PRIVATE OPEN SPACE LOTS *			
LOT	BLOCK	AREA (Ac.)	NOTE
12x	6	0.22	HOA LOT - OPEN SPACE
14x	12	0.90	HOA LOT - OPEN SPACE
18x	17	0.28	HOA LOT - OPEN SPACE
19x	1	16.88	HOA LOT - OPEN SPACE, DRAINAGE LOT, RECREATION AREA
47x	1	18.40	HOA LOT - OPEN SPACE, DRAINAGE LOT

\* ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

LAND USE SUMMARY TABLE		
SINGLE FAMILY RESIDENTIAL	721 LOTS	86.69 Ac.
PRIVATE OPEN SPACE	5	36.68
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	23,809 LF	26.63 Ac.

POPULATION DENSITIES	
PROJECT AREA	150.00 Acres
LOTS PER ACRE (721 LOTS/150.00 Ac.)	4.81 LOTS/ACRE
POPULATION YIELD	721 LOTS x 3.00 PEOPLE/LOT = 2,163 PEOPLE

LOT SIZE AVERAGES	
AVERAGE LOT SIZE (SQ. FT.)	5,685 SF
SMALLEST LOT (LOT 1, BLK 6 - 40' x 120')	4,547 SF
LARGEST LOT (LOT 13, BLK 11 - 116' x 118')	14,671 SF

A PRELIMINARY PLAT FOR  
**EAGLE GLEN NORTH**  
 150.00 ACRES SITUATED IN THE ANDREW SPIVA  
 SURVEY, ABSTRACT #770, JOHNSON COUNTY,  
 TEXAS

ALVARADO, TEXAS  
 May 6, 2021

<b>OWNER</b> 275 ALVARADO LLC 4890 ALPHA RD, SUITE 100 DALLAS, TX 75244 817-808-7767 CONTACT: MR. RON WELBORN	<b>DEVELOPER</b> JABEZ DEVELOPMENT, L.P. ATTN: MR. NELSON MITCHELL GRAPEVINE, TEXAS 76051 866-409-1949	<b>ENGINEER/SURVEYOR</b> TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: SAMUEL P. KNIGHT, P.E.
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**CERTIFICATION FOR RESOLUTION**

THE STATE OF TEXAS       §  
  §  
COUNTY OF JOHNSON       §

I, the undersigned City Secretary of the City of Alvarado, Texas (the "City"), do hereby certify as follows:

- 1. The City Council for the City convened in regular meeting on the 18th day of July, 2022 in the regular meeting place of the City Council at 104 W. College Street, Alvarado, Texas 76009, and the roll was called of the duly constituted officials and members of said Council, to wit:

Jacob Wheat	Mayor
Lydia Moon	Mayor Pro-Tem
Beverly Short	Councilmember
Cherry Bryant	Councilmember
Kevin Thomas	Councilmember
Michael Bennett	Councilmember
Scott Arthur	Councilmember

and all of said persons were present, except KEVIN THOMAS, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

RESOLUTION R2022-017 OF THE CITY OF ALVARADO, TEXAS, AUTHORIZING AND CREATING THE EAGLE GLEN NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. 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:                         5  
NOES:                         0  
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 pertaining to the adoption of said resolution; 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 date, hour, 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; that said meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 18th day of July, 2022.



Beth A. Walls  
Beth A Walls  
City Secretary

**CITY OF ALVARADO, TEXAS**

**RESOLUTION NO. R2022-017**

**A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, AUTHORIZING AND CREATING THE EAGLE GLEN NORTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, on June 15, 2022, HMH Eagle Glen Land, LLC, a Texas limited liability company (the "Owner") submitted and filed with the City Secretary of Alvarado a petition (the "Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

**WHEREAS**, the Petition requested the creation of Eagle Glen North Public Improvement District (the "District"), which District is located within the corporate limits of the City and more particularly described by metes and bounds in Exhibit "A" (the "Property"), attached hereto and incorporated herein for all purposes; and

**WHEREAS**, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

**WHEREAS**, after publishing notice in the *Cleburne Times-Review*, a newspaper of general circulation in the City, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council conducted a public hearing on the advisability of the improvements and services on July 18, 2022; and

**WHEREAS**, the City Council adjourned and closed the public hearing.

**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 hereby found to be true and correct.

**Section 2.** The Petition submitted to the City by the Owner was filed with the City Secretary and complies with Section 372.005 of the Act.

**Section 3.** Pursuant to the requirements of the Act, including, without limitation, Sections 372.006 and 372.009, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on July 18, 2022 hereby finds and declares:

(a) Advisability of the Proposed Improvements. It is advisable to create the District to provide the Authorized Improvements (hereinafter defined). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are those permitted by the Act including, without limitation, any or all of the following to the extent permitted by the Act: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility construction and relocation, signalization, landscaping, lighting, signage, entry monumentation, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, artwork, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to water, wastewater and drainage (including detention); (v) acquisition, by purchase or otherwise, of real property in connection with any Authorized Improvement; (vi) design, construction and other allowed costs related to projects similar to those listed in subsections (a) - (v) above authorized by the Act, including off-site projects that provide a benefit to the Property; (vii) special supplemental services for improvement and promotion of the District that are allowed or permitted under the Act, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (viii) payment of costs associated with establishment, administration, and operation of the District and those related to operating and maintaining the Authorized Improvements; and (ix) payment of costs associated with developing the Authorized Improvements, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Cost of the Authorized Improvements. The estimated cost of 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 \$17,129,292.88, which costs shall be paid by assessment of the property owners within the proposed District.

(d) Boundaries of Proposed District. The District is proposed to include approximately 215 acres of land, as described by metes and bounds in Exhibit "A" attached hereto.

(e) Proposed Method of Assessments. 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. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment 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 on those Authorized Improvements (including interest).

(f) Management of the District. The management of the District will be by the City, with the assistance of one or more consultants selected by the City, who shall, from time to time, advise the City regarding certain operations of the District.

(g) Advisory Board. The District shall be established managed without the creation of an advisory body.

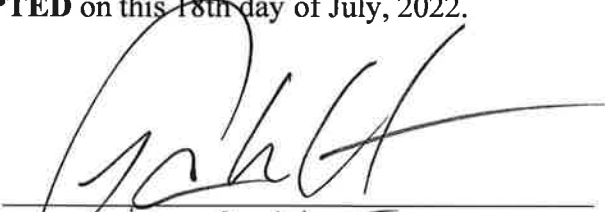
**Section 4.** The Eagle Glen North Public Improvement District is hereby authorized and created as a public improvement district under the Act and in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

**Section 5.** No later than seven (7) days after the date hereof, notice of creation of the District shall be given by recording this Resolution in the Official Records of Johnson County, Texas.


**Section 6.** This Resolution shall take effect immediately from and after its passage and publication as required by law.

*[Remainder of page left blank intentionally.]*

**PASSED, APPROVED AND ADOPTED** on this 18th day of July, 2022.

  
Name: JACOB WHEAT, Mayor  
City of Alvarado, Texas

ATTEST:

  
Name: BETH A. WALLS, City Secretary  
City of Alvarado, Texas



**Exhibit "A"**  
Metes and Bounds Description

BEING a tract of land situated in the Andrew Spiva Survey, Abstract No. 770 and being a portion of a tract of land described by deed to 275 Alvarado, LLC. As recorded in Volume 3566, Page 534 (Tract 1) of the Official Public Records of Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the most easterly southeast corner of said 275 Alvarado tract same being the northeast corner of a tract of land described by deed to C.T. Cummings, Jr. and wife, Judy C. Cummings recorded in Document Number 2015-25497 of the Official Public Records of Johnson County, Texas said point also lying at the beginning of a Boundary Line Agreement between 275 Alvarado, LLC and C.T. Cummings, Jr. and wife, Judy C. Cummings as recorded in Document Number 2018-9322 of the Official Public Records of Johnson County, Texas;

THENCE North 84 degrees 16 minutes 08 seconds West, along said Boundary Line Agreement, a distance of 728.14 feet to a 5/8 inch iron rod with cap stamped "TNP" found for corner;

THENCE South 01 degrees 20 minutes 53 seconds West continuing along said Boundary Line Agreement, a distance of 12.04 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northeast corner of Eagle Glen Phase 1, an addition to the city of Alvarado as recorded in Volume 11, Page 780 of the Plat Records of Johnson County, Texas, same being the northeast corner of a tract of land described by deed to Bloomfield Homes, L.P. as recorded in Document Number 2018-11027 of the Official Public Records of Johnson County, Texas;

THENCE along the north line of said Eagle Glen Phase 1 and the north line of said Bloomfield Homes tract, passing the northwest corner of said Eagle Glen Phase 1 at a distance of 1227.61 feet, and continuing along the north line of said Bloomfield Homes tract, a total distance of 2236.08 feet to a 5/8 inch iron rod with cap stamped "TNP" found for the northwest corner of same;

THENCE departing the north line of said Bloomfield Homes tract, through the interior of the aforementioned 275 Alvarado tract the following courses and distances:  
North 04 degrees 57 minutes 43 seconds West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;  
North 16 degrees 55 minutes 30 seconds West, a distance of 1048.28 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

NORTH, a distance of 288.97 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

EAST, a distance of 248.99 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

NORTH, a distance of 670.34 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner lying on the north line of said 275 Alvarado tract, also lying on the south line of A.T. & S.F. Railroad (100' R.O.W.), also lying on a curve to the right;

THENCE along the north line of said 275 Alvarado tract and south line of said railroad, with said curve to the right having a radius of 1433.21 feet, a central angle of 22 degrees 28 minutes 36 seconds, an arc length of 562.24 feet, a chord bearing of North 84 degrees 19 minutes 42 seconds East, a distance of 558.64 feet to a 1/2 inch iron rod found for corner;

THENCE South 84 degrees 26 minutes 00 seconds East, continuing along the north line of said 275 Alvarado tract and south line of said railroad, a distance of 2481.48 feet to a concrete monument found for the northeast corner of said 275 Alvarado tract and the northwest corner of a tract of land described by deed to Alvarado By Morning, LLC. As recorded in Document Number 2020-15954 of the Official Public Records of Johnson County, Texas;

THENCE South 00 degrees 25 minutes 14 seconds West, along the east line of said 275 Alvarado tract, a distance of 2110.52 feet to the POINT OF BEGINNING, containing 6,534,000 square feet, or 150.000 acres of land.



\*VG-118-2022-25892\*

**Johnson County  
Becky Ivey  
Johnson County Clerk**

**Instrument Number:** 2022 - 25892

Real Property Recordings

Recorded On: July 21, 2022 01:56 PM

Number of Pages: 8

**" Examined and Charged as Follows: "**

Total Recording: \$50.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022 - 25892  
Receipt Number: 20220721000140  
Recorded Date/Time: July 21, 2022 01:56 PM  
User: Heidi P  
Station: CCI15

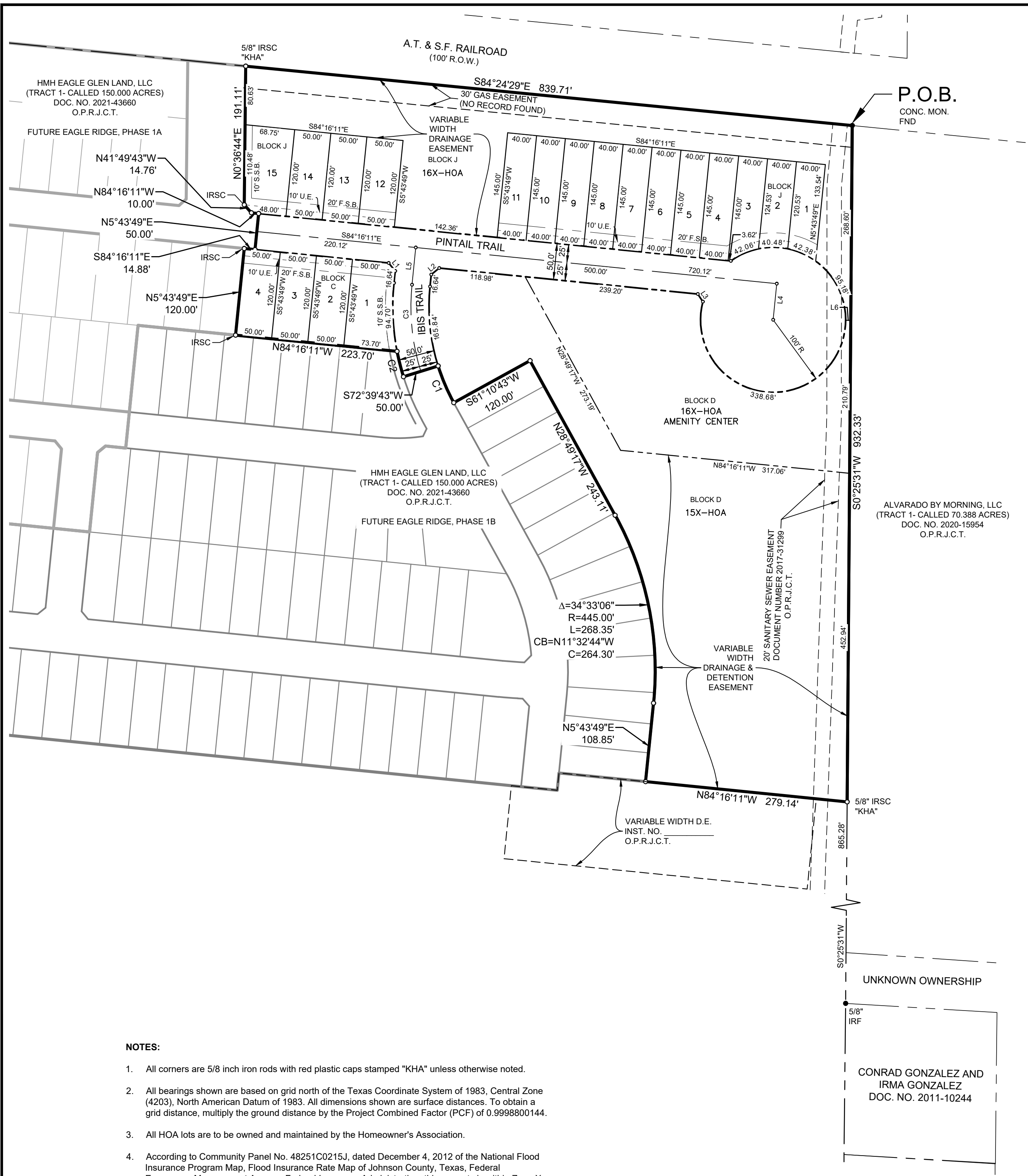
**Record and Return To:**  
CITY OF ALVARADO  
104 COLLEGE AVE  
ENV  
ALVARADO TX 76009



**STATE OF TEXAS  
Johnson County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Johnson County, Texas**

Becky Ivey  
Johnson County Clerk  
Johnson County, TX



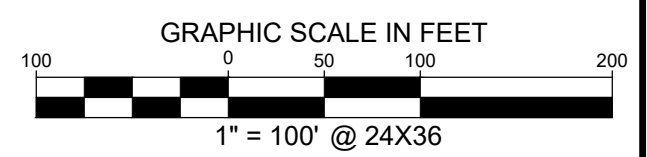
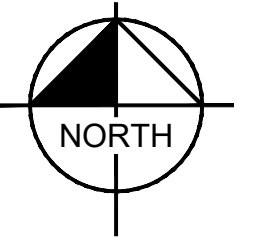
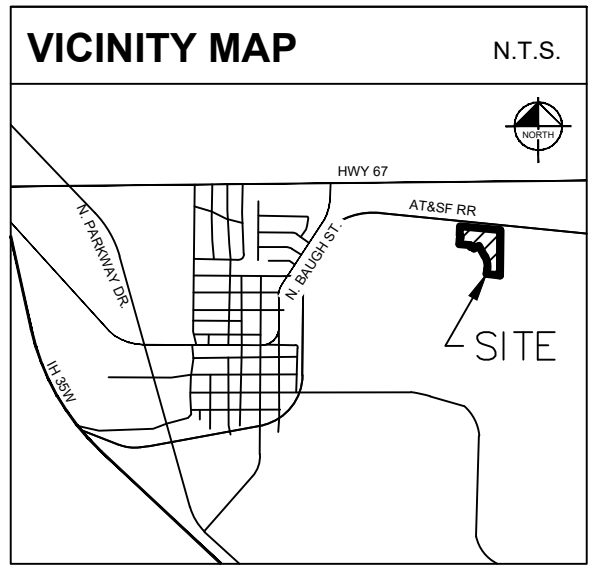
LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
C	1	0.174	7,573
C	2	0.138	6,000
C	3	0.138	6,000
C	4	0.138	6,000

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
J	1	0.115	5,018
J	2	0.111	4,846
J	3	0.123	5,366
J	4	0.133	5,800
J	5	0.133	5,800
J	6	0.133	5,800
J	7	0.133	5,800
J	8	0.133	5,800
J	9	0.133	5,800
J	10	0.133	5,800
J	11	0.133	5,800
J	12	0.138	6,000
J	13	0.138	6,000
J	14	0.138	6,000
J	15	0.173	7,555
J	16X	1.852	80,661

LOT AREA TABLE			
BLOCK	LOT	ACRES	SQ. FT.
D	15X	3.737	162,784
D	16X	1.506	65,600

LINE TABLE		
NO.	BEARING	LENGTH
L1	S39°16'11\"E	14.14'
L2	N50°43'49\"E	14.14'
L3	S33°27'50\"E	12.64'
L4	S05°43'49\"W	50.00'
L5	N05°43'49\"E	51.64'
L6	S89°34'29\"E	6.94'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°28'59\"	275.00'	55.12'	N23°04'47\"W	55.02'
C2	6°22'26\"	325.00'	36.15'	N14°09'04\"W	36.14'
C3	23°04'06\"	300.00'	120.79'	S05°48'14\"E	119.97'



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
E.E.	ELECTRIC EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
F.S.B.	FRONT SETBACK LINE
S.S.B.	SIDE SETBACK LINE
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
	STREET NAME CHANGE

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE

**FINAL PLAT  
OF  
EAGLE GLEN NORTH  
PHASE 1C**

BLOCK C, 1-4; BLOCK D, 15X-16X; BLOCK J, 1-15, 16X

19 RESIDENTIAL LOTS  
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

BEING 11.306 ACRES IN THE  
ANDREW SPIVA SURVEY, ABSTRACT NO. 770  
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

# Kimley»Horn

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009      FIRM # 10194503      Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale 1" = 100'	Drawn by WBD	Checked by KHA	Date 03/29/2024	Project No. 063242411	Sheet No. 1 OF 2
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- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
  - All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are surface distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998800144.
  - All HOA lots are to be owned and maintained by the Homeowner's Association.
  - According to Community Panel No. 48251C0215J, dated December 4, 2012 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Johnson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X, areas determined to be outside the 0.2% annual chance floodplain. 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 flood statement shall not create liability on the part of the surveyor.

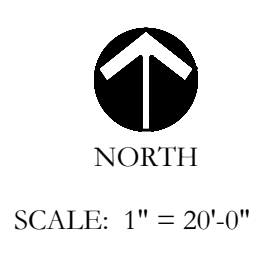
CALLOUTS LEGEND:

- ⓐ SHADE STRUCTURE
  - ⓑ CONCRETE POOL DECK
  - ⓒ CONCRETE SIDEWALK
  - ⓓ SWIMMING POOL
  - ⓔ CHILDREN'S SPLASH PAD
  - ⓕ TANNING LEDGE
  - ⓖ RESTROOM BUILDING (+/- 500 SQ. FT.)
  - ⓗ POOL EQUIPMENT ENCLOSURE
  - ⓓ MAIN PLAYGROUND
  - ⓓ TOT LOT PLAYGROUND
  - ⓓ PROPOSED HEAD-IN PARKING
- ⊕ 3" CALIPER SHADE TREE; SPECIES TBD.
  - ⊕ 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
  - SHRUB AND GROUND COVER BED.



EAGLE GLEN NORTH / AMENITY CENTER CONCEPT PLAN

City of Alvarado, Texas



SHEET 1 OF 1  
Owner Submittal 6-26-2024



