



PLANNING AND ZONING COMMISSION
OCTOBER 11, 2021 AT 6:30 P.M.
10 NORTH ROBINSON, CLEBURNE, TEXAS 76031
COUNCIL CHAMBERS OF CITY HALL

This meeting is open to the public with social distancing and sanitation protocols in place. A member of the public who wishes to participate in the meeting may do so via the following options:

- **In person:** Complete a speaker/comment registration card and turn in to City Staff before the meeting begins or prior to speaking before the Commission.

- **Submit questions/comments online:** Complete a speaker/comment registration card found on the [City's online Agenda Center](#). Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for consideration.

- **Address the Commission by phone:** Submit a registration card as directed above and by 6:15 p.m. call **(346) 248-7799** or (888) 788-0099. **Enter Meeting ID 983 5079 8710 and then press #.**

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

MEETING CALLED TO ORDER

IN ATTENDANCE:

CHAIRWOMAN:

DENA DAY _____

PLANNING MANAGER:

DANIELLE CASTILLO _____

VICE-CHAIRMAN:

ALBERT ARCHER, SR. _____

PLANNER:

DAVID JELLEN _____

COMMISSION MEMBERS:

SUMMERLY SHERLOCK _____

ROBERT WALKER _____

VANCE CASTLES _____

SONNY ALBERTSON _____

CHRIS SAUNDERS _____

**ASST. DIRECTOR OF
PUBLIC WORKS:**

LAURA MELTON _____

PROJECT ENGINEER:

COLT FRIEDRICH _____

CITY ATTORNEY:

BENJAMIN GIBBS _____

CITIZEN COMMENTS:

An opportunity for the public to make comments or address concerns for any matter whether or not posted on the agenda.

APPROVAL OF MINUTES:

Consider the meeting minutes of the September 27, 2021 Planning and Zoning Commission meeting.

MOTION _____ SECOND _____

APPROVED _____ DENIED _____ POSTPONED _____ TABLED _____

SECTION I: PLATTING

1. CONSIDER THE PRELIMINARY PLAT OF MADELINE MEADOWS, BEING ±99.22 ACRES, GENERALLY LOCATED APPROXIMATELY 3,200 FEET EAST OF SOUTH NOLAN RIVER ROAD, BETWEEN BROWNING LANE AND OLD FOAMY ROAD, AS REQUESTED BY SAM KERBEL, REPRESENTED BY TEMPUS DEVELOPMENT, LLC **CASE PC21-042**

MOTION _____ SECOND _____

APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____

POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

SECTION II: ZONING

2. CONSIDER A REQUEST TO REZONE ±3.00 ACRES FROM C3 (COMMERCIAL DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED AT 1108 WEST KILPATRICK AVENUE, AS REQUESTED BY LORI WARD, REPRESENTED BY ADIKAL INVESTMENTS LLC, **CASE ZC21-020**

OPEN THE PUBLIC HEARING:

CLOSE THE PUBLIC HEARING:

MOTION _____ SECOND _____

APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____

POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

3. CONSIDER A REQUEST TO REZONE ±0.20 ACRES FROM C0 (NON-RETAIL DISTRICT) TO D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT), LOCATED AT 314 NORTH ANGLIN STREET, AS REQUESTED BY DOROT HOLDINGS LLC, REPRESENTED BY AMP LIVE GROUP LLC, **CASE ZC21-022**

OPEN THE PUBLIC HEARING:

CLOSE THE PUBLIC HEARING:

MOTION _____ SECOND _____

APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____

POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

4. CONSIDER A REQUEST TO REZONE ±0.32 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 888 AND 890

SABINE AVENUE, AS REQUESTED BY KR HOMES, LLC, REPRESENTED BY ROBYN MARRIOT, **CASE ZC21-023**

OPEN THE PUBLIC HEARING:
CLOSE THE PUBLIC HEARING:

MOTION _____ SECOND _____
APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____
POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

5. CONSIDER A REQUEST TO REZONE ±28.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR RV/TRAVEL TRAILER SALES/RENTAL), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF CHISHOLM TRAIL PARKWAY AND COUNTY ROAD 904, AS REQUESTED BY RUMFIELD PROPERTIES, INC., REPRESENTED BY ROBBIE RUMFIELD, **CASE ZC21-016**

OPEN THE PUBLIC HEARING:
CLOSE THE PUBLIC HEARING:

MOTION _____ SECOND _____
APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____
POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

6. CONSIDER A REQUEST TO REZONE ±3.89 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR MINIWAREHOUSE), LOCATED AT 106 AND 110 SOUTH NOLAN RIVER ROAD, AS REQUESTED BY J. STANLEY JOHNSON, REPRESENTED BY HORTON TX, LLC, **CASE ZC21-019**

OPEN THE PUBLIC HEARING:
CLOSE THE PUBLIC HEARING:

MOTION _____ SECOND _____
APPROVED _____ APPROVED WITH CONDITIONS _____ DENIED _____
POSTPONED _____ TABLED _____

This matter is currently scheduled to be considered by the City Council at 5 pm on October 26, 2021.

SECTION III: OTHER BUSINESS

7. Update on actions taken by the City Council at their last meeting on Planning and Zoning cases:
- i. PC21-036 – Remington Ridge Ph. IV – Final Plat
 - ii. ZC21-014 – Kilpatrick Rezone – SF-4 and C3 to SF-4, D and C2

THERE BEING NO FURTHER BUSINESS THE MEETING IS ADJOURNED.

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE SEPTEMBER 27, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, September 27, 2021, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Chris Saunders
Vance Castles
Robert Walker
Sonny Albertson
Summerly Sherlock

CITY STAFF PRESENT:

Danielle Castillo, Planning Manager
David Jellen, Planner
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

CALL TO ORDER:

The meeting was called to order by Chairwoman Day at 6:37 p.m. It was established that a quorum was present.

CITIZEN COMMENTS:

There were no citizen comments at this meeting.

APPROVAL OF MINUTES:

The minutes of the September 13, 2021 Planning and Zoning Commission meeting were considered.

Commissioner Walker made a motion to approve the minutes of the September 13, 2021 meeting and the motion was seconded by Commissioner Saunders. **The motion to approve the minutes carried by a vote of 7-0.**

SECTION I: PLATTING:

CONSIDER THE PRELIMINARY PLAT OF RIVER RIDGE ADDITION, BEING ±314.501 ACRES, GENERALLY LOCATED WEST OF US HIGHWAY 67, NORTH OF WOODARD AVENUE AND EAST OF COUNTY ROAD 1227, AS REQUESTED BY LIONWOOD CLEBURNE, LLC, REPRESENTED BY BAIRD, HAMPTON & BROWN, INC., **CASE PC21-041**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Commissioner Walker questioned the applicant regarding Lot 32X within the subject development.

The applicant, Shannon Nave, was present to brief the Commission on the request. He responded that the purpose of Lot 32X, as well as several other narrow lots within the development, was to provide trail access to the open space in the middle of the subdivision.

Vice-Chairman Archer questioned the applicant regarding the portion of the subject property within the floodplain that would not be reclaimed for development.

Mr. Nave responded that the remaining floodplain areas within the subject property would be maintained as open space.

Vice-Chairman Archer questioned the applicant regarding the existing vegetation.

Mr. Nave responded that the development would preserve as much of the existing vegetation as was possible.

Chairwoman Day questioned staff regarding detention within the development.

Mr. Friedrich responded that the applicant had submitted a drainage study showing that detention ponds would not be necessary for the development.

Vice-Chairman Archer questioned the applicant regarding the timing of the development.

Mr. Nave responded that 177 lots would be developed as part of the first phase, but that utilities would need to be extended prior to any development.

Commissioner Walker questioned the applicant regarding the proposed home sizes in the development.

Mr. Nave responded that he was not sure how large the homes would be within the development. He stated that there would be larger lots located near the floodplain areas and that he did not expect there to be starter homes within the development.

Commissioner Saunders questioned the applicant regarding the lots that would be subject to floodplain reclamation.

Mr. Nave responded that the fill and grading of the lots would likely be sufficient for construction.

Vice-Chairman Archer questioned staff regarding Woodard Avenue.

Mr. Friedrich responded that improvements would likely be made to Woodard Avenue.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairwoman Day called for a motion. Vice-Chairman Archer made a motion to approve the request with the following condition:

1. The waiver to Section 154.043(B) for proposed Block C and D along Overlook Terrace and proposed Block A and H along Parkside Place be approved as presented.

Commissioner Sherlock seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION II: ZONING:

CONSIDER A REQUEST TO REZONE ±0.27 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 415 ELMO

STREET, AS REQUESTED BY J & Z INVESTMENTS LLC, REPRESENTED BY ARGENIS JAMES, **CASE ZC21-018**

David Jellen, Planner, presented the case and briefed the Commission on the request.

Commissioner Walker questioned staff regarding the survey exhibit.

Mrs. Castillo responded that the specified area on the survey exhibit corresponded with an area that had been dedicated for future public right-of-way (ROW).

Commissioner Albertson questioned staff regarding the ROW dedication.

Mrs. Castillo explained that the area dedicated as public ROW would be for future road expansion.

Vice-Chairman Archer questioned staff regarding utility access to the subject property.

Mrs. Castillo responded that the subject property had access to City utilities.

Chairwoman Day opened the public hearing.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Albertson made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 7-0.**

CONSIDER A REQUEST TO REZONE ±42.99 ACRES FROM PD (PLANNED DEVELOPMENT DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED NORTH OF 1601 EAST HENDERSON STREET, SOUTH OF COUNTY ROAD 805, AND WEST OF FERGASON ROAD, AS REQUESTED BY MKP & ASSOCIATES, REPRESENTED BY ADLAI PENNINGTON, **CASE ZC21-017**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Chairwoman Day opened the public hearing.

The applicant, Adlai Pennington, was present to brief the Commission on the request.

Chairwoman Day questioned the applicant regarding the proposed amendment.

Mr. Pennington explained that the townhome lots were being replaced with single-family lots due to the lack of market support for the townhome product.

Vice-Chairman Archer expressed his support for having the density reduced within the development.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Castles made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION III: OTHER BUSINESS:

CONSIDER ADOPTING GUIDELINES FOR SPEAKING DURING CITIZENS COMMENTS DURING PLANNING AND ZONING COMMISSION MEETINGS

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Commissioner Walker questioned staff regarding the time allotted for a citizen to address the Commission.

Mrs. Castillo responded that a citizen would be allowed to be given the time allotted to address the Commission during the Citizen Comment portion of the meeting in addition to any public hearing.

Commissioner Walker questioned staff regarding the timing of a citizen comment.

Mrs. Castillo responded that either staff would time the speaker or possibly including a timer on display during the meeting.

Vice-Chairman Archer questioned staff whether a citizen would be cut off in the middle of the comment.

Lindsey Hale, City Attorney, responded that the adopted time limit would be the rule for those wanting to comment during the meeting.

Mrs. Castillo stated that the Commission could approve up to a five (5) minute time allotment for each comment.

Chairwoman Day stated the importance of having it written that citizens would be allowed to address the Commission during both the Citizen Comment portion of the meeting in addition to any public hearing.

Mrs. Castillo stated that comment cards would continue to be distributed to citizens in attendance throughout each meeting.

Chairwoman Day stated that each citizen should be encouraged to fill out a comment card in order to make it easier to record their information.

Vice-Chairman Archer expressed his support for increasing the allotted speaking time to five (5) minutes.

Chairwoman Day questioned staff regarding providing more information about posted agenda items in the public notices sent out to property owners.

Mrs. Castillo stated that staff would work with the City Attorney to determine whether more information could be included in the property owner notices.

Commissioner Sherlock questioned staff regarding the citizen comment cards.

Mrs. Castillo responded that the citizen comment cards would be updated with more detailed instructions for addressing the Commission.

Vice-Chairman Archer questioned staff whether the guidelines for addressing the Commission could be incorporated into the PowerPoint presentation.

Mrs. Castillo stated that staff would work with the City Secretary to include the guidelines in the presentation.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairwoman Day made a motion to approve the request with the following conditions:

1. A citizen must provide a comment card to City Staff prior to the meeting or prior to speaking before the Commission; and
2. Citizens be allowed five (5) minutes to address the Commission.

Commissioner Walker seconded the motion. **The motion to approve with conditions carried by a vote of 7-0.**

Update on actions taken by the City Council at their last meeting on Planning and Zoning Cases:

- i. PC21- Homes MX2 Addition – Minor Replat
- ii. PC21-032 – Godley ISD School Site – Final Plat
- iii. ZC21-015 – 608 East Brown Street Rezone – M1 to SF-4
- iv. ZC21-013 – Meadowbrook PD Rezone

Mrs. Castillo briefed the Commission on actions taken by the City Council at the September 14, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:45 PM.

PLANNING & ZONING STAFF REPORT

CASE #: **PC21-042**



DATE OF MEETING: October 11, 2021

PRESENTER: David Jellen

PRESENTER'S TITLE: Planner

DEPT CONTACT EMAIL: david.jellen@cleburne.net

CLASSIFICATION:

- ☒ Regular
- ☐ Public Hearing
- ☐ Workshop Only
- ☐ Executive Session

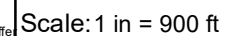
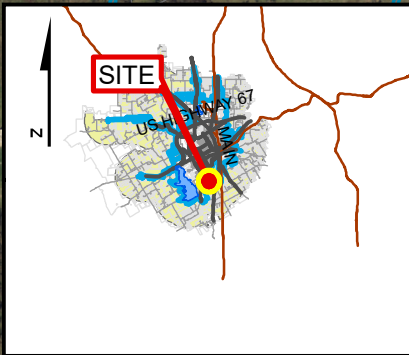
SUBJECT: CONSIDER THE PRELIMINARY PLAT OF MADELINE MEADOWS, BEING ±99.2 ACRES, GENERALLY LOCATED APPROXIMATELY 3,200 FEET EAST OF SOUTH NOLAN RIVER ROAD, BETWEEN BROWNING LANE AND OLD FOAMY ROAD, AS REQUESTED BY SAM KERBEL, REPRESENTED BY TEMPUS DEVELOPMENT, LLC, CASE PC21-042

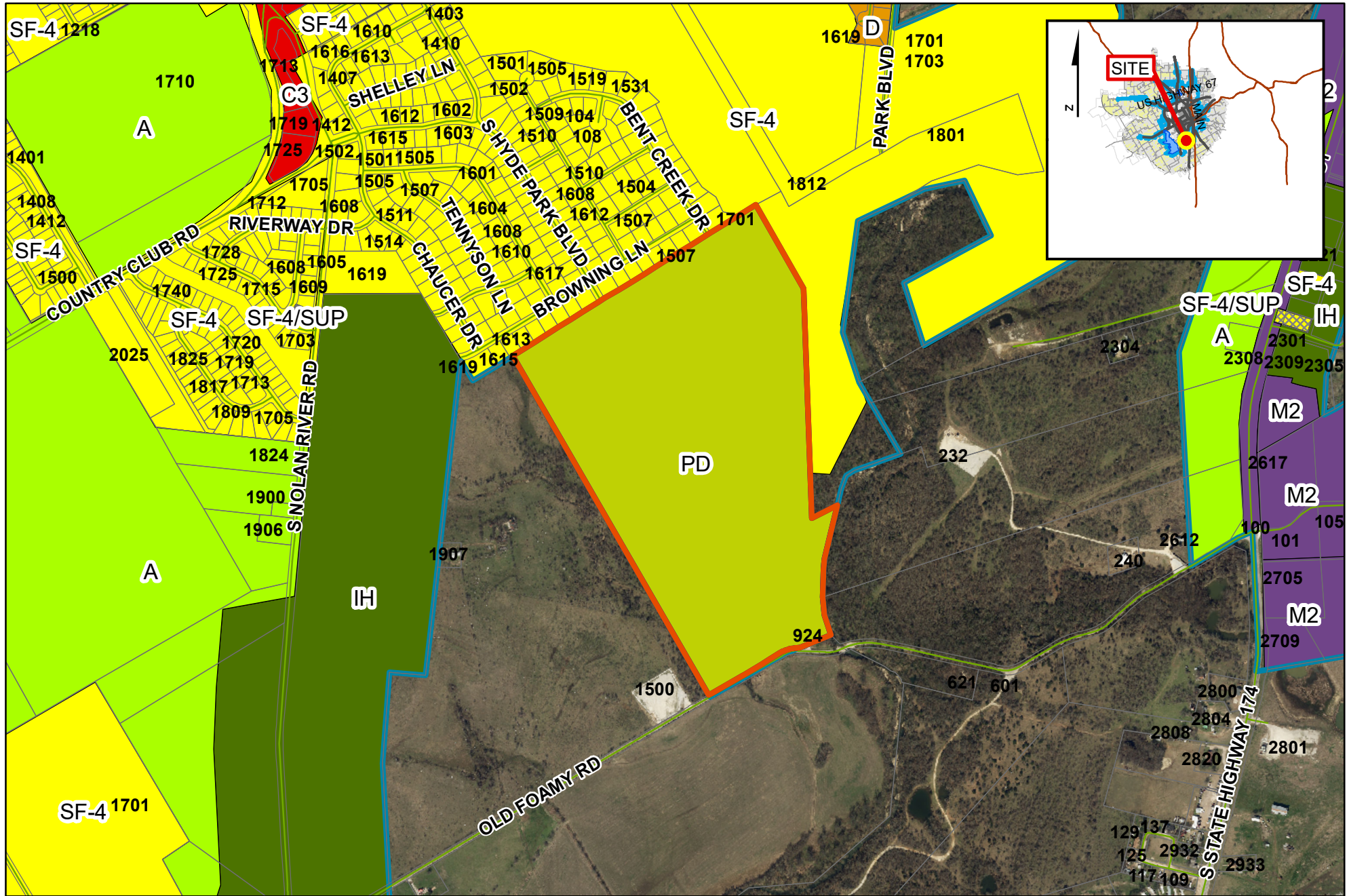
SUMMARY STATEMENT: The applicant is requesting approval of the preliminary plat for Madeline Meadows. The preliminary plat consists of 252 single-family detached residential lots and 15 open space lots, and is proposed to be constructed in two (2) phases, generally as shown on the preliminary plat. The preliminary plat meets all of the minimum requirements as outlined in PD OR08-2021-42 and Chapter 154 of the Code of Ordinances.

EXISTING CONDITIONS: The property is currently undeveloped and is zoned PD (Planned Development District), OR08-2021-42, which outlines the minimum standards for the single-family detached residential lots, the proposed open space lots and associated amenities.

The property to the north is zoned the SF-4 District and consists of two (2) existing single-family subdivisions, known as the Winchester Addition and the Bent Creek Addition. The property to the east is zoned SF-4 (Single-Family Dwelling District), is largely undeveloped, and includes Buffalo Creek running north-south. The properties to the southeast, south and west are all within the City's Extraterritorial Jurisdiction (ETJ) and are largely undeveloped.

EXHIBITS: Aerial and Zoning Map, Site Photos, Plat Exhibit, PD OR08-2021-42





10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

PC21-042 Zoning Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Subject Property
200' Noticing Buffer

Drawn: DC

Date: 9/29/2021

Scale: 1 in = 900 ft

SITE PHOTOS

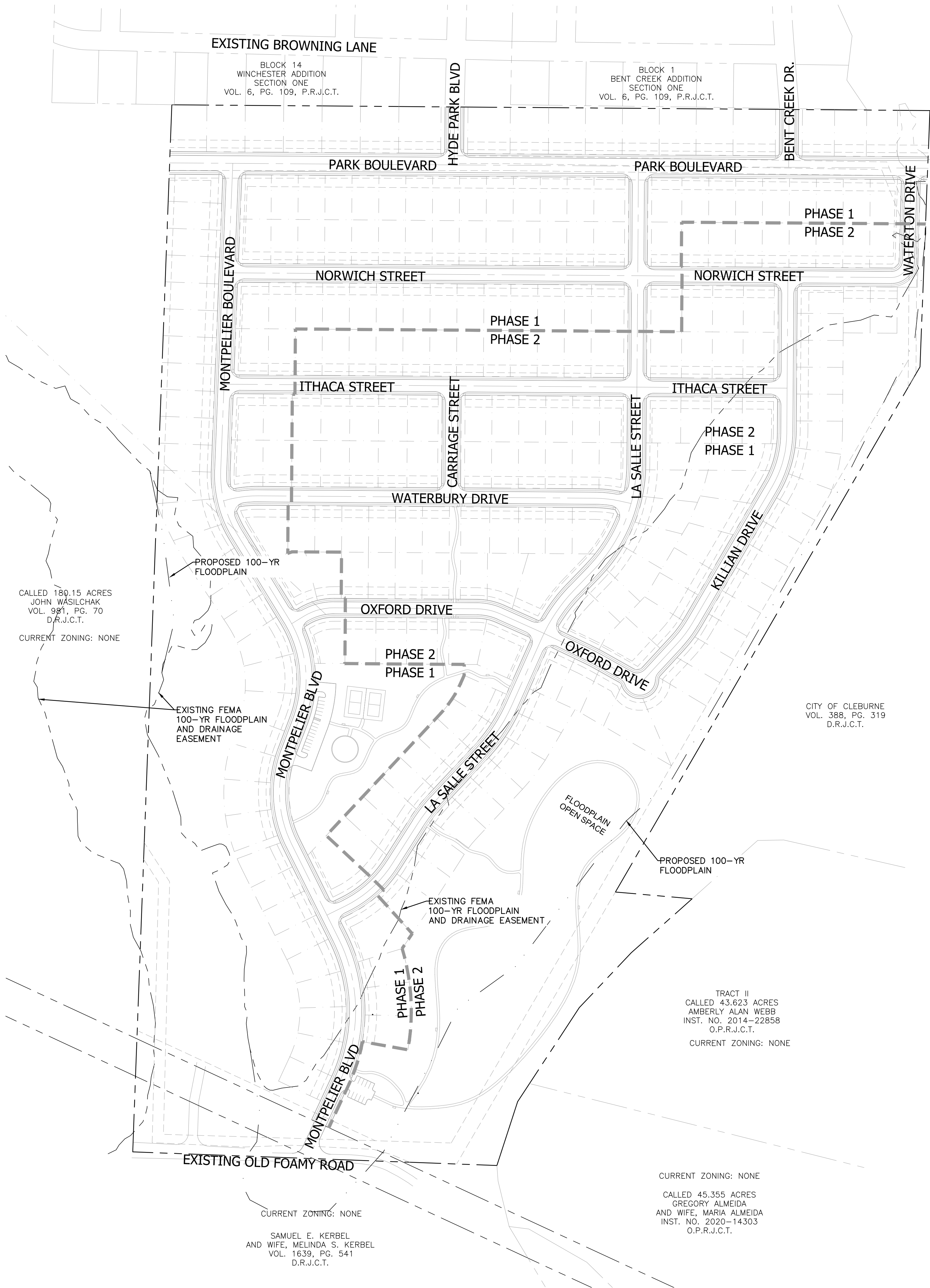


Looking South from Bent Creek Drive



Looking North from Old Foamy Road

C:\Users\duccio\LEAD\Dropbox\4 Projects\Johnson\Johnson\Cleburne\2022\Kerbel Tract\CAD\Preliminary Plat\Modeline Meadows Preliminary Plat.dwg Sep 28, 2021 -- 8:52AM duccio



LEGAL LAND DESCRIPTION:

99.082 Acres

BEING all of that certain tract or parcel of land situated in the P.W. Brewer Survey, Abstract No. 38, City of Cleburne, Johnson County, Texas, and being a re-tracement survey of a called 99.221 acre tract of land described in a deed to Kerbel Group, LLC, recorded in Instrument No. 2013-001905, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found in the West line of the Thomas M.H. Magness Survey, Abstract No. 601, Johnson County, Texas, for the north corner of said 99.221 acre tract and the north corner of said P.W. Brewer Survey, common to a re-entrant corner of a called 98.865 acre tract of land described in the deed to John Wasilchak, recorded in Volume 1637, Page 634, Deed Records, Johnson County, Texas;

THENCE South $02^{\circ}16'04''$ East, with the East line of Brewer Survey and the West line of said Magness Survey and the East line of said 99.221 acre tract a distance of 667.62 feet to a $\frac{1}{2}$ " iron rod with plastic cap (stamped "MLS #5799") set for the North corner of a called 10 acre tract of land described in a deed to City of Cleburne, recorded in Volume 388, Page 319, Deed Records, Johnson County, Texas;

THENCE South $02^{\circ}16'04''$ East departing said west line of the Magness Survey and said East line of the Brewer Survey and with the West line of said 10 acre tract a distance of 1580.19 feet to a 1/2-inch capped iron rod (stamped '3782') found for the Southwest corner of said 10 acre tract and an ell corner of the tract herein described;

THENCE North $62^{\circ}39'57''$ East with the South line of said 10 acre tract a distance of 200.58 feet to a 1/2-inch iron rod with plastic cap (stamped "MLS#5799") set in the center of Buffalo Creek;

THENCE along the following calls within Buffalo Creek:

South $16^{\circ}04'28''$ West in said Buffalo Creek, a distance of 211.75 feet to an iron rod set;

South $11^{\circ}05'13''$ West in said Buffalo Creek, a distance of 196.85 feet to an iron rod set;

South $00^{\circ}50'50''$ West in said Buffalo Creek, a distance of 292.55 feet to an iron rod set;

South $14^{\circ}22'03''$ East in said Buffalo Creek, a distance of 174.81 feet to an iron rod set for the most southerly Southeast corner of said 99.221 acre tract;

THENCE South $59^{\circ}45'36''$ West departing said Buffalo Creek and with the South line of said 99.221 acre tract and passing the north edge of asphalt of Old Foamy Road (a 20' asphalt surface road under current public usage - a.k.a. County Road No. 1112) at a distance of 272 feet, and continuing a total distance of 948.74 feet to a 1/2-inch capped iron rod (stamped "MLS #5799") set near the centerline of said Old Foamy Road for the Southwest corner of said Brewer Survey and the 99.221 acre tract;

THENCE North $30^{\circ}14'39''$ West departing said Old Foamy Road and with the West line of said Brewer Survey and passing at a distance of 21.66 feet a 1/2-inch capped iron rod (stamped "MLS#5799") set for reference and continuing with said West lines a distance of 2,727.23 feet to a 1/2-inch capper iron rod (stamped "MLS#5799") set in the South line of Block 15, Winchester Addition - Section One, an addition to the City of Cleburne, according to the plat thereof recorded in Volume 6, Page 109, Plat Records, Johnson County, Texas, for the Northwest corner of said 99.221 acre tract;

THENCE North $58^{\circ}05'59''$ East with the North line of said 99.221 acre tract and passing at a distance of 880.7 feet and 6.4 feet left of line, the Southwest corner of Block 1, Bent Creek Addition - Section One, an addition to the City of Cleburne, according to the plat thereof recorded in Volume 8, Page 384, Plat Records, Johnson County, Texas, and continuing a total distance of 1,1973.55 feet to the POINT OF BEGINNING and enclosing 99.082 acres of land, more or less.

SCHEDULE A & B TITLE EXCEPTIONS

Only those easements and restrictions provided by Schedule A & B of G.F. No. TX211718, effective date March 8, 2021, have been reviewed and impact the subject property as detailed below:

- Right-of-way and easement to the City of Cleburne, Texas, recorded in Volume 1220, Page 804, O.P.R.J.C.T. - does affect as shown.
- Utility easement to the City of Cleburne, Texas recorded in Volume 2072, Page 308, O.P.R.J.C.T. - does affect as shown.
- Public Utility Easement to the City of Cleburne, Texas, recorded in Volume 3133, Page 636, O.P.R.J.C.T. - does affect as shown.
- Terms, conditions and stipulation in Ordinance No. OR07-2018-49, recorded in Instrument No. 2018-19456, O.P.R.J.C.T. - does affect as described.

Plat recorded in:

Instrument No.: _____ Year _____

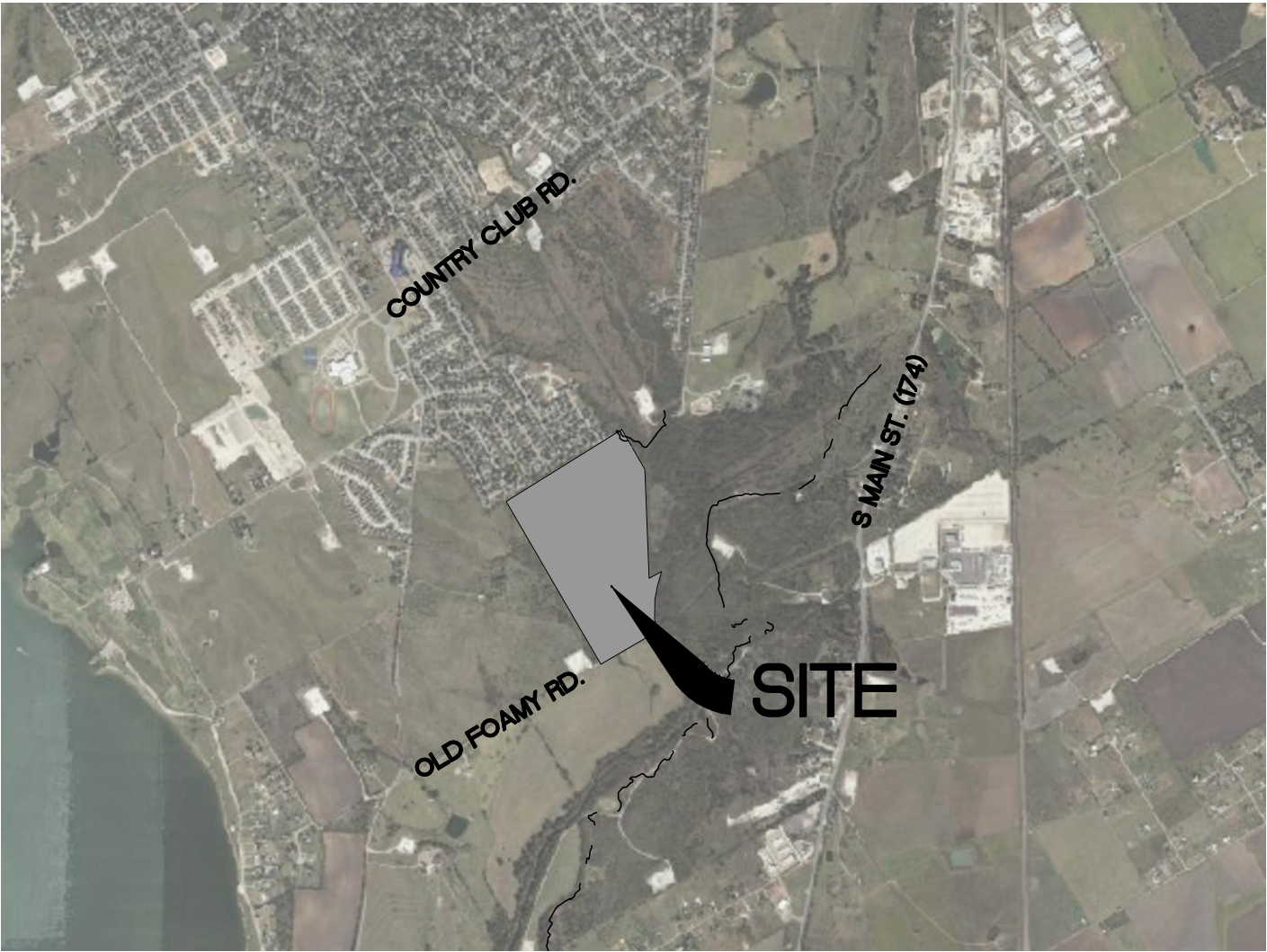
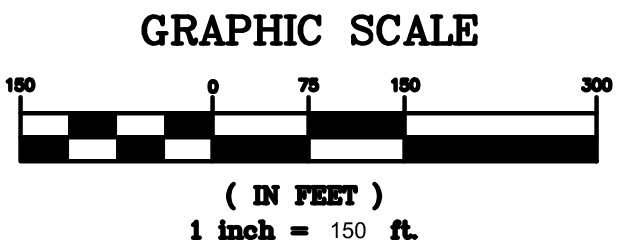
Drawer: _____ Slide _____

Date _____

County Clerk, Johnson County, Texas

Deputy _____

EXIST - PARK BLVD.



VICINITY MAP

GENERAL NOTES:

N.T.S.

- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48251C03003, dated December 4, 2012. A portion of the property appears to lie within the "Non-Shaded Zone X" which is defined as "Areas outside the 500-year flood," and a portion of this property appears to lie within "Shaded Zone A" which is defined as "Special Flood Hazard Areas Inundated by 100-year Flood, no base flood elevations determined." as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Building setback lines are to be obtained from the City of Cleburne.
- X-Lots or open space lots shall be maintained by HOA.
- Sidewalks adjacent to X-lots or open space lots shall receive a 42" height min. decorative metal fence.
- Lots adjacent to Old Foamy Road shall receive a 6' masonry screenwall with masonry columns 40' O.C. built by developer.
- Lots adjacent to Hyde Park Boulevard shall receive 6' masonry screenwall with masonry columns 40' O.C. built by developer.
- Lots backing to Winchester Addition and Bent Creek Addition will match existing lot widths and be one-story homes max.
- Trails in open space shall be built by developer.
- The existing floodplain will be designated as a drainage easement until the LOMR is completed/approved. At this point, the drainage easement will revert to the proposed floodplain limits.

Applicant
TEMPUS DEVELOPMENT, LLC.
Contact: Michael Martin
Phone: 817.223.8489
Email: mmartin@tempustx.com
Contact: Adam Reeves
Phone: 972.273.0102
Email: reeves@tempustx.com
3930 Glade Rd. Ste. 108 # 212
Colleyville, Texas 76034

Engineer:
HCE, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@hceetex.com
3066 Mount Zion Rd
Midlothian, TX 76065

Owner/Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allenld.com
230 Miron Drive, Ste. 120
Southlake, Texas 76092

PRELIMINARY PLAT FOR
MADELINE MEADOWS

LOTS 1X, 2-5, BLOCK 1, LOTS 1X, 2-9, 10X, BLOCK 2, LOTS 1X, 2-8, BLOCK 3, LOTS 1-33, 34X, BLOCK 4, LOTS 1X, 2-19, BLOCK 5, LOTS 1-14, 15X, 16-29, BLOCK 6, LOTS 1X, 2-29, BLOCK 7, LOTS 1X, 2-5, 6X, 7-10, BLOCK 8, LOTS 1-36, 37X, BLOCK 9, LOTS 1X, 2-15, BLOCK 10, LOTS 1-6, 7X, 8-13, BLOCK 11, LOTS 1-19, BLOCK 12, LOTS 1-5, 6X, 7-22, BLOCK 13, AND LOTS 1-2, 3X, 4-16, BLOCK 14 AN ADDITION TO THE CITY OF CLEBURNE JOHNSON COUNTY, TEXAS AND BEING 99.082 ACRES OF THE P.W. BREWER SURVEY, ABSTRACT NO. 38, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS SHOWING 252 RESIDENTIAL LOTS AND 15 OPEN SPACE LOTS

OVERALL PRELIMINARY PLAT

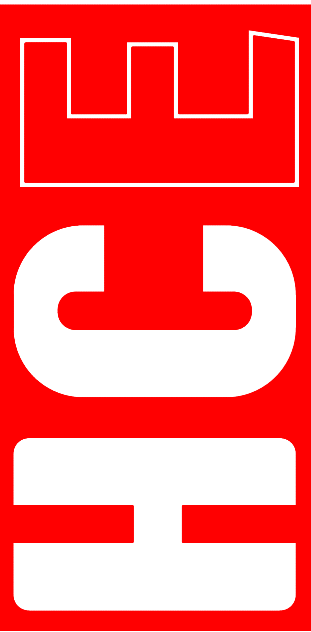
Madeline Meadows
Cleburne, Texas

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CHRISTOPHER FRANKE, P.E. TX No. 114273. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

09/21/2021

CIVIL & ENVIRONMENTAL
REGV 1 DWG

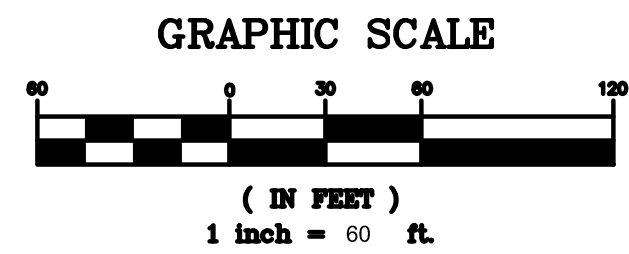
3540 EAST BROAD STREET
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389



SHEET NO.

1 of 4

Texas Registered Engineering Firm F-21173

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
**Madeline Meadows
Cleburne, Texas**

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
INTERIM REVIEW UNDER THE
AUTHORITY OF
CHRISTOPHER FRANKE, P.E. TX
No. 114273.
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES

09/21/2021

CIVIL & ENVIRONMENTAL
RGV | DFW

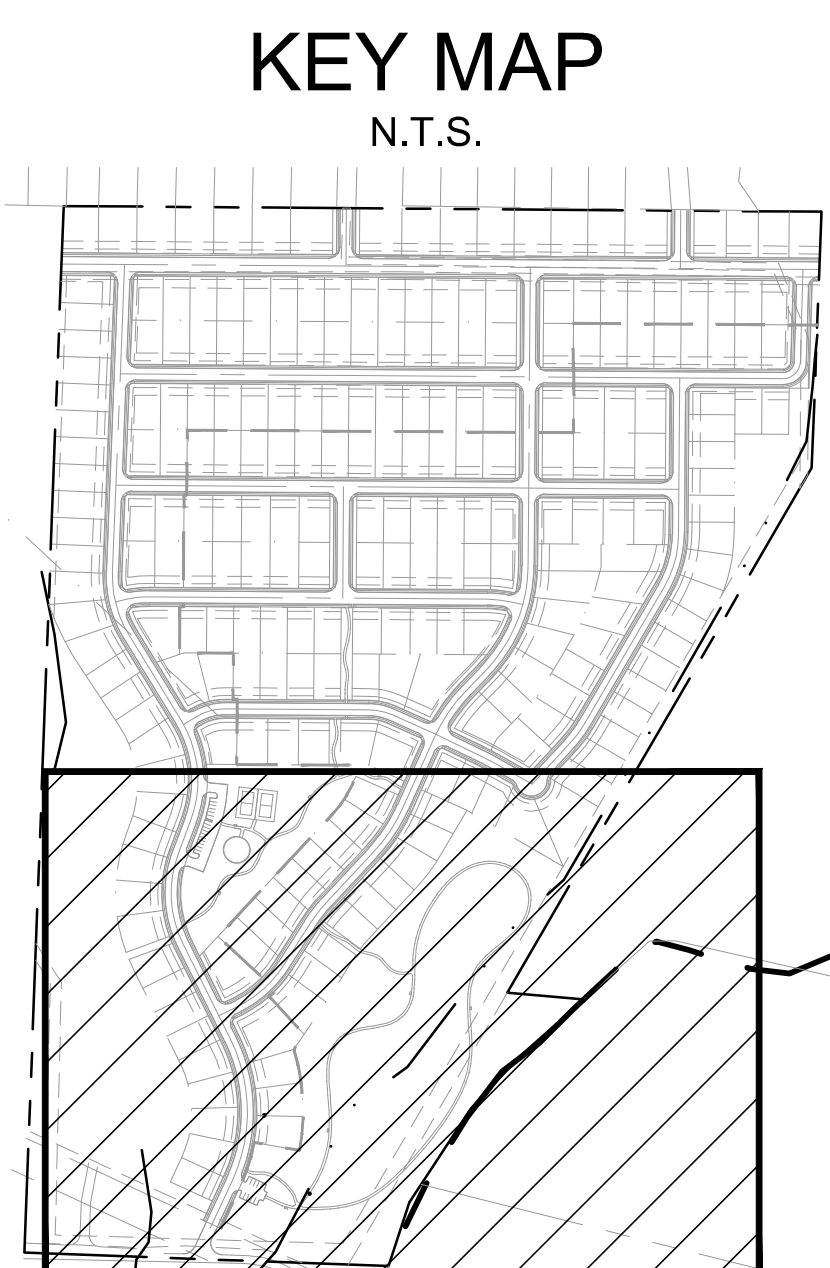
1540 EAST BROAD STREET
SUITE 120, #251
MANSFIELD, TEXAS 76063
469.323.9389



Texas Registered Engineering Firm F-21173

SHEET NO.

2 of 4



Plat recorded in:

Instrument No.: _____ Year _____

Drawer: _____ Slide _____

Date _____

County Clerk, Johnson County, Texas

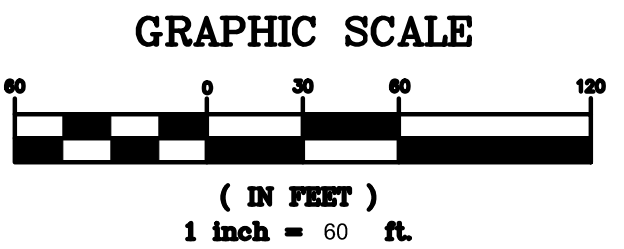
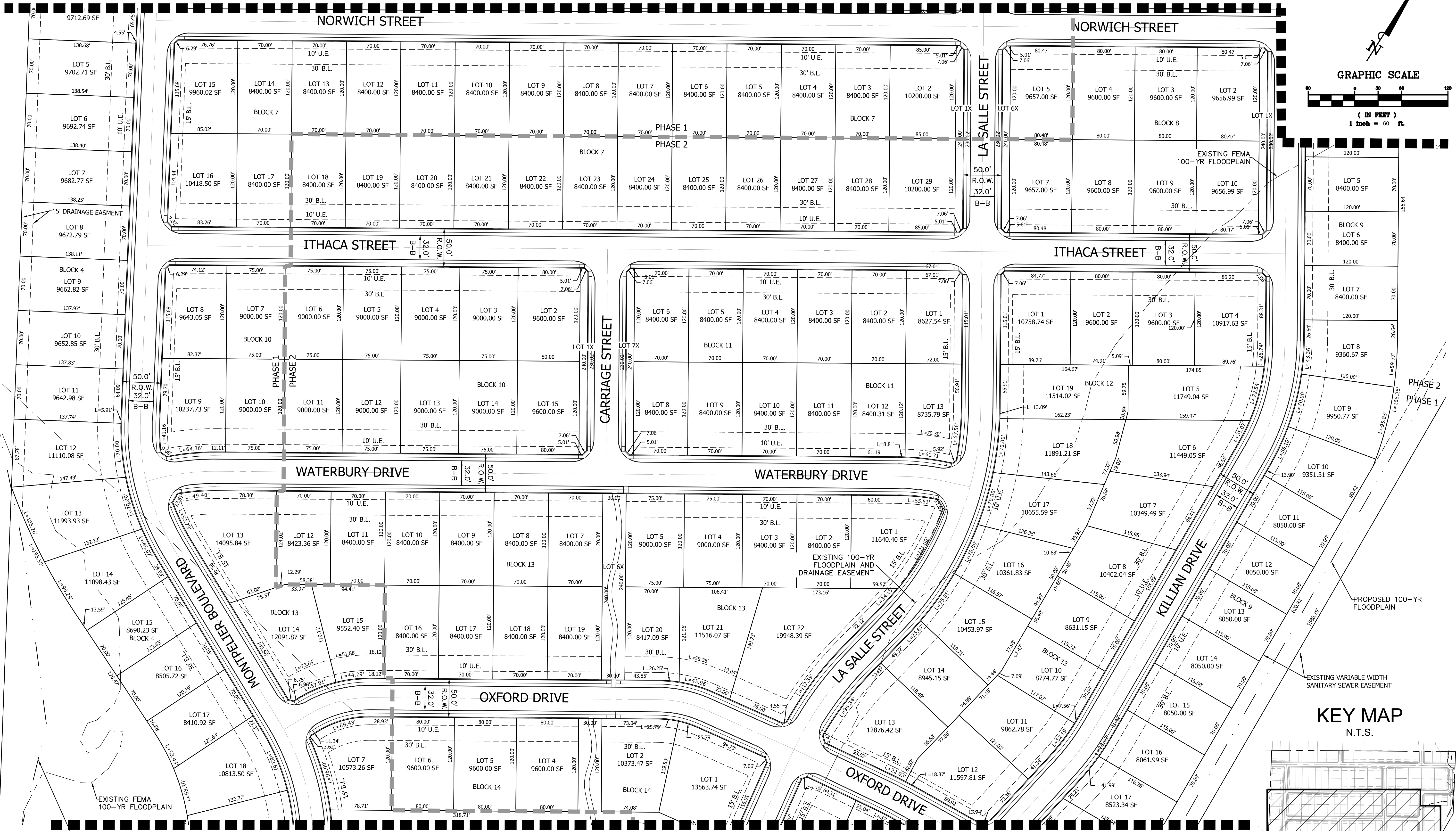
Deputy _____

PRELIMINARY PLAT FOR
MADELINE MEADOWS
LOTS 1X, 2-5, BLOCK 1, LOTS 1X, 2-9, 10X, BLOCK 2,
LOTS 1X, 2-8, BLOCK 3, LOTS 1-33, 34X, BLOCK 4,
LOTS 1X, 2-19, BLOCK 5, LOTS 1-14, 15X, 16-29, BLOCK 6,
LOTS 1X, 2-29, BLOCK 7, LOTS 1X, 2-5, 6X, 7-10, BLOCK 8,
LOTS 1-3, 36X, 37X, BLOCK 9, LOTS 1X, 2-15, BLOCK 10,
LOTS 1-6, 7X, 8-13, BLOCK 11, LOTS 1-19, BLOCK 12,
LOTS 1-5, 6X, 7-22, BLOCK 13, AND LOTS 1-2, 3X, 4-16,
BLOCK 14 AN ADDITION TO THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS AND BEING 99.082 ACRES
OF THE P.W. BREWER SURVEY, ABSTRACT NO. 38, CITY
OF CLEBURNE, JOHNSON COUNTY, TEXAS
SHOWING 252 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

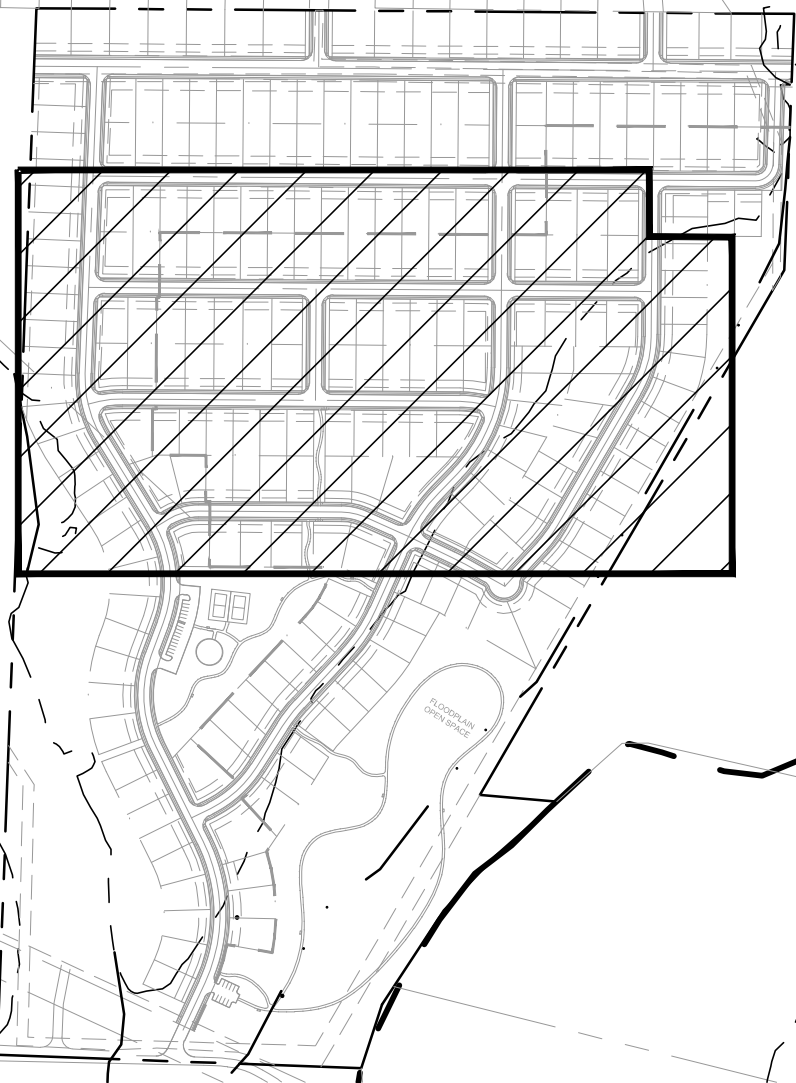
Owner/Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allenld.com
230 Miron Drive, Ste. 120
Southlake, Texas 76092

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MATCHLINE - SEE SHEET EXH 4 OF 4



KEY MAP
N.T.S.



MATCHLINE - SEE SHEET 2 OF 4

Plat recorded in: _____
Instrument No.: _____ Year _____
Drawer: _____ Slide _____
Date _____
County Clerk, Johnson County, Texas
Deputy _____

Applicant
TEMPUS DEVELOPMENT, LLC.
Contact: Michael Martin
Phone: 817.223.8489
Email: mmartin@tempustx.com
Contact: Adam Reeves
Phone: 972.273.0102
Email: reeves@tempustx.com
3930 Glade Rd. Ste. 108 # 212
Colleyville, Texas 76034

Engineer:
HCE, Inc.
Contact: Chris Franke
Phone: 469.323.9389
Email: chris@hceetx.com
3066 Mount Zion Rd
Midlothian, TX 76065

Owner/Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allenld.com
230 Miron Drive, Ste. 120
Southlake, Texas 76092

**PRELIMINARY PLAT FOR
MADELINE MEADOWS**
LOTS 1X, 2-5, BLOCK 1, LOTS 1X, 2-9, 10X, BLOCK 2,
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LOTS 1-36, 37X, BLOCK 9, LOTS 1X, 2-15, BLOCK 10,
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PRELIMINARY PLAT

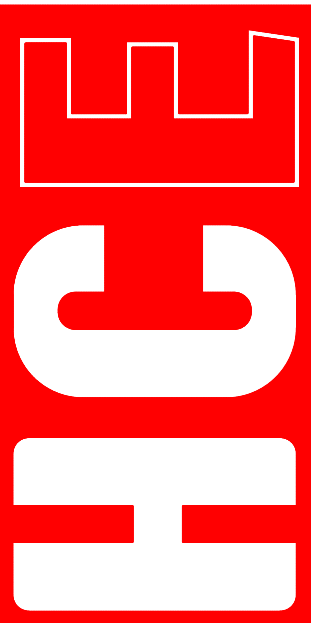
Madeline Meadows
Cleburne, Texas

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09/21/2021

CIVIL & ENVIRONMENTAL
REG. I.D.W.

3540 EAST BROAD STREET
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389



Texas Registered Engineering Firm F-21173

SHEET NO.

3 of 4

ORDINANCE

NO. OR08-2021-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEBURNE, TEXAS REZONING 99.2 ACRES, GENERALLY LOCATED APPROXIMATELY 3,200 FEET EAST OF SOUTH NOLAN RIVER ROAD, BETWEEN BROWNING LANE AND OLD FOAMY ROAD, FROM IH (INTERIM HOLDING DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT); PURSUANT TO THE CODE OF ORDINANCES TITLE XV: LAND USAGE, CHAPTER 155: ZONING, SECTION 155.15: AMENDMENTS; AS REQUESTED BY SAM KERBEL, REPRESENTED BY TEMPUS DEVELOPMENT, LLC, CASE ZC21-008; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PENALTY NOT TO EXCEED \$2,000.00 FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Code of Ordinances of the City of Cleburne, Title XV: Land Usage, Chapter 155: Zoning, Section 155.15: Amendments, as requested by Sam Kerbel, represented by Tempus Development, LLC, under case ZC21-008 requested the rezoning of 99.2 acres, generally located approximately 3,200 feet east of South Nolan River Road, between Browning Lane and Old Foamy Road, from IH (Interim Holding District) to PD (Planned Development District); and

WHEREAS, a public hearing of the Planning and Zoning Commission at which parties in interest and citizens had an opportunity to be heard was held on the 14th of June, 2021, after due notice in the manner provided by law; and

WHEREAS, the Commission voted to postpone and continue the public hearing to a date certain, the regular meeting of July 12, 2021 at 6:30pm; and

WHEREAS, at the request of the applicant, the Commission voted to postpone and continue the public hearing to a date certain, the regular meeting of July 26, 2021 at 6:30pm; and

WHEREAS, at the request of the applicant, the Commission voted to postpone and continue the public hearing to a date certain, the regular meeting of August 9, 2021 at 6:30pm; and

WHEREAS, the Planning and Zoning Commission continued the public hearing at the designated August 9, 2021 meeting allowing parties in interest and citizens to have an opportunity to be heard, after due notice in the manner provided by law; and

WHEREAS, the Commission made a report to the City Council of the City of Cleburne, Texas with a recommendation for approval of the rezoning request by a vote of 6-0; and

WHEREAS, public notice was given and property owners within 200' were notified of the rezoning request as required by state law; and

WHEREAS, a public hearing in relation hereto at which parties in interest and citizens had an opportunity to be heard was held by the City Council of the City of Cleburne, Texas on the 24th of August, 2021, after due notice in the manner provided by law; and

WHEREAS, the City Council, in the exercise of its legislative discretion, has concluded the City of Cleburne Zoning Ordinance and Zoning Map of the City of Cleburne, Texas, as previously amended, should be amended;

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

SECTION ONE. A certain tract or parcel of land, known as 99.2 acres, generally located approximately 3,200 feet east of South Nolan River Road, between Browning Lane and Old Foamy Road, shall be rezoned from IH (Interim Holding District) to PD (Planned Development District) as depicted in **Exhibit "A"** Title Survey; **Exhibit "B"** Development Plan; **Exhibit "C"** Landscape Plan; **Exhibit "D"** Conceptual Home Elevations; and **Exhibit "E"** Amenities.

SECTION TWO. The above described tract of land shall be subject to the following conditions:

1. Permitted Uses and General Provisions

- a. All single-family detached residential lots shall follow the base zoning standards of the SF-4 – Single-Family Dwelling District, with the proposed amendments outlined below.
- b. The subject property shall be used only in the manner and for the purposes provided by the City of Cleburne Code of Ordinances, except where amended by this ordinance.

2. Conceptual Plan and Platting

- a. The street layout and arrangement of lots for the subdivision shall be generally consistent with the Development Plan, labeled as Exhibit "B", which shall not be considered the preliminary plat. The actual street and lot layout may differ from that shown on Exhibit "B" only to accommodate topographic, drainage, and engineering design limitations or improvements.
- b. The developer shall submit and receive approval from the City a Preliminary Plat and Final Plat in accordance with the requirements of the City of Cleburne Code of Ordinances prior to development.
- c. Right-of-way (ROW) for the future alignment of County Road 1112 (Old Foamy Road) shall be dedicated for future expansion by the City of Cleburne during the platting process.
- d. The Development Plan (Exhibit "B") provides for 252 single-family detached residential lots and 15 open space/common area lots. The proposed open

space/common area lots shall be owned and maintained by the Home Owner's Association (HOA).

- e. The connection to Park Boulevard as depicted in Exhibit "B" shall be constructed as part of Phase I of the development.

3. Residential Lot Requirements and Setbacks

- a. Single-family detached lot requirements and setbacks shall comply with the following provisions:
 - 1. Minimum Lot Area: 8,050 square feet
 - 2. Minimum Lot Width: 70 feet
 - 3. Minimum Lot Width for Corner Lots: 70 feet
 - 4. Minimum Lot Depth: 115 feet
 - 5. Minimum Living Area:
 - i. 100% - Minimum 1,550 square feet (A/C space)
 - ii. 85% - Minimum 1,700 square feet (A/C space)
 - iii. 50% - Minimum 2,000 square feet (A/C space)
 - 6. Minimum Front Yard Setback: 30 feet*
*J-swing garages may encroach into the front yard setback a maximum of 10 feet (to sit at a 20-foot front yard setback).
 - 7. Minimum Rear Yard Setback: 20 feet*
*Covered, non-enclosed patios may encroach into the rear yard setback a maximum of 5 feet.
 - 8. Minimum Side Yard Setback: 7 feet
 - 9. Minimum Side Yard Adjacent to Street: 15 feet
- b. The residential lots backing to the existing Winchester Addition and Bent Creek Addition subdivisions along Browning Lane shall match the existing rear lot widths and shall be a maximum of one-story homes.

4. Residential Design Standards

- a. A Home Owners Association (HOA) shall be established for the single-family residential development. The HOA shall be responsible to maintain all open space/common area lots, including but not limited to the community amenities, walking trails, associated parking areas, perimeter walls and entryway features.
- b. A minimum of 100% masonry (brick, stone, stucco, and/or cementitious siding) shall be required, for the first floor only.
- c. A maximum of 40% cementitious siding may be used (this requirement excludes walls above roofing, doors, windows and trim features).
- d. A minimum roof pitch of 6:12.
- e. Front-entry or j-swing, two-car enclosed garages with possible side-entry garages on corner lots shall be permitted.
- f. J-swing garages shall include windows and other architectural features, consistent with the Conceptual Homes Elevations, labeled as Exhibit "D".
- g. A minimum of two (2) three-inch (3") caliper canopy trees shall be planted for each residential lot. A minimum of one (1) of the required trees shall be located in the front yard.

- h. Each residence shall be sodded in the front, sides and rear yard and provide a shrub bed in the front of the home with a minimum of seven (7) shrubs.
- i. Each residence shall include the installation of an automatic irrigation system in the front, sides and rear yard.
- j. Building elevations for all structures shall be generally consistent with the Conceptual Homes Elevations, labeled as Exhibit "D". Significant deviations from the conceptual home elevations shall require City Council approval.
- k. A particular residential elevation shall neither be adjacent to or across the street from a residence of the same elevation.
- l. Each residence shall employ a standard cast stone monument block and a minimum of three of the five following architectural elements:
 - 1. An articulated front entrance through the use of lintels, keystone, pilaster, arches, columns, or similar elements;
 - 2. A covered porch (minimum 40 square feet);
 - 3. A covered back patio;
 - 4. Exterior decorative lighting at the front entrance; and
 - 5. A custom-style one-half or three-quarter light front door.

5. Subdivision Signage and Landscaping

- a. North entry monuments shall be constructed in the open space/common area lots on either side of Hyde Park Boulevard and Bent Creek Drive, generally as depicted on the Landscape Plan, labeled as Exhibit "C".
- b. An entry monument sign shall be constructed for the southern entrance from Old Foamy Road, generally as depicted on the Landscape Plan (Exhibit "C").
- c. All entry signage for the subdivision shall be located within an open space/common area lot, to be owned and maintained by the HOA.
- d. All subdivision landscaping proposed in the open space/common area lots shall be generally consistent as depicted on the Landscape Plan (Exhibit "C"), to be will be maintained by the HOA.

6. Subdivision Screening and Fencing

- a. A six (6) foot masonry screening wall with masonry columns every 40 feet on center shall be constructed by the Developer along lots that are adjacent to roadways, including but not limited to Old Foamy Road, Hyde Park Boulevard, Bent Creek Drive and La Salle Street, as depicted on the Landscape Plan (Exhibit "C").
- b. A 42-inch decorative metal fence (black steel, iron or metal) shall be constructed by the Home Builder along lots that are backing up to open space/common area lots, as depicted on the Landscape Plan (Exhibit "C").
- c. A six (6) foot stockade fence with metal posts shall be constructed by the Home Builder for all interior residential fencing except where depicted on the Development Plan (Exhibit "B") or Landscape Plan (Exhibit "C").

7. Subdivision Sidewalks and Lighting

- a. Four-foot (4') sidewalks shall be installed by the Home Builder throughout the subdivision along all lot frontages.

- b. Street lighting shall be installed throughout the subdivision.

8. Amenities

- a. The following amenities shall be included within the open space/common area lots as detailed below and as shown on the Development Plan (Exhibit “B”) and Landscape Plan (Exhibit “C”):
 - 1. A centrally located amenity area on Lot 3X, Block 14 shall be constructed by the Developer in Phase I and shall contain, at a minimum, a sand volleyball court, playground, picnic area, and a minimum of 16 parking spaces, generally as depicted in the Amenities Exhibit, labeled as Exhibit “E”.
 - 2. A trail system that connects the entire development internally, including a six (6) foot walking trail shall be constructed by the Developer in Phase I within Lot 3X, Block 14 and Lot 37X, Block 9, generally as depicted in the Amenities Exhibit, labeled as Exhibit “E”.
 - 3. A minimum of 10 parking spaces shall be constructed within Lot 37X, Block 9 in Phase I to provide parking for the walking trail.
 - 4. The trail system shall connect to the standard four-foot (4’) sidewalks throughout the development.
 - 5. The Developer shall install the trails and sidewalks adjacent to all open space/common area lots at the time of construction of public improvements.

SECTION THREE. Cumulative Clause. That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance, Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION FOUR. Severability Clause. That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

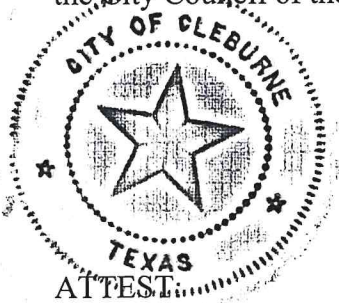
SECTION FIVE. Savings Clause. That all rights and remedies of the City of Cleburne are expressly saved as to any and all violations of the provisions of the Land Usage Ordinance which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION SIX. Penalty Clause. 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 shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense.

SECTION SEVEN. Publication Clause. The City Secretary of the City of Cleburne, Texas, is directed to publish the caption, including the penalty of this Ordinance at least once within 10 days after its passage in the official newspaper of the City of Cleburne, Texas, as authorized by Section 3.16 of the Cleburne City Charter.

SECTION EIGHT. Effective Clause. This Ordinance shall become effective after the date of its passage and upon its publication as required by law.

PASSED AND APPROVED this the 24th day of August, 2021 at a Regular Meeting of the City Council of the City of Cleburne, Texas.

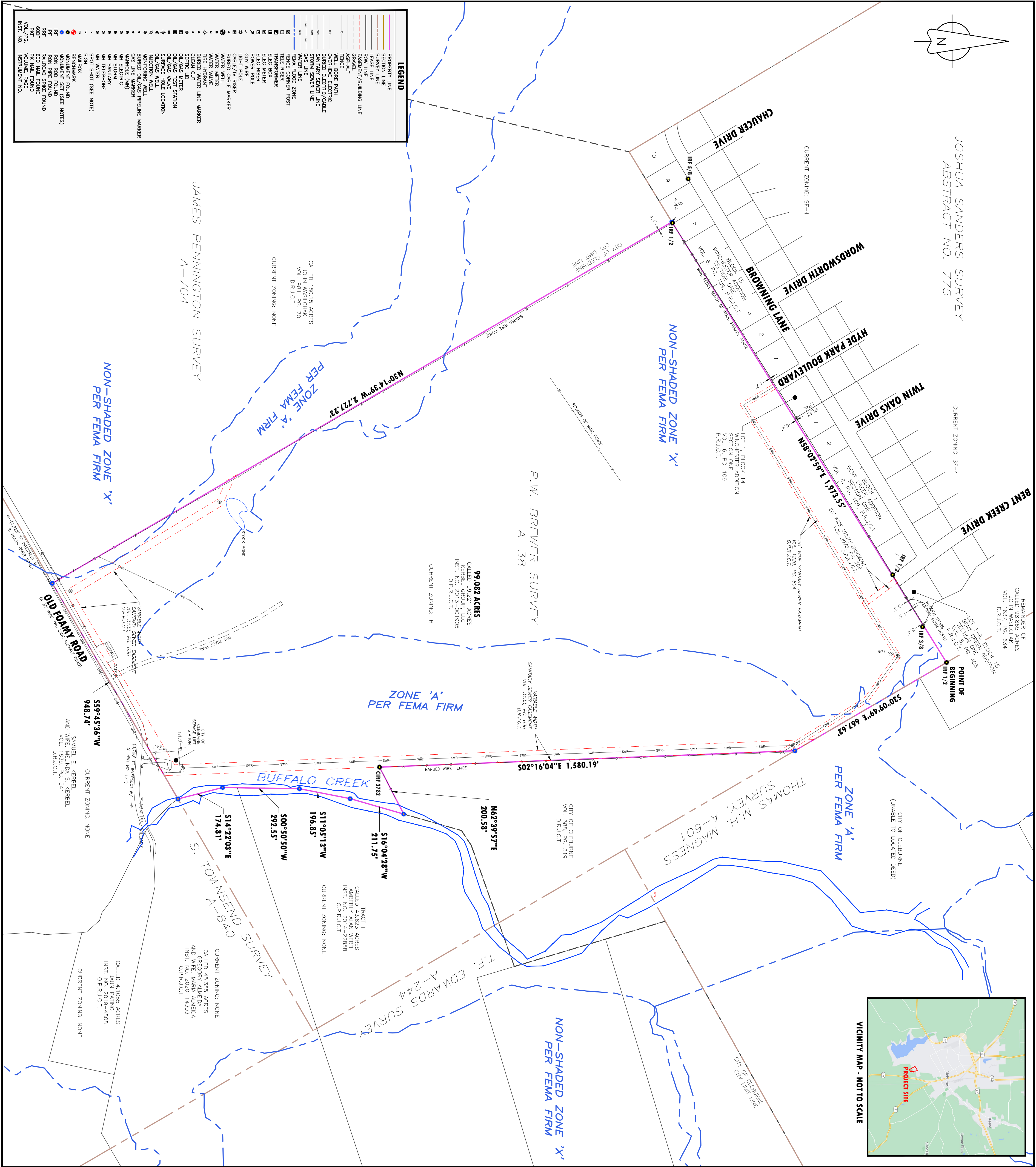


CITY OF CLEBURNE

BY

Scott Cain, Mayor

Ivy Peterson, City Secretary



SURVEY NOTES

1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83, US Survey Foot, derived from GPS observations made on the ground. Distances shown are grid. CSF = 0.99985849302. Multipity distances by a factor of 1.00014959293 to determine surface distance.
2. All CRIS are a 1/2-inch capped iron rod with plastic cap marked "MIS #53799" unless otherwise noted.
3. Underground utility locations are a combination of visible evidence observed by the surveyor during field visits, utility maps obtained from others, and underground utility locator markers in place during time of survey. MCGOY LAND SURVEYS, INC. provides no warranty as to location or the extent of underground utilities for this site.
4. There was no evidence of any earth moving work, building construction, or building additions observed in the process of conducting the fieldwork, at the time of this survey.

FLOOD STATEMENT

I have examined the F.E.M.A. Flood Insurance Rate Map for Johnson County, Texas, Community Number 480879, effective date December 4, 2012, and that map indicates that a portion of this property lies within the "Non-Shaded Zone 'x'" which is defined as "Areas outside 500-year flood", and a portion of this property lies within "Shaded Zone 'A'" which is defined as "Special Flood Hazard Areas Inundated by 100-year flood, no base flood elevations determined" as shown in Panel 0300 3 of said map.

LAND DESCRIPTION

BEGIN all of that certain tract or parcel of land situated in the P.W. Brewer Survey, Abstract No. 38, City of Cleburne, Johnson County, Texas, containing 99.082 acres, more or less, as shown on the plat of said survey, recorded in Instrument No. 2013-001905, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West line of the Thomas M.H. Magness Survey, Abstract No. 601, Johnson County, Texas, containing 99.082 acres, more or less, as shown on the plat of said survey, recorded in Instrument No. 2013-001905, Official Public Records, Johnson County, Texas, and being more particularly described as follows:

THENCE South 30°09'49" East with the East line of said Brewer Survey and the West line of said Magness Survey and the East line of said 99.221 acre tract a distance of 565.65 feet to a 1/2" iron rod with plastic cap (stamped "MIS #53799") set for the North corner of said 99.221 acre tract and on the East line of said 99.221 acre tract a distance of 174.81 feet to an iron rod set for the Southwest corner of a celled 98.845 acre tract of land described in the deed to John Westlake, recorded in Volume 1457, Page 634, Deed Records, Johnson County, Texas;

THENCE South 30°09'49" East with the East line of said Brewer Survey and the West line of said Magness Survey and the East line of said 99.221 acre tract a distance of 1350.19 feet to a 1/2-inch capped iron rod (stamped 37387) found for the Southwest corner of said 10 acre tract and on all corner of the tract herein described;

THENCE North 62°39'57" East with the South line of said 10 acre tract a distance of 200.58 feet to a 1/2-inch iron rod with plastic cap (stamped "MIS #53799") set in the center of Buffalo Creek;

THENCE along the following calls within Buffalo Creek:

South 16°04'28" West in said Buffalo Creek, a distance of 211.75 feet to an iron rod set;

South 11°05'13" West in said Buffalo Creek, a distance of 196.85 feet to an iron rod set;

South 14°22'03" West in said Buffalo Creek, a distance of 293.53 feet to an iron rod set;

South 00°50'50" West in said Buffalo Creek, a distance of 174.81 feet to an iron rod set for the most southerly Southwest corner of said 99.221 acre tract;

THENCE South 59°45'56" West departing said Buffalo Creek and with the South line of said 99.221 acre tract and passing the Southwest corner of said 99.221 acre tract and on the East line of said 99.221 acre tract a distance of 1121.21 feet to a 1/2-inch capped iron rod (stamped 37387) found for the Southwest corner of said 10 acre tract and on all corner of the tract herein described;

THENCE North 58°02'57" East with the North line of said 99.221 acre tract and passing at a distance of 880.2 feet and a 4.4 feet left of line, the Southwest corner of Block 1, Bent Creek Addition - Section One, an addition to the City of Cleburne, according to the plat thereof recorded in Volume 6, Page 384, Plat Records, Johnson County, Texas, and continuing a total distance of 1,973.55 feet to the POINT OF BEGINNING and enclosing 99.082 acres of land, more or less.

SCHEDULE A & B TITLE EXCEPTIONS

Only those easements, and restrictions provided by Schedule A & B of C.F. No. 10211118, effective date March 8, 2021, have been reviewed and impact the subject property to be described below:

- a. Right-of-way and easement to the City of Cleburne, Texas, recorded in Volume 1220, Page 804, O.P.R.L.C.T. - does affect as shown;
- b. Utility easement to the City of Cleburne, Texas, recorded in Volume 2072, Page 388, O.P.R.L.C.T. - does affect as shown;
- c. Public Utility easement to the City of Cleburne, Texas, recorded in Volume 3125, Page 846, O.P.R.L.C.T. - does affect as shown;
- f. Terms, conditions and stipulation in Ordinance No. 0807-2018-49, recorded in Instrument No. 2018-19456, O.P.R.L.C.T. - does affect as described

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2014 Minimum Standards for Professional Land Surveyors in the State of Texas, and that the survey was completed on March 17, 2021. The field work was completed on March 17, 2021.

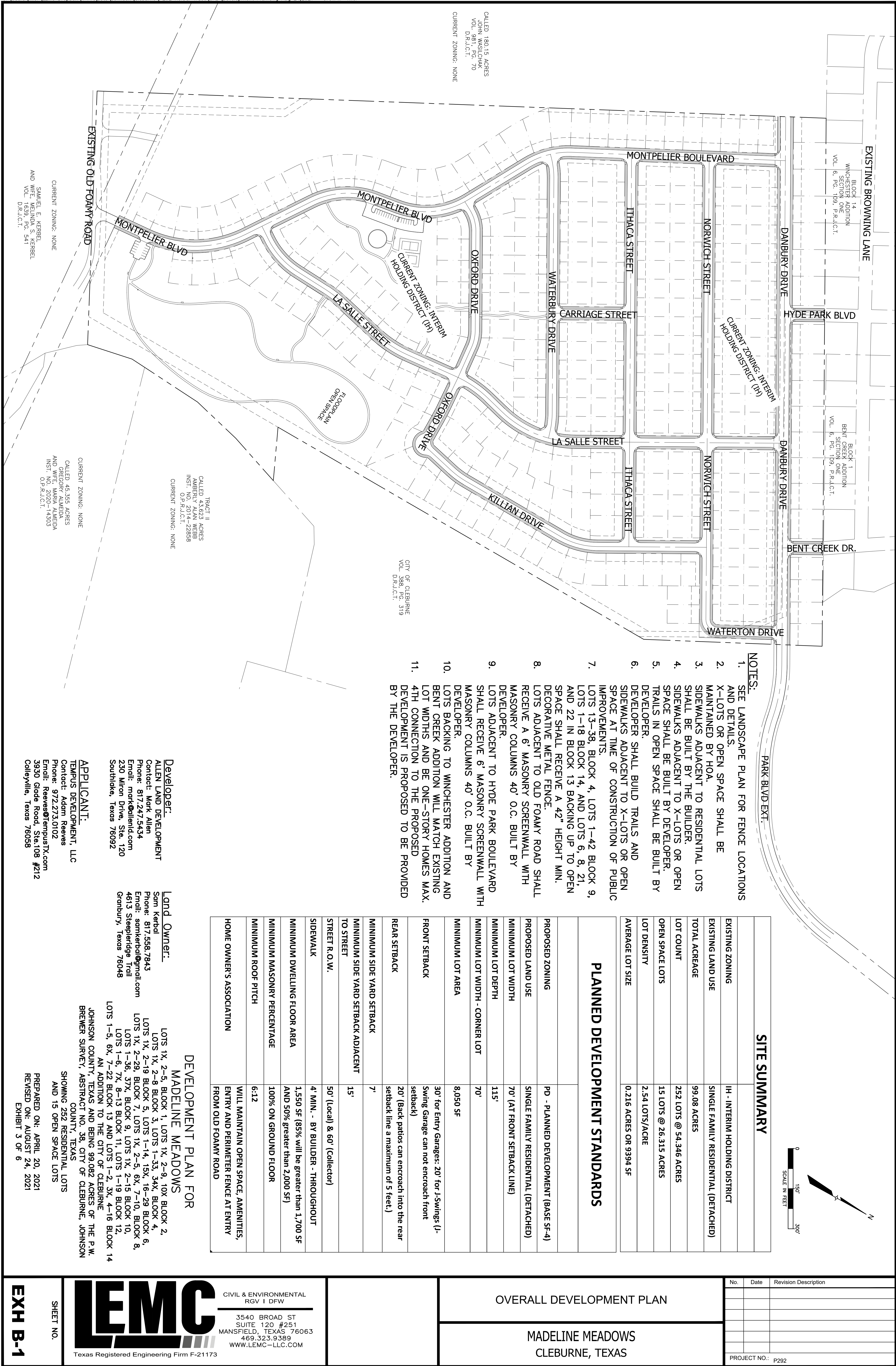
Douglas A. Miley, R.P.L.S. No. 5799
Date of last Revision:



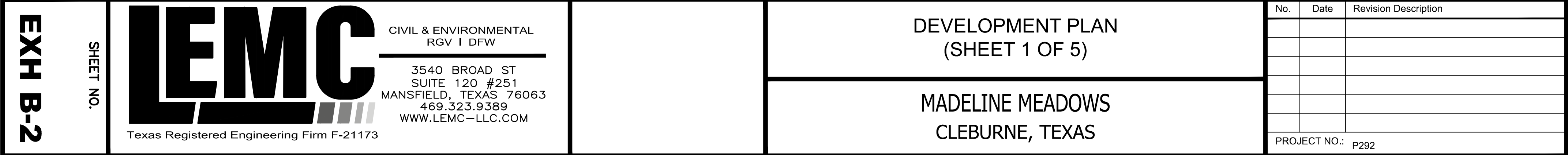
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	DRAWING: 83_402 ALTA TITLE SURVEY		99.082 ACRES	
	REVISION: -		IN THE P.W. BREWER SURVEY	
	LAND SURVEYS	DRAWN BY: JG	DATE: 2021.03.19	ABSTRACT NO. 38
	9921 Adams Drive Apt 17, #2424 Rm. 940-380-4500	CREATED BY: DM	DATE: 2021.03.31	TBD OLD POINT ROAD, CITY OF CLEBURNE JOHNSON COUNTY, TEXAS
JOB # 10120222		SCALE: 1" = 200' (PAGE: 1 OF 1)		

EXHIBIT "B"

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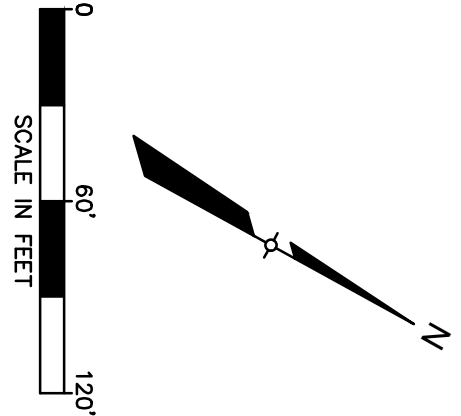
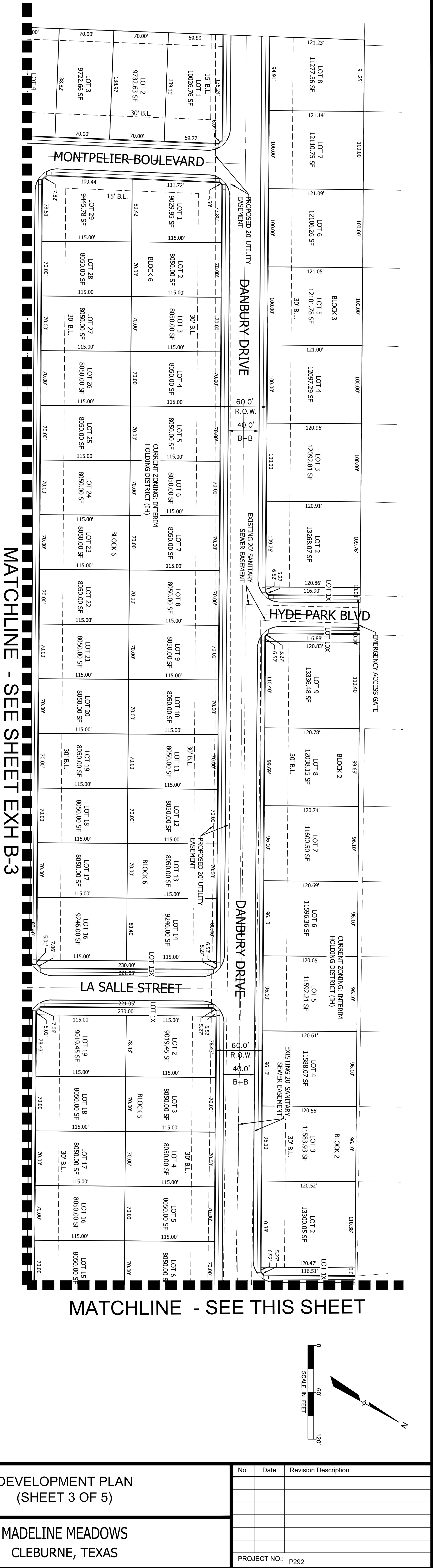
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EXH B-3

EXHIBIT "B"

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SHEET NO. EXH B-4	LEMC CIVIL & ENVIRONMENTAL RGV I DFW 3540 BROAD ST SUITE 120 #251 MANSFIELD, TEXAS 76063 469.323.9389 WWW.LEMC-LLC.COM Texas Registered Engineering Firm F-21173	DEVELOPMENT PLAN (SHEET 3 OF 5) MADELINE MEADOWS CLEBURNE, TEXAS	<table><tr><th>No.</th><th>Date</th><th>Revision Description</th></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	No.	Date	Revision Description												
			No.	Date	Revision Description													
PROJECT NO.: P292																		

EXHIBIT "B"

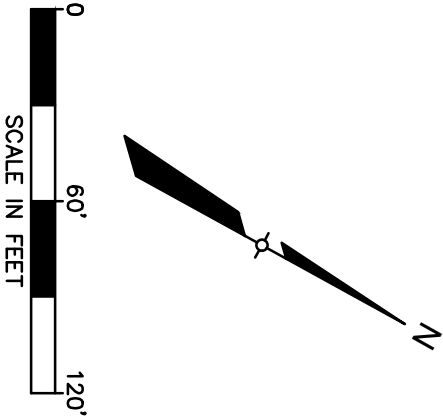
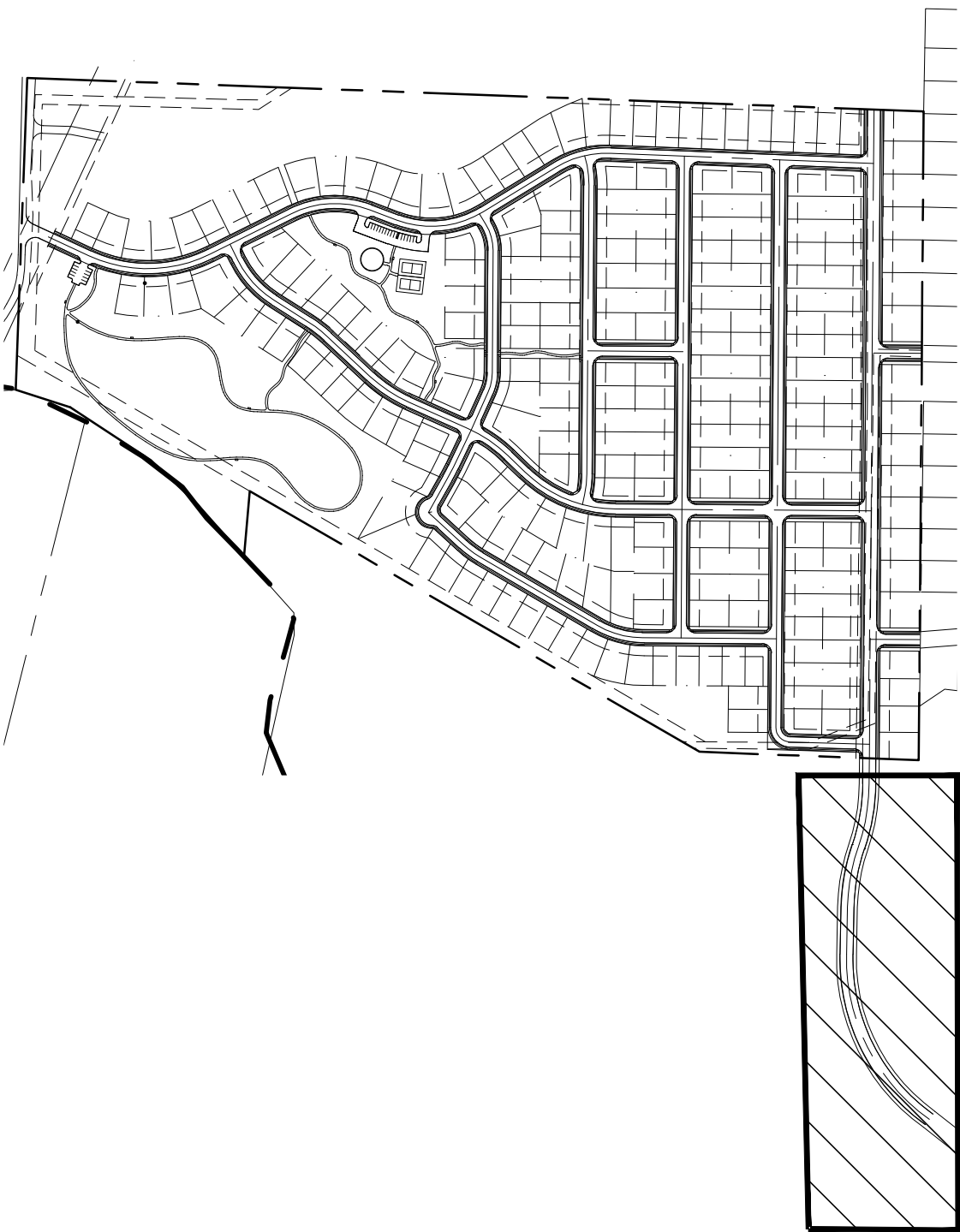
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MATCHLINE - SEE SHEET EXH B-4



PARK BLVD EXT.

EXISTING PARK BLVD



EXH B-5	SHEET NO.	<div><div>LEMC</div><div>CIVIL & ENVIRONMENTAL RGV DFW</div><div>3540 BROAD ST SUITE 120 #251 MANSFIELD, TEXAS 76063 469.323.9389 WWW.LEMC-LLC.COM</div><div>Texas Registered Engineering Firm F-21173</div></div>	DEVELOPMENT PLAN (SHEET 5 OF 5)		No.	Date	Revision Description
			MADELINE MEADOWS CLEBURNE, TEXAS				
					PROJECT NO.: P292		



6" MASONRY SCREENWALL
W/ MASONRY COLUMNS 40
O.C. (BY DEVELOPER).

42" HEIGHT MIN. DECORATIVE
METAL FENCE BACKING UP TO
OPEN SPACE, TYP. (BY BUILDER).

LARGE CANOPY TREE, TYP.
TREES SHALL BE 3" CALIPER AND
10' HEIGHT AT TIME OF PLANTING.
LARGE CANOPY TREES MAY BE LIVE
OAK, BUR OAK, SHUMARD RED OAK,
CEDAR ELM OR CHINESE FISTACHE.

ORNAMENTAL TREE, TYP.
ORNAMENTAL TREES SHALL BE
2" CALIPER AND 8' MIN. HEIGHT
AT TIME OF PLANTING. MAY BE
ORANGE MYRTLES, CHASTE TREE,
DESERT WILLOW OR MEXICAN
PLUM.

PLANTING BED AREA, TYP. PLANTING
BEDS SHALL CONSIST OF TEXAS
NATIVE OR BROUGHT ADAPTED
PLANT MATERIAL.

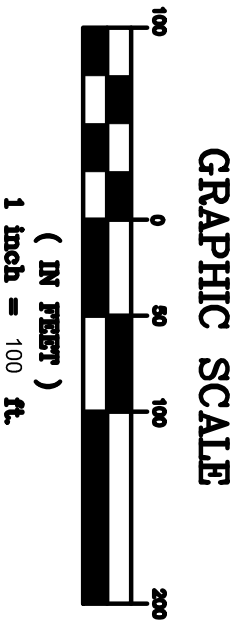
NOTES:
1. PLANT MATERIAL AND OPEN SPACE SHALL BE
IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM
AND MAINTAINED BY THE HOA.
2. OPEN SPACE AREAS SHALL RECEIVE BERMUUDA
OR BUFFALO GRASS SOD AND SHALL BE
MAINTAINED BY THE HOA.

- NOTES:
1. X-LOTS OR OPEN SPACE SHALL BE MAINTAINED BY HOA.
 2. SIDEWALKS ADJACENT TO RESIDENTIAL LOTS SHALL BE BUILT BY THE BUILDER.
 3. SIDEWALKS ADJACENT TO X-LOTS OR OPEN SPACE SHALL BE BUILT BY DEVELOPER.
 4. TRAIL IN OPEN SPACE SHALL BE BUILT BY DEVELOPER.
 5. DEVELOPER SHALL BUILD TRAILS AND SIDEWALKS ADJACENT TO X-LOTS OR OPEN SPACE
AT TIME OF CONSTRUCTION OF PUBLIC IMPROVEMENTS.
 6. PERIMETER FENCE ADJACENT TO OLD FOAMY ROAD SHALL BE BUILT BY DEVELOPER.
 7. LOTS BACKING UP TO OPEN SPACE SHALL RECEIVE DECORATIVE METAL FENCE BY BUILDER.
 8. ALL OTHER PERIMETER LOTS NOT DEPICTED ON PLAN SHALL RECEIVE 6' CEDAR WOOD
FENCE BY BUILDER.

Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allenld.com
220 Miron Drive, Ste. 120
Southlake, Texas 76092

APPLICANT:
TEMPUS DEVELOPMENT, LLC
Contact: Adam Reeves
Phone: 972.273.0102
Email: Reeves@tempusTX.com
3930 Glade Road, Ste.108 #212
Colleyville, Texas 76058

Land Owner:
Sam Kerbal
Phone: 817.558.7843
Email: samkerbal@gmail.com
4613 Steepknidge Trail
Granbury, Texas 76048



**DEVELOPMENT PLAN FOR
MADELINE MEADOWS**

LOTS 1X, 2-5, BLOCK 1, LOTS 1X, 2-9, 10X BLOCK 2,
LOTS 1X, 2-8 BLOCK 3, LOTS 1-33, 34X, BLOCK 4,
LOTS 1X, 2-19 BLOCK 5, LOTS 1-14, 15X, 16-29 BLOCK 6,
LOTS 1X, 2-29, BLOCK 7, LOTS 1X, 2-5, 6X, 7-10, BLOCK 8,
LOTS 1-36, 37X, BLOCK 9, LOTS 1X, 2-15 BLOCK 10,
LOTS 1-6, 7X, 8-13 BLOCK 11, LOTS 1-19 BLOCK 12,
LOTS 1-5, 6X, 7-22 BLOCK 13 AND LOTS 1-2, 3X, 4-16 BLOCK 14

AN ADDITION TO THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS AND BEING 99.082 ACRES OF THE P.W. BREWER SURVEY,
ABSTRACT NO. 38, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
SHOWING 252 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

No.	Date	Revision Description
PROJECT NO.:		P292

LANDSCAPE PLAN (SHEET 1 OF 2)

MADELINE MEADOWS
CLEBURNE, TEXAS

LEMC

CIVIL & ENVIRONMENTAL
RGV I DFW

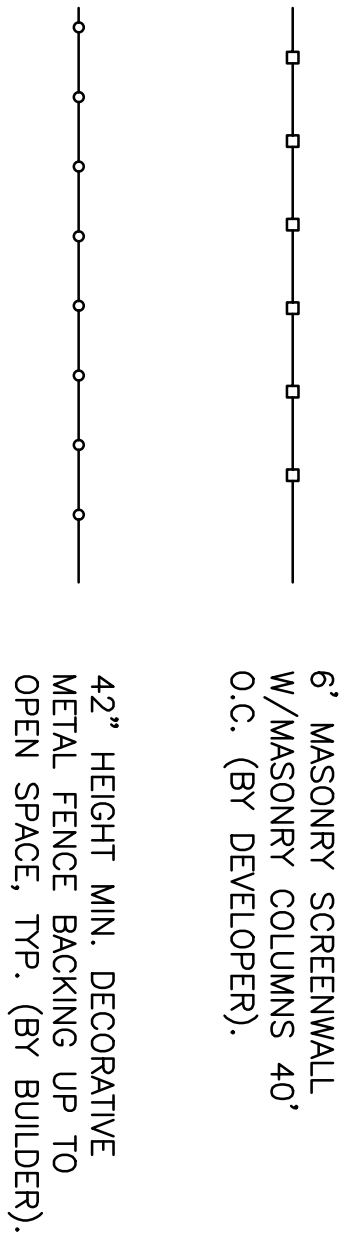
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

Texas Registered Engineering Firm F-21173

SHEET NO.
EXH C-1

PREPARED ON: APRIL 20, 2021
REVISED ON: JULY 21, 2021
EXHIBIT 3 OF 6

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ORNAMENTAL TREE, TYP.
ORNAMENTAL TREES SHALL BE 2" CALIPER AND 8' MIN. HEIGHT AT TIME OF PLANTING. ORNAMENTAL TREES MAY BE ORANGE MYRTLES, CHASTE TREE, DESERT WILLOW OR MEXICAN PLUM.

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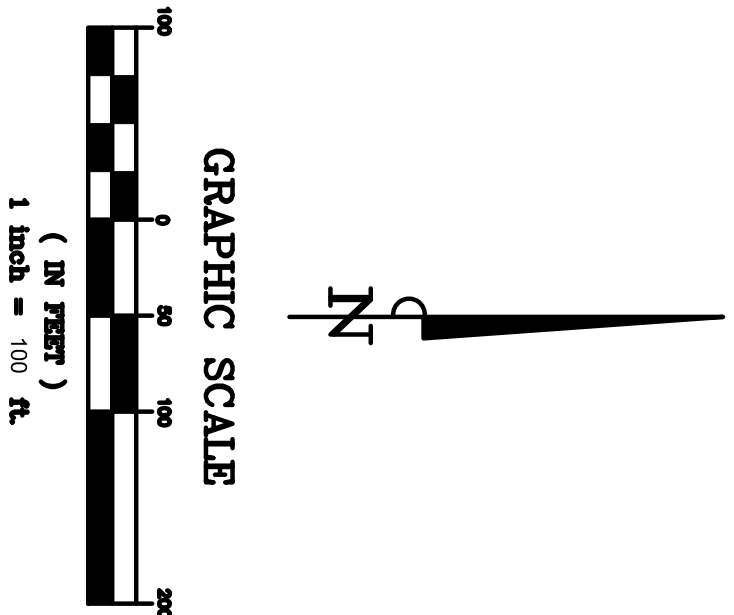
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Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allendd.com
230 Milton Drive, Ste. 120
Southlake, Texas 76092

Land Owner:
Sam Kerbal
Phone: 817.558.7843
Email: samkerbal@gmail.com
4613 Steepknidge Trail
Granbury, Texas 76048

APPLICANT:
TEMPUS DEVELOPMENT, LLC
Contact: Adam Reeves
Phone: 972.273.0102
Email: Reeves@TempusTX.com
3930 Glade Road, Ste.108 #212
Colleyville, Texas 76058



**DEVELOPMENT PLAN FOR
MADELINE MEADOWS**

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AN ADDITION TO THE CITY OF CLEBURNE
JOHNSON COUNTY, TEXAS AND BEING 99.082 ACRES OF THE P.W. BREWER SURV
ABSTRACT NO. 38, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
SHOWING 252 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

No.	Date	Revision Description
PROJECT NO.: P292		

LANDSCAPE PLAN (SHEET 2 OF 2)

MADELINE MEADOWS
CLEBURNE, TEXAS

LEMC

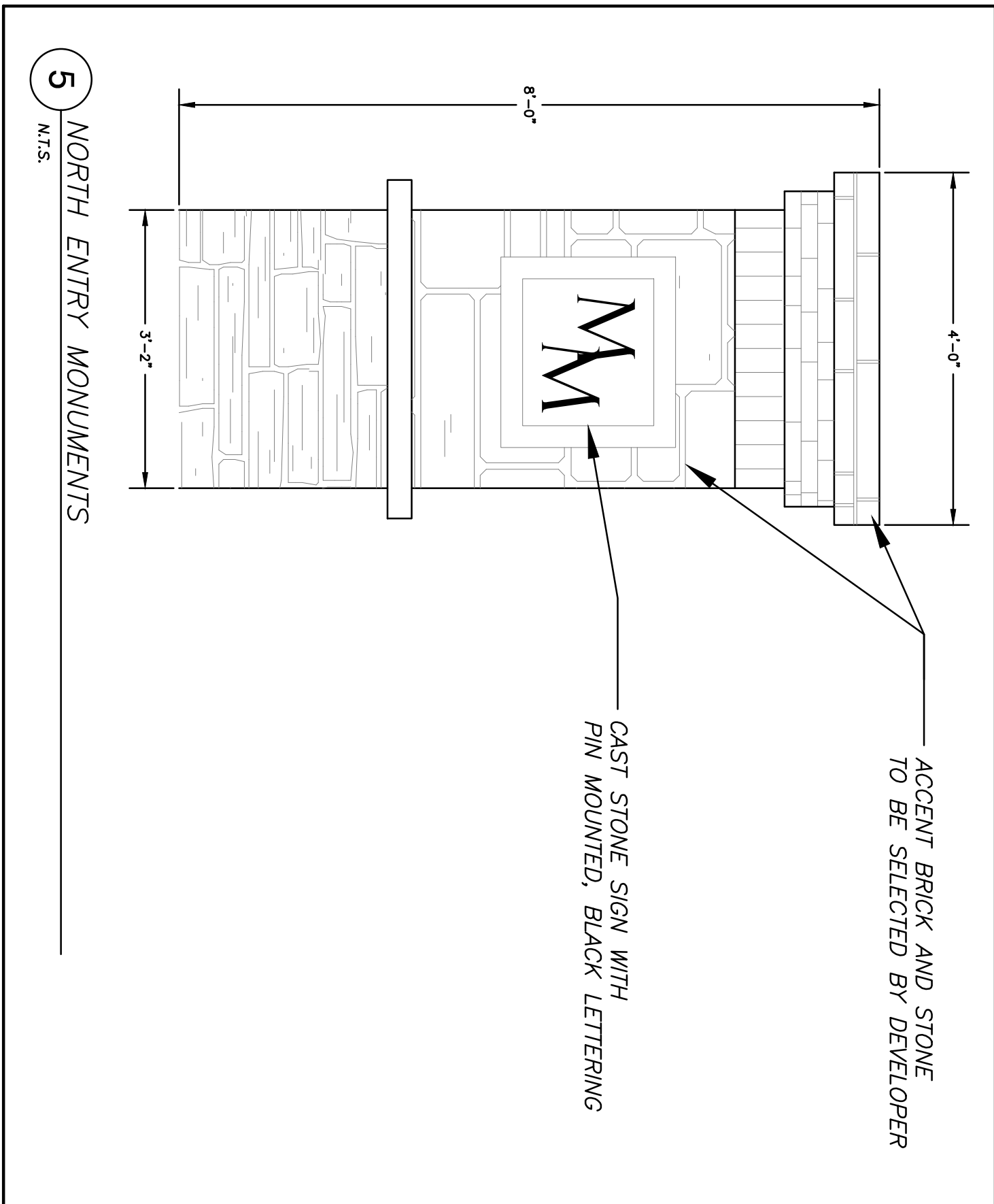
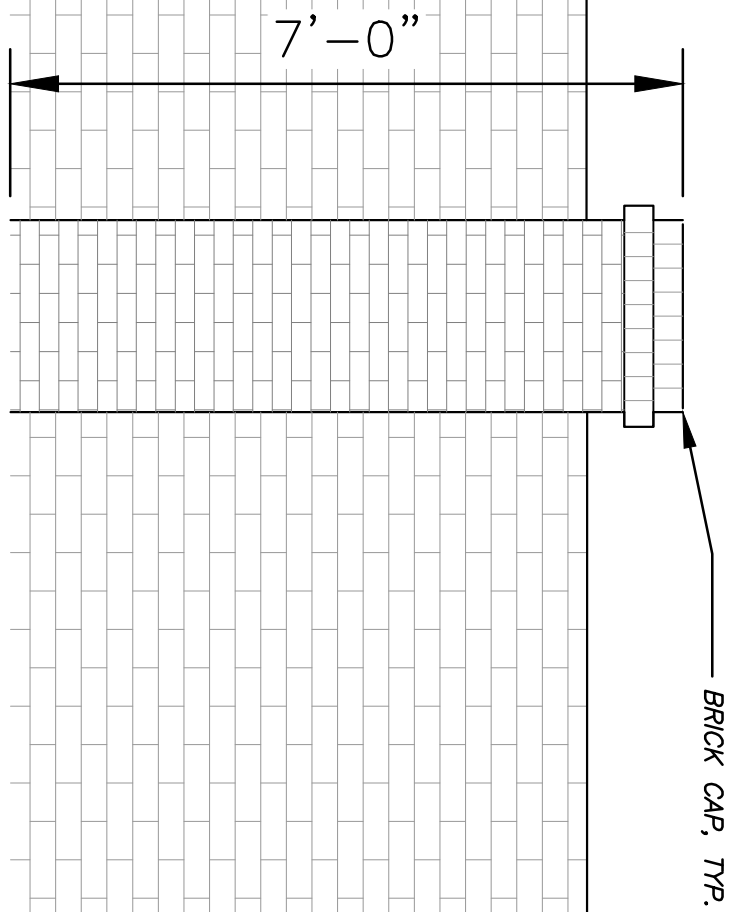
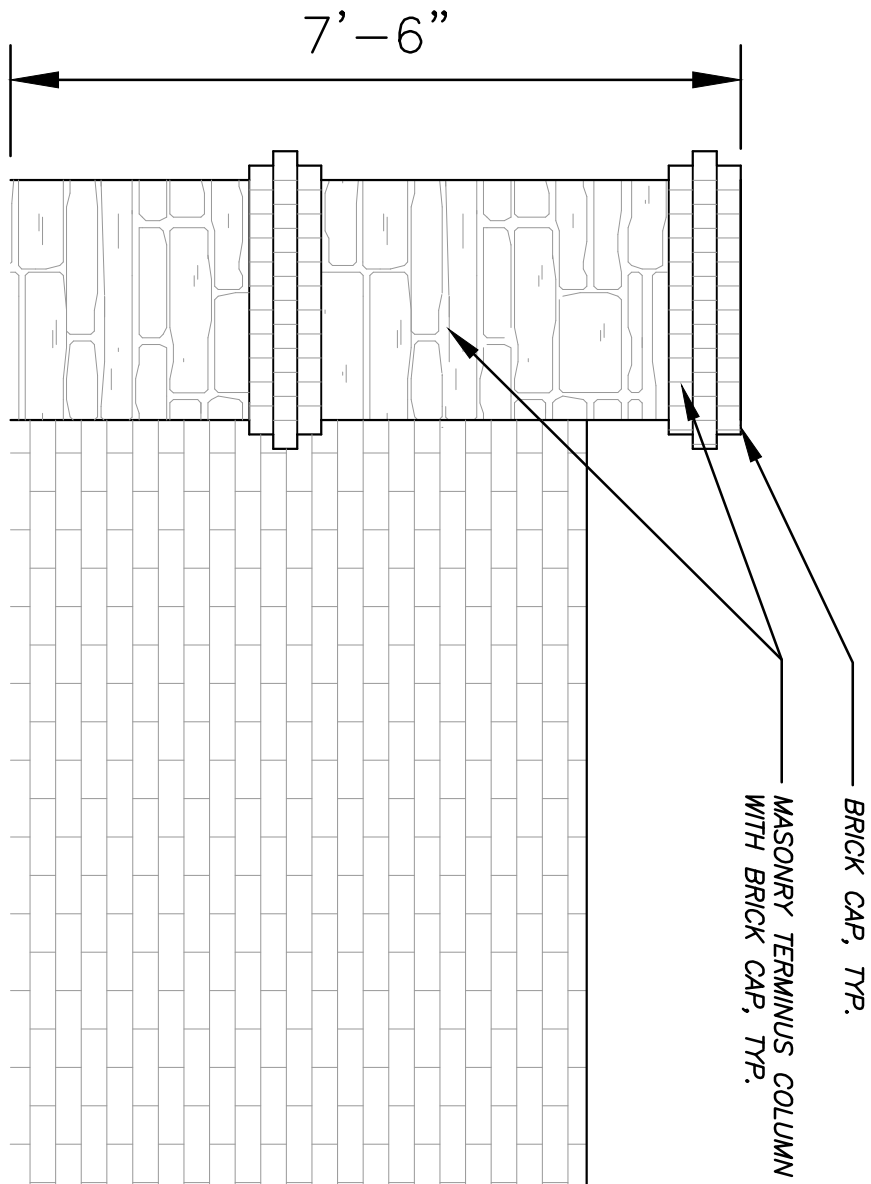
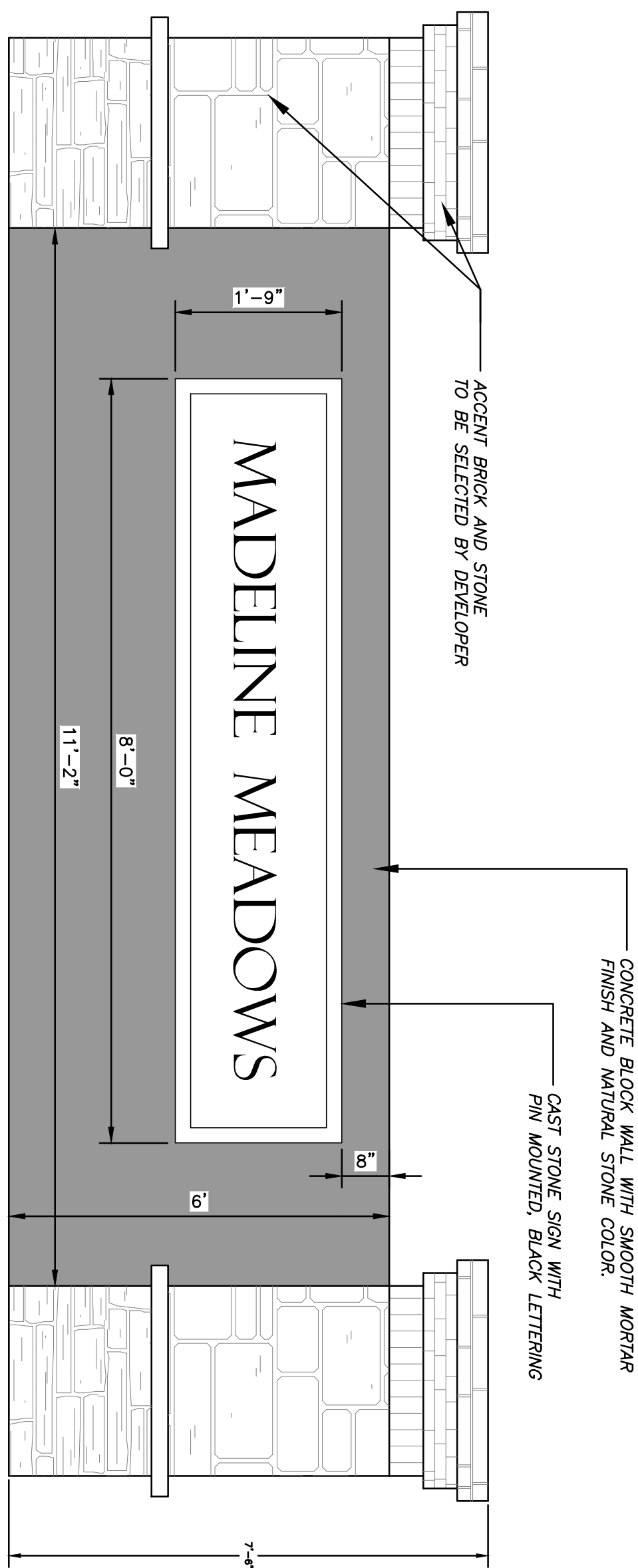
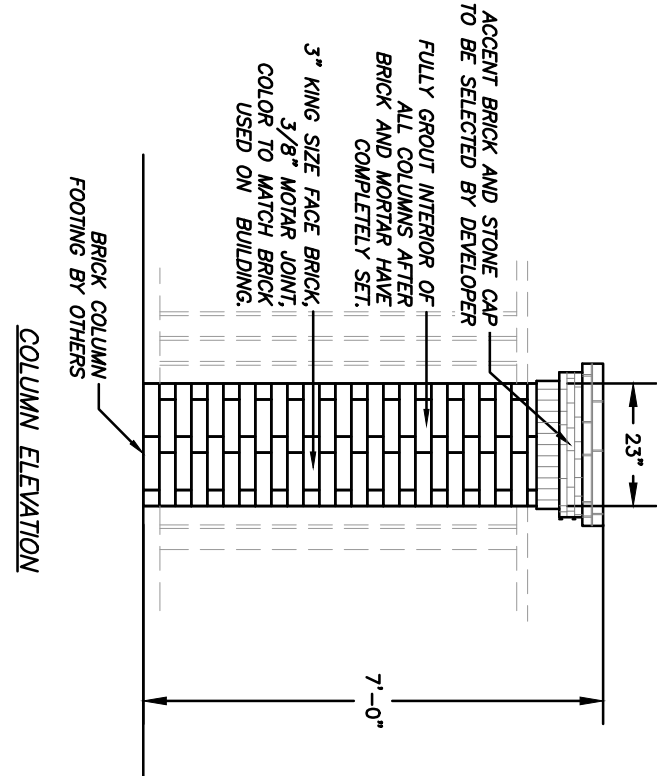
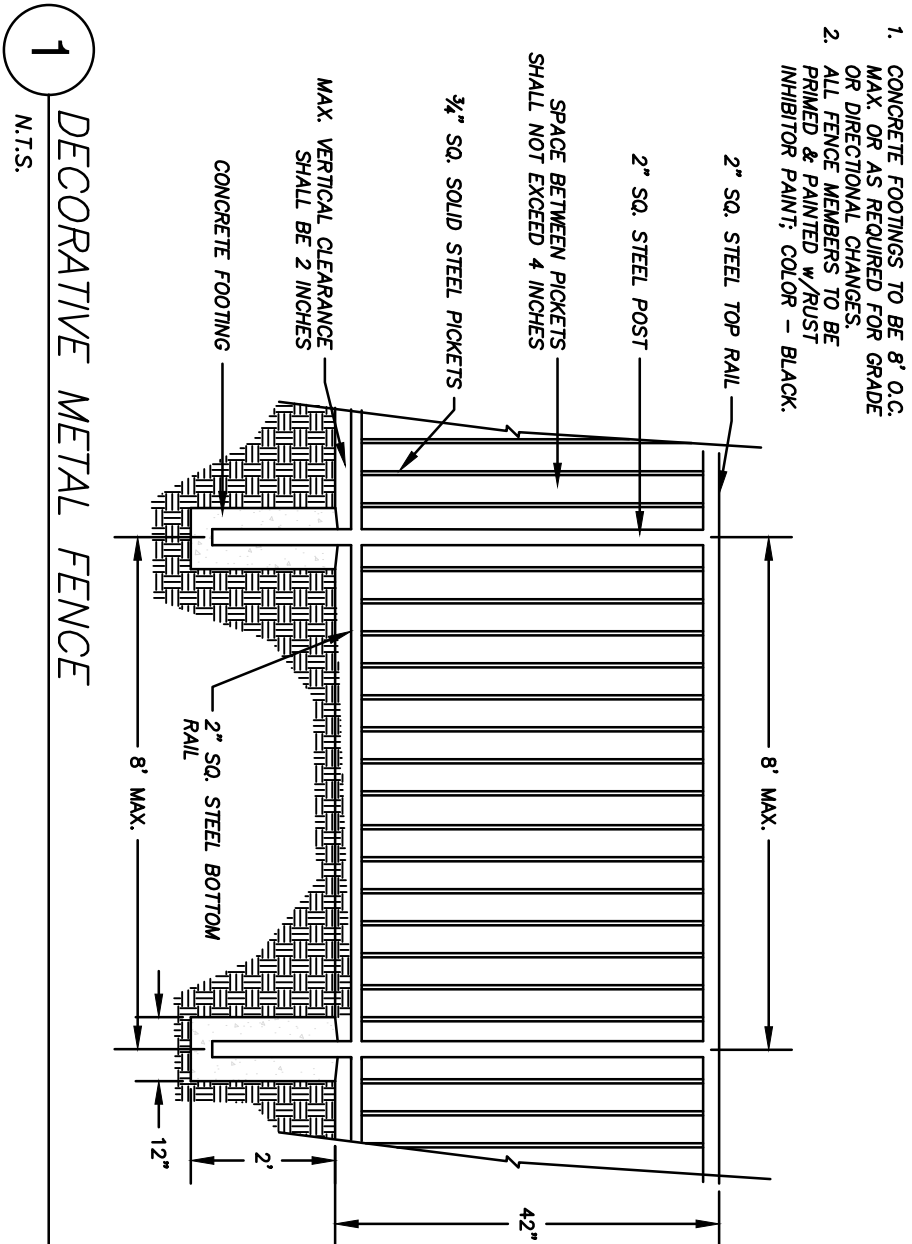
CIVIL & ENVIRONMENTAL
RGV I DFW

3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

Texas Registered Engineering Firm F-21173

EXHIBIT "C"

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Developer:
ALLEN LAND DEVELOPMENT
Contact: Mark Allen
Phone: 817.247.5434
Email: mark@allenld.com
230 Miron Drive, Ste. 120
Southlake, Texas 76092

Land Owner:
Sam Kerbal
Phone: 817.558.7843
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JOHNSON COUNTY, TEXAS AND BEING 99.082 ACRES OF THE P.W. BREWER SURVEY,
ABSTRACT NO. 38, CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS
SHOWING 232 RESIDENTIAL LOTS
AND 15 OPEN SPACE LOTS

DEVELOPMENT PLAN FOR
MADELINE MEADOWS

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AN ADDITION TO THE CITY OF CLEBURNE

PREPARED ON: APRIL 20, 2021
REVISED ON: JULY 21, 2021
EXHIBIT 3 OF 6

No.	Date	Revision Description
PROJECT NO.:		P292

LANDSCAPE DETAILS

MADELINE MEADOWS
CLEBURNE, TEXAS



CIVIL & ENVIRONMENTAL
RGV I DFW
3540 BROAD ST
SUITE 120 #251
MANSFIELD, TEXAS 76063
469.323.9389
WWW.LEMC-LLC.COM

SHEET NO.

EXH C-3

EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "D"



EXHIBIT "E"

- 6' Trails



EXHIBIT "E"

- Volleyball Courts



- Playground/tot lot



EXHIBIT "E"



- Natural Wildflower Meadow



PLANNING & ZONING STAFF REPORT

CASE #: **ZC21-020**



DATE OF MEETING: October 11, 2021
PRESENTER: David Jellen
PRESENTER'S TITLE: Planner
DEPT CONTACT EMAIL: david.jellen@cleburne.net

CLASSIFICATION:

☐ Regular
☒ Public Hearing
☐ Workshop Only
☐ Executive Session

SUBJECT: CONSIDER A REQUEST TO REZONE ±3.00 ACRES FROM C3 (COMMERCIAL DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED AT 1108 WEST KILPATRICK AVENUE, AS REQUESTED BY LORI WARD, REPRESENTED BY ADIKAL INVESTMENTS LLC, CASE ZC21-020

SUMMARY STATEMENT: The applicant has requested to rezone approximately 3.00 acres from C3 (Commercial District) to MF (Multiple-Family Housing District) for the property located at 1108 West Kilpatrick Avenue. The applicant has indicated their intent to remodel the existing building, a previous nursing home facility, into a multi-family apartment building. The applicant has stated that no square footage will be added to the building and that the apartments will be a combination of one (1) bedroom and two (2) bedroom dwelling units.

EXISTING CONDITIONS: There is a mixture of zoning districts in the immediate vicinity, including the D (Duplex or Two-Family Dwelling District) to the north and southeast, the SF-4 (Single-Family Dwelling District) to the northwest, west and southwest and the C2 (General Business District) to the east. There are several existing single-family homes and duplexes to the south, across Kilpatrick Avenue, an existing church to the west and undeveloped tracts of land to the north and west.

FUTURE LAND USE PLAN: The Future Land Use Plan designates the subject property within the Traditional Neighborhoods District, whose purpose is to support population growth in a traditional neighborhood development context. The proposed rezoning request is considered a specially permitted use within the Traditional Neighborhood District.

PROPERTY OWNER NOTIFICATIONS: A total of eleven (11) property owners within 200 feet were notified of this rezoning request. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning and Future Land Use Maps, Future Land Use Designations, Site Photos, Survey

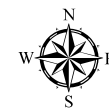


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-020 Aerial Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP

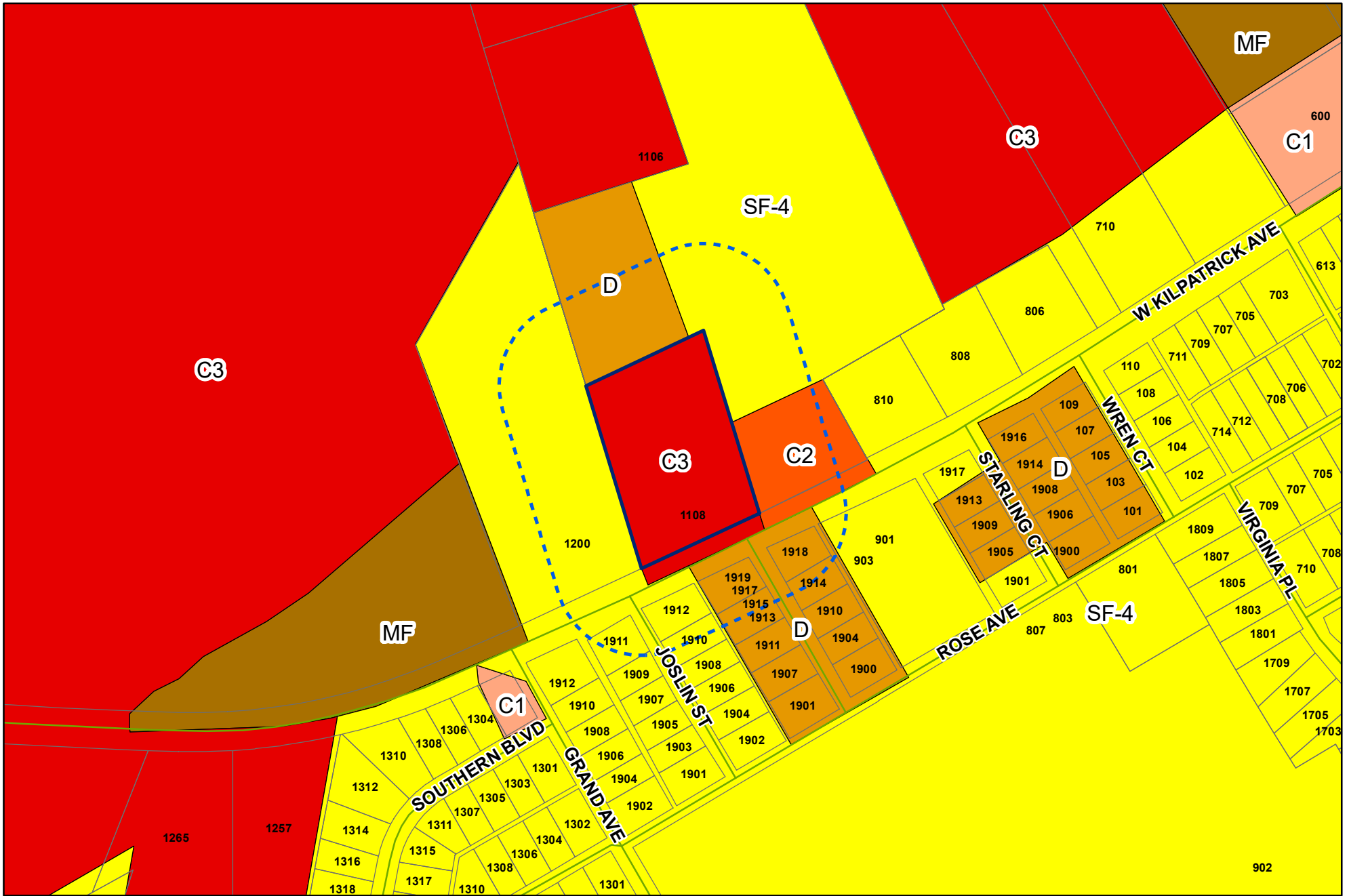


— Subject Property
--- 200' Noticing Buffer

Drawn: DC

Date: 10/8/2021

Scale: 1 in = 300 ft

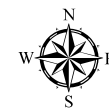


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-020 Zoning Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
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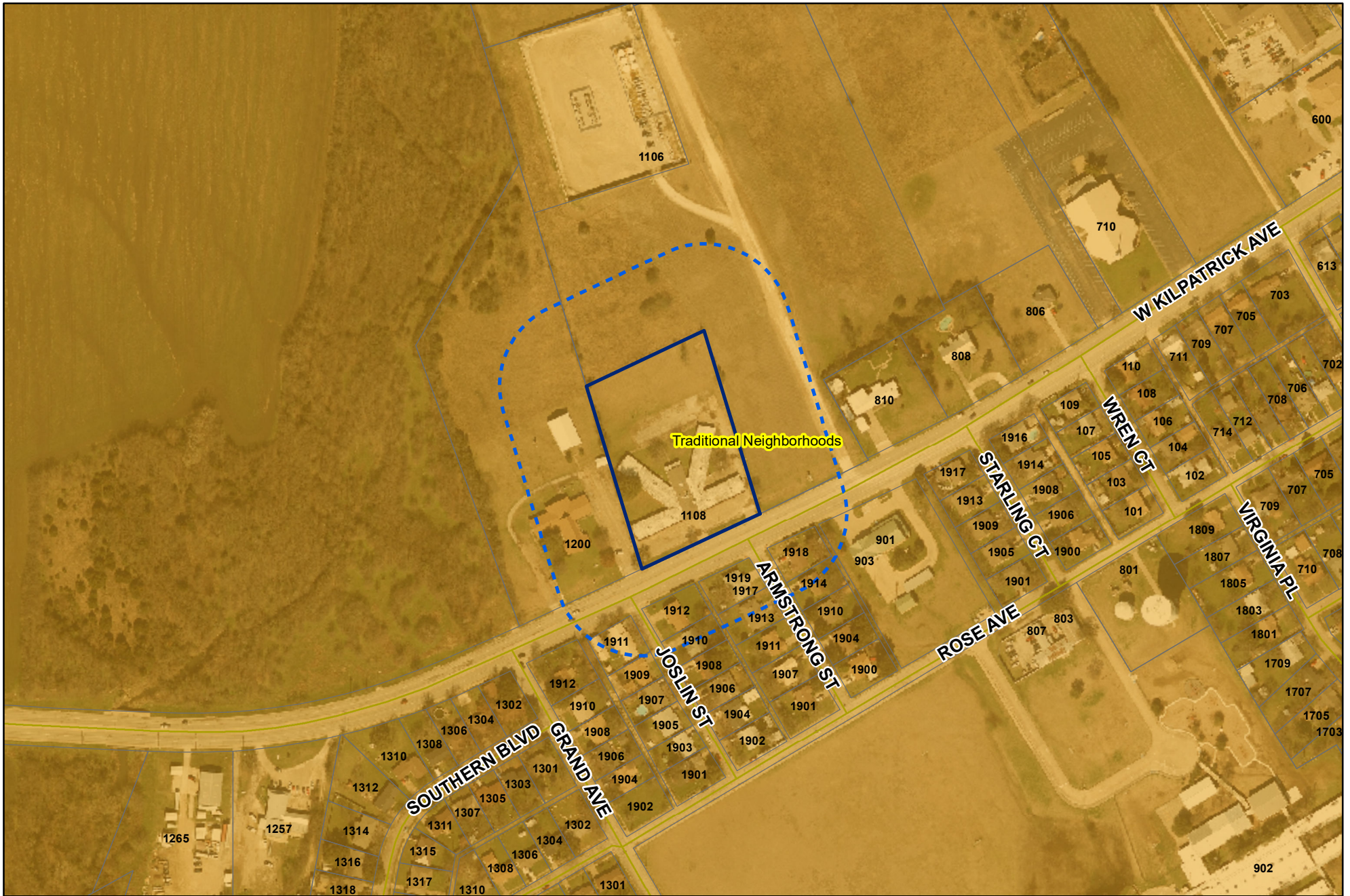


Subject Property
200' Noticing Buffer

Drawn: DC

Date: 10/8/2021

Scale: 1 in = 300 ft



10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-020 Future Land Use Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Subject Property
200' Noticing Buffer

Drawn: DC

Date: 10/8/2021

Scale: 1 in = 300 ft

DISTRICT TYPE:

COMMUNITY

TRADITIONAL NEIGHBORHOODS

Purpose and Intent:

Support future population growth in a traditional neighborhood development context

Principal Design Determinant:

Medium density development.

Development Form:

Family oriented development, with schools, churches, emergency services and neighborhood retail aggregated where possible. Street networks should promote efficient lot layouts. Parks and recreational areas should be sited next to schools. Height restrictions should be established to maintain consistency with residential density.

Appropriate Uses:

- Single Family Residential
- Retail/Commercial
- Office/Services
- Civic
- Institutional
- Parks and Open Spaces

Specially Permitted Uses:

- ☐ Multi-family
- ☐ Vertical Mixed Use



SITE PHOTOS



Looking North from West Kilpatrick Avenue



Looking Southwest toward West Kilpatrick Avenue

LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	COVERED CARRIAGE PORCH, DECK, ETC
1/2" IRON ROD SET (BY-LINE)	OHT - OVERHEAD TELEPHONE
POINT FOR CORNER	OHP - OVERHEAD ELECTRIC
1/2" IRON PIPE FOUND	PIPE FENCE
POWER POLE	METAL FENCE
A/C AIR CONDITIONING	WOOD FENCE
WATER METER	BARBED WIRE FENCE
CONCRETE R.O.W. MON	CHANLINK FENCE
60D NAIL FOUND	OVERHEAD ELECTRIC
8" FOUND IN CONCRETE	ELECTRIC PEDESTAL
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL
F.H FIRE HYDRANT	CLEANOUT
GAS METER	SEPTIC LID
WATER VALVE	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE



LEGAL DESCRIPTION

Being a 3.00 acre tract or parcel of land situated in the Alexander McAnier Survey, Abstract No. 537, Johnson County, Texas, and being all of that certain called 3.0 acre tract of land conveyed from Mohammed Yousuf to Lori Ward, by General Warranty Deed, as recorded in File No. 2019-18805, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete in the North margin of West Kilpatrick Street, at the Southeast corner of a called 6.325 acre tract of land conveyed to Jack C. Altaras, et al, Trustees, by Warranty Deed, as recorded in Volume 475, Page 662, Deed Records, Johnson County, Texas, and at the Southwest corner of said 3.0 acre tract, from which a 3/8" iron rod found bears South 65 degrees 24 minutes 54 seconds West, a distance of 307.68 feet;

THENCE North 16 degrees 54 minutes 24 seconds West, with the East line of said 6.325 acre tract and with the West line of said 3.0 acre tract, a distance of 439.95 feet to a 1/2" iron rod found at the most Westerly Southwest corner of Lot 1R-1, Block 1, Cleburne Propane, as recorded in Volume 10, Page 749, Plat Records, Johnson County, Texas and at the Northwest corner of said 3.0 acre tract;

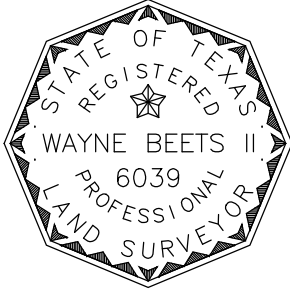
THENCE with the common line of said Lot 1R-1 and said 3.0 acre tract, the following courses and distances:

North 64 degrees 37 minutes 30 seconds East, a distance of 300.16 feet to a 1/2" iron rod found;

South 16 degrees 55 minutes 13 seconds East, passing at 435.93 feet a 1/2" iron rod found at the most Southerly Southwest corner of said Lot 1R-1, continuing for a total distance of 440.51 feet to a point in the North margin of West Kilpatrick Street and at the Southeast corner of said 3.0 acre tract, from which a 1/2" iron rod found capped (RPLS 5614) bears North 62 degrees 38 minutes 36 seconds East, a distance of 204.37 feet;

THENCE South 64 degrees 43 minutes 59 seconds West, along the North margin of West Kilpatrick Street and with the South line of said 3.0 acre tract, a distance of 300.18 feet to the POINT OF BEGINNING and CONTAINING 3.00 acres of land.

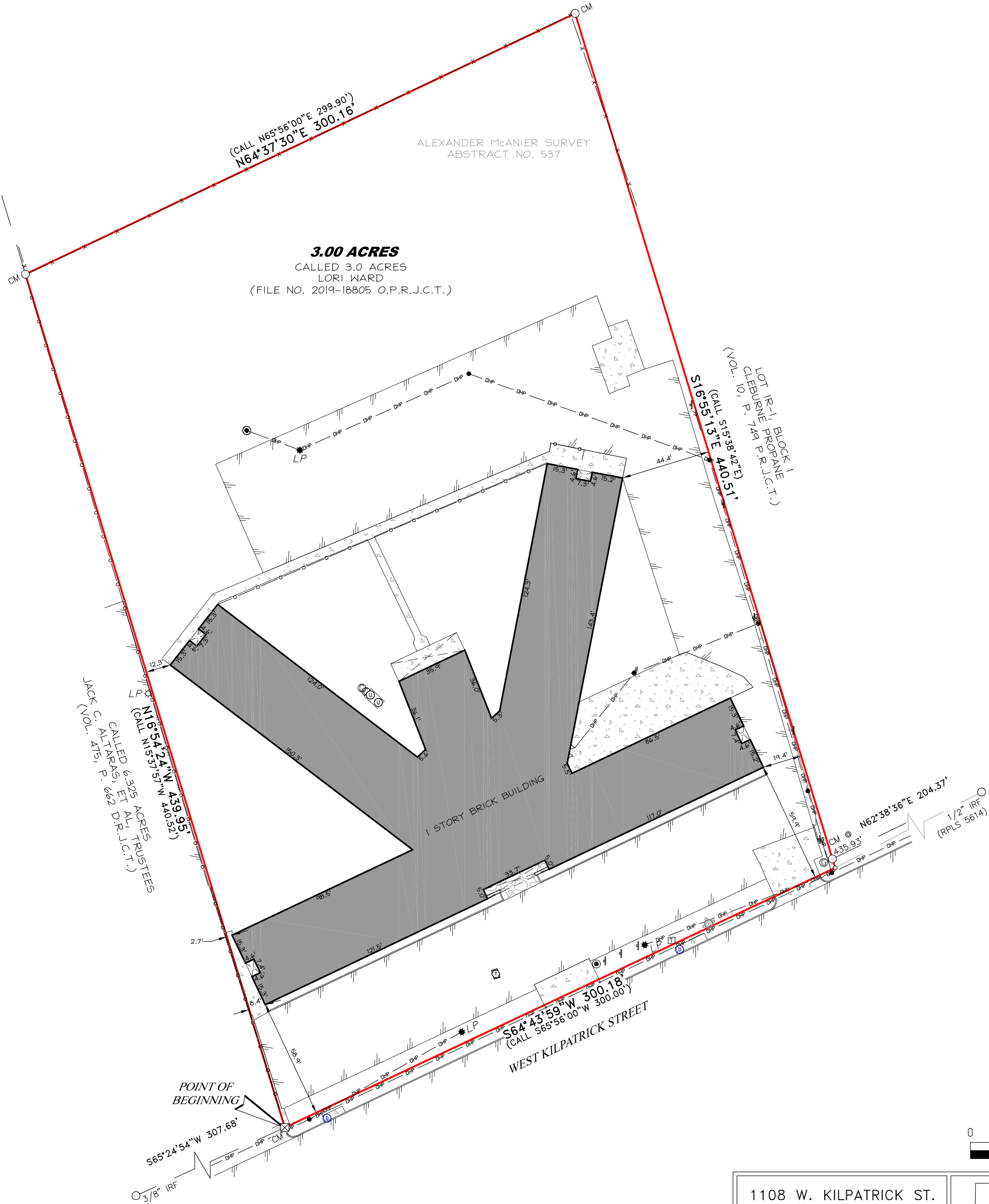
I, Wayne Beets II RPLS No. 6039, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.



BY: *Wayne Beets*
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.

FLOOD STATEMENT:
THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48251C0285J, DATED 12/04/2012. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.



1108 W. KILPATRICK ST.
CLEBURNE, TEXAS

DATE: 06/29/2021

SCALE: 1" = 40'

JOB NO.: 2021-1135

CLIENT: REPUBLIC TITLE- PLANO

TECHNICIAN: AMN



BY-LINE
SURVEYING LLC

P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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PLANNING & ZONING STAFF REPORT

CASE #: **ZC21-022**



DATE OF MEETING: October 11, 2021

PRESENTER: Danielle Castillo

PRESENTER'S TITLE: Planning Manager

DEPT CONTACT EMAIL: danielle.castillo@cleburne.net

CLASSIFICATION:

☐ Regular

☒ Public Hearing

☐ Workshop Only

☐ Executive Session

SUBJECT: CONSIDER A REQUEST TO REZONE ±0.20 ACRES FROM C0 (NON-RETAIL DISTRICT) TO D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT), LOCATED AT 314 NORTH ANGLIN STREET, AS REQUESTED BY DOROT HOLDINGS LLC, REPRESENTED BY AMP LIVE GROUP LLC, CASE ZC21-022

SUMMARY STATEMENT: The applicant has requested to rezone approximately 0.20 acres from C0 (Non-Retail District) to D (Duplex or Two-Family Dwelling District) for the property located at 314 North Anglin Street. The applicant has indicated their intent to convert the existing residence into a duplex.

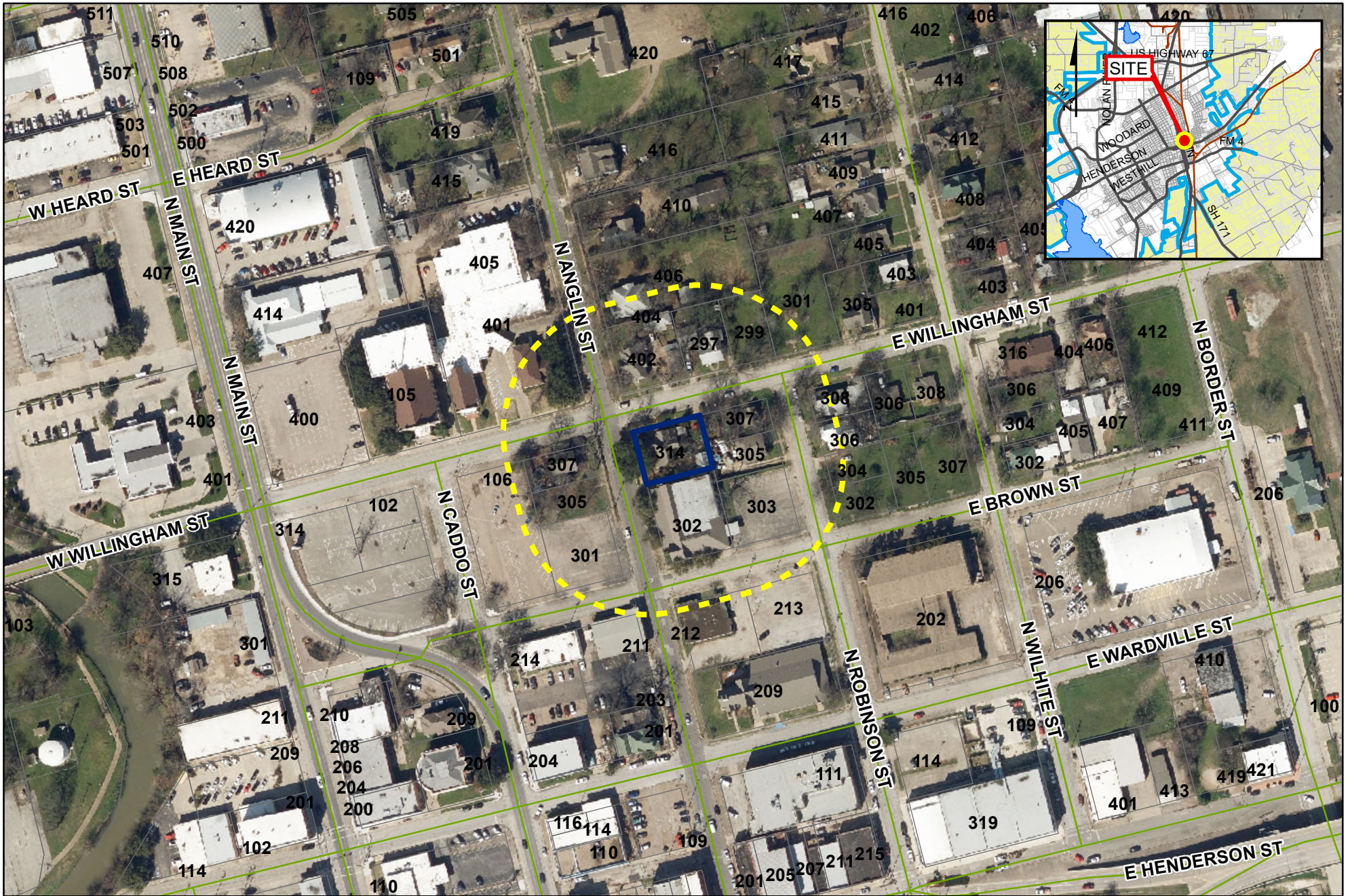
EXISTING CONDITIONS: The subject property is a legal lot of record – Lot 1, Block 35 of Original Cleburne. Section 155.08 (J) allows lots of record to be used for any valid use, provided that the setbacks, height, parking and all other development regulations are satisfied.

The properties to the north are zoned MF (Multiple-Family Housing District) and the properties to the east, south and west are similarly zoned in the C0 District. There are several existing single-family residences in the vicinity as well as a building previously used as a funeral home to the south.

FUTURE LAND USE PLAN: The Future Land Use Plan shows the majority of this property is located within the Downtown Targeted Development Area and a small portion, along East Willingham Street, is located within the Preservation District. The proposed rezone request is considered a specially permitted use within the Downtown Targeted Development Area and is not considered appropriate within the Preservation District.

PROPERTY OWNER NOTIFICATIONS: A total of sixteen (16) property owners within 200 feet were notified of this rezoning request. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning and Future Land Use Maps, Future Land Use Designations, Site Photos, Survey

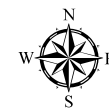


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-022 Aerial Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP

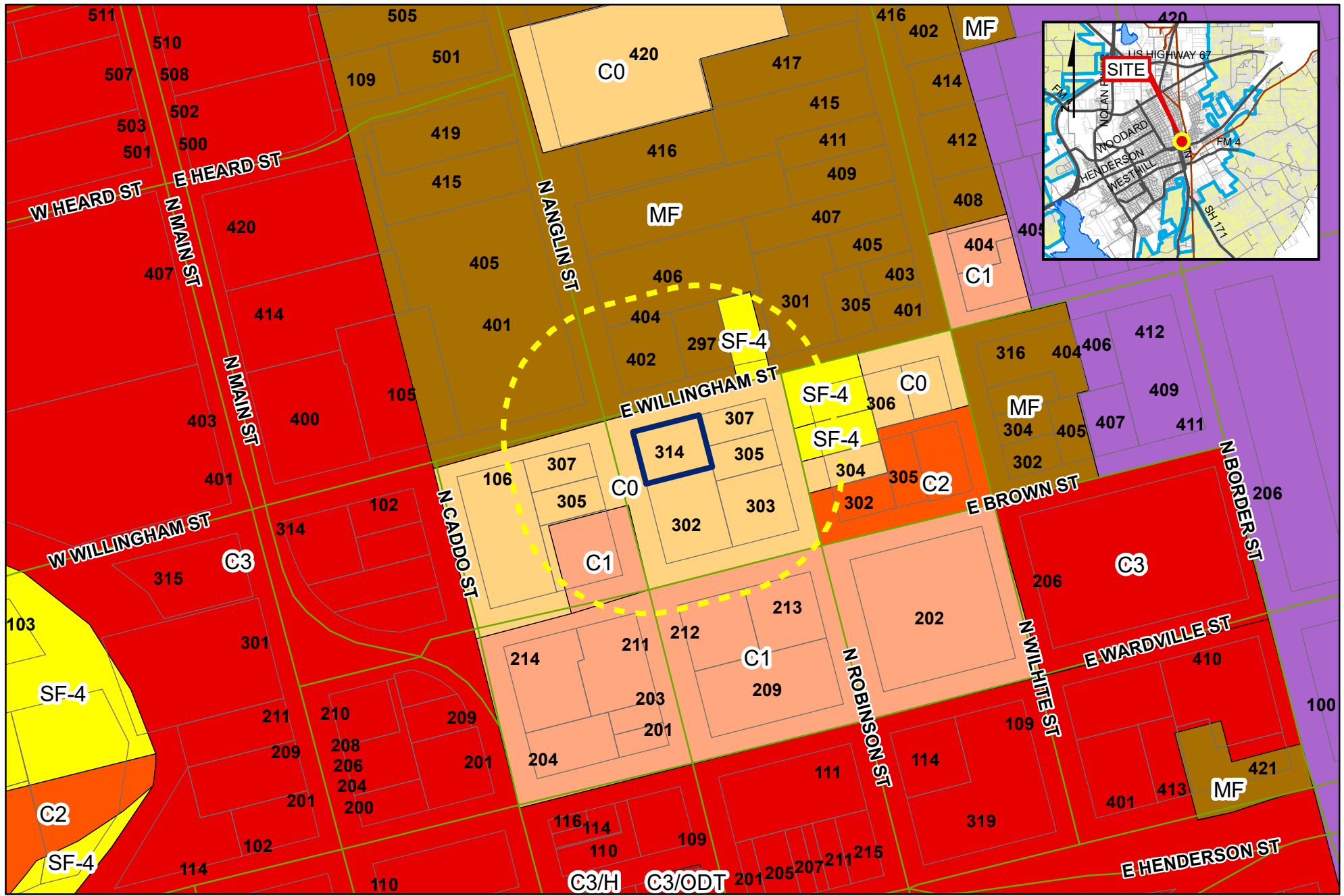


Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft



10 N. Robinson St.
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(817)645-0942

Planning and
Zoning

ZC21-022 Zoning Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
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RESPONSIBILITY FOR THE ACCURACY OF THIS MAP

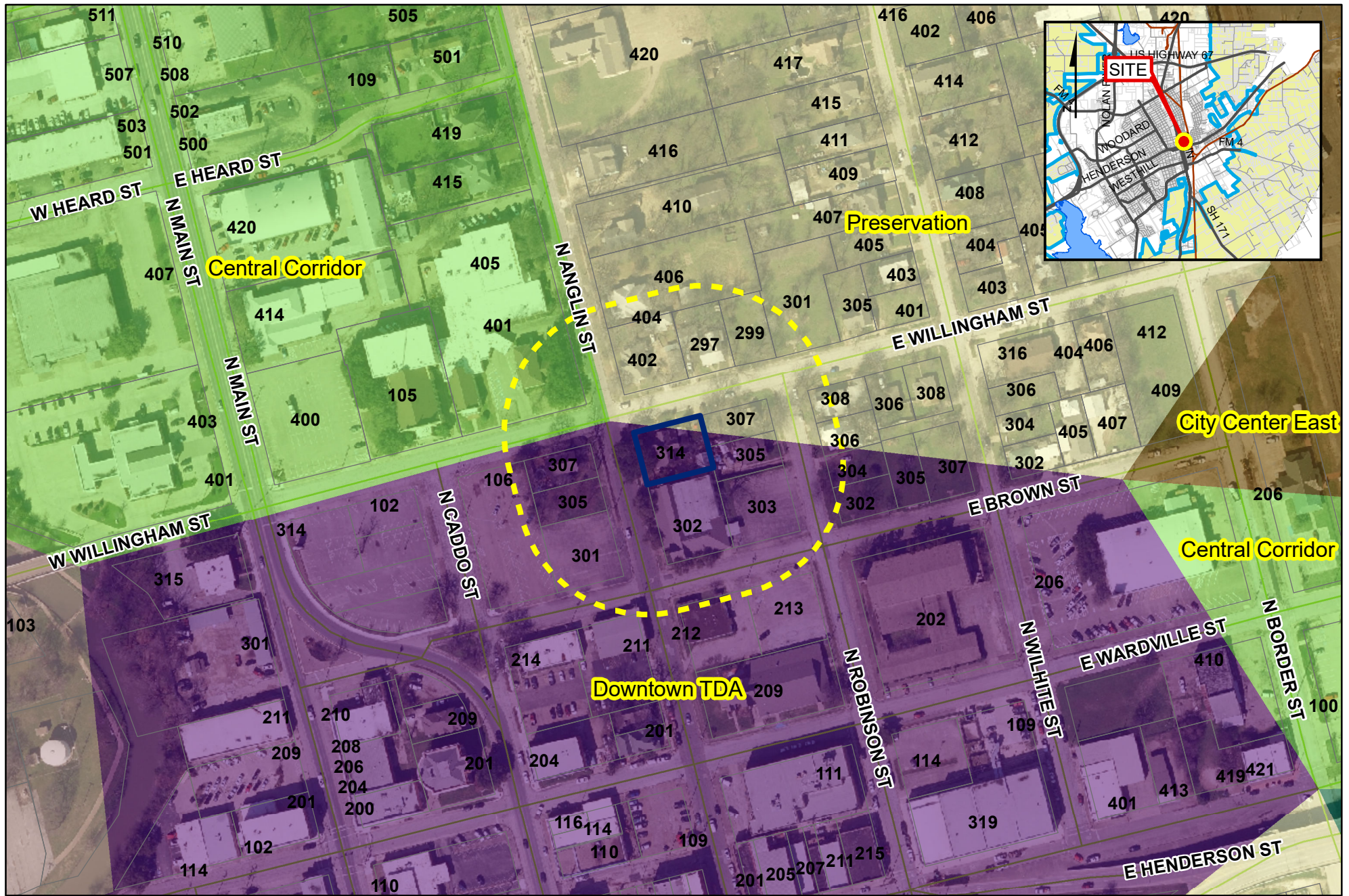


Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft

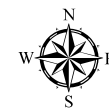


10 N. Robinson St.
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(817)645-0942

Planning and
Zoning

ZC21-022 Future Land Use Map

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THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft

DISTRICT TYPE: TARGETED DEVELOPMENT AREA

DOWNTOWN AREA

Purpose and Intent:

Promote downtown as the operational center of the City.

Principal Design Determinant:

Contextual continuity with respect to buildings, traffic patterns and economic activity

Development Form:

Preserve and promote centralization of economic exchange in Cleburne through commercial and service-related uses. Encourage vertical and horizontal mixture of uses. Improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods. Revise code, particularly regarding parking, building design, streetscape, loading, signage and lighting.

Appropriate Uses:

- Vertical Mixed Use
- Retail/Commercial
- Office/Services
- Civic
- Institutional
- Parks/Open Spaces

Specially Permitted Uses:

- ☐ Multi-family



PRESERVATION

Purpose and Intent:

Stabilize and increase property values and preserve historic homes. **Principal Design Determinant:**

Preservation of historic neighborhood context.

Development Form:

The Neighborhood Preservation district is intended to stabilize property values in some of the older neighborhoods in Cleburne. A more uniform street treatment is needed in this district, as well as architectural standards. Historic district designation is encouraged in certain parts of this district in order to encourage neighborhood revitalization.

Appropriate Uses:

- Single Family Residential
- Retail/Commercial
- Office/Services
- Civic
- Institutional
- Parks/Open Spaces

Specially Permitted Uses:

- ☐ none



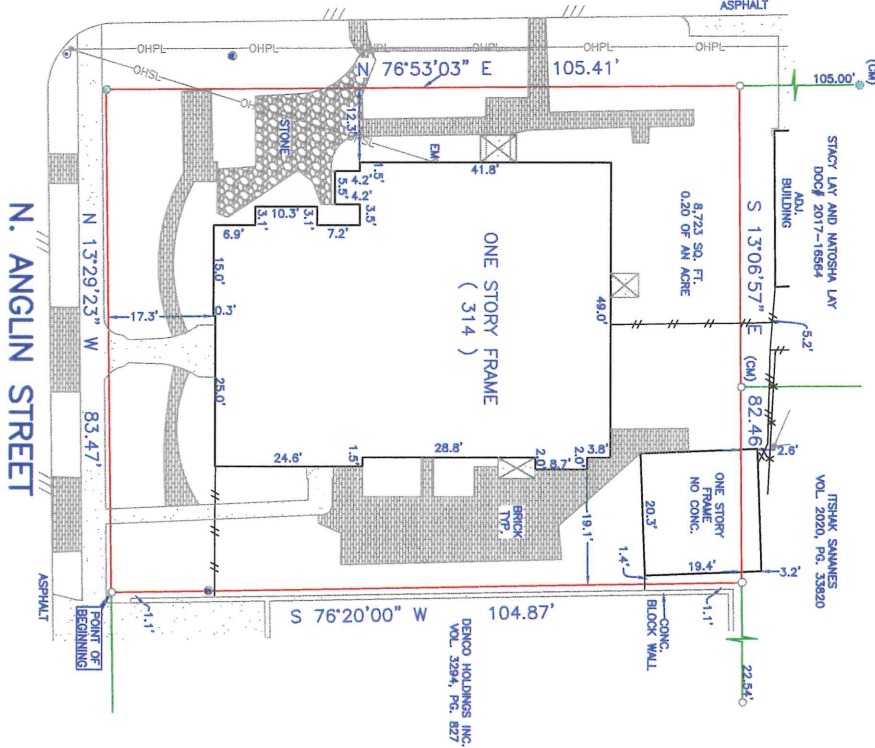
SITE PHOTOS



Looking East from Anglin Street



Looking South from Willingham Street



SURVEY PLAT

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey
located at No. 314 N. ANGLIN STREET in the city of _____

Being all that certain lot, tract or parcel of land located in the C. Chaney Survey, Abstract No. 124, Cleburne, Johnson County, Texas, and being the same tract of land described in deed to Dorot Holdings, LLC, recorded under Instrument No. 2021-671, Deed Records, Johnson County, Texas (D R.J.C.T.), and being more particularly described as follows;

Beginning at a 1/2" iron rod found for corner in the Northeast line of North Anglin Street, at West corner of a tract of land described in deed to Demco Holdings Inc., recorded in Volume 3294, Page 827, (D.R.J.C.T.);

Thence North 13 deg. 29 min. 23 sec. West, a distance of 33.47 feet to a 1/2" yellow capped iron rod set for corner in said Northeast line, said point being in the South line of East Willingham Street;

Thence North 76 deg. 53 min. 03 sec. East, a distance of 105.41 feet to a 1/2" iron rod found for corner in said South line, at the Northwest corner of a tract of land described in deed to Stacy Lay and Natosha Lay, recorded under Document No. 2017-16564, (D.R.J.C.T.);

Thence South 13 deg. 06 min. 57 sec. East, a distance of 82.46 feet to a 5/8 iron rod found for corner in West line of a tract of land described in deed to Ishak Samanes, recorded in Volume 2020, Page 33820, (D.R.J.C.T.), at North corner of said Holdings tract;

Thence South 76 deg. 20 min. 00 sec. West, a distance of 104.87 feet to the POINT OF BEGINNING and containing 8,723 square feet or 0.20 of an acre of land.

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plot herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot, the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements TITLE AND ABSTRACTING WORK FURNISHED BY Alexo Peer

Scale: $1'' = 20'$ USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER SURVEY SHALL BE AT USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES.

Date: 04/16/2021

G. F. No.: N/A ANY LOSS RESULTING THEREFROM.

200103256 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Job no.: 202100000 Alexa Peet
Drawn by: AEG



PLANNING & ZONING STAFF REPORT

CASE #: **ZC21-023**



DATE OF MEETING: October 11, 2021

PRESENTER: Danielle Castillo

PRESENTER'S TITLE: Planning Manager

DEPT CONTACT EMAIL: danielle.castillo@cleburne.net

CLASSIFICATION:

☐ Regular

☒ Public Hearing

☐ Workshop Only

☐ Executive Session

SUBJECT: CONSIDER A REQUEST TO REZONE ±0.32 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 888 AND 890 SABINE AVENUE, AS REQUESTED BY KR HOMES, LLC, REPRESENTED BY ROBYN MARRIOT, CASE ZC21-023

SUMMARY STATEMENT: The applicant has requested to rezone approximately 0.32 acres from M1 (Light Industrial District) to SF-4 (Single-Family District) for the properties located at 888 and 890 Sabine Avenue. The applicant has indicated their intent to rezone the subject property for the future construction of single-family residences.

EXISTING CONDITIONS: The subject property is two (2) legal lot of record – Lots 2 and 3, Block 189 of Original Cleburne. Section 155.08 (J) allows lots of record to be used for any valid use, provided that the setbacks, height, parking and all other development regulations are satisfied.

There is a mixture of zoning districts within the immediate vicinity, including the M1 District to the north and southwest, the SF-4 District to the northeast and south, the D (Duplex or Two-Family Dwelling District) to the southeast and the M2 (Heavy Industrial District) to the northwest. There are several existing single-family residences in the area, a few vacant tracts of land and the Greenbrier Rail Yard to the northwest.

FUTURE LAND USE PLAN: The Future Land Use Plan shows this property to be located in the City Center East District, whose purpose is to improve neighborhood definition by promoting infill development. The proposed rezone request is considered an appropriate use within the City Center East District.

PROPERTY OWNER NOTIFICATIONS: A total of twenty-five (25) property owners within 200 feet were notified of this rezoning request. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning and Future Land Use Maps, Future Land Use Designation, Site Photos, Survey Exhibits

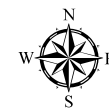


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-023 Aerial Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP

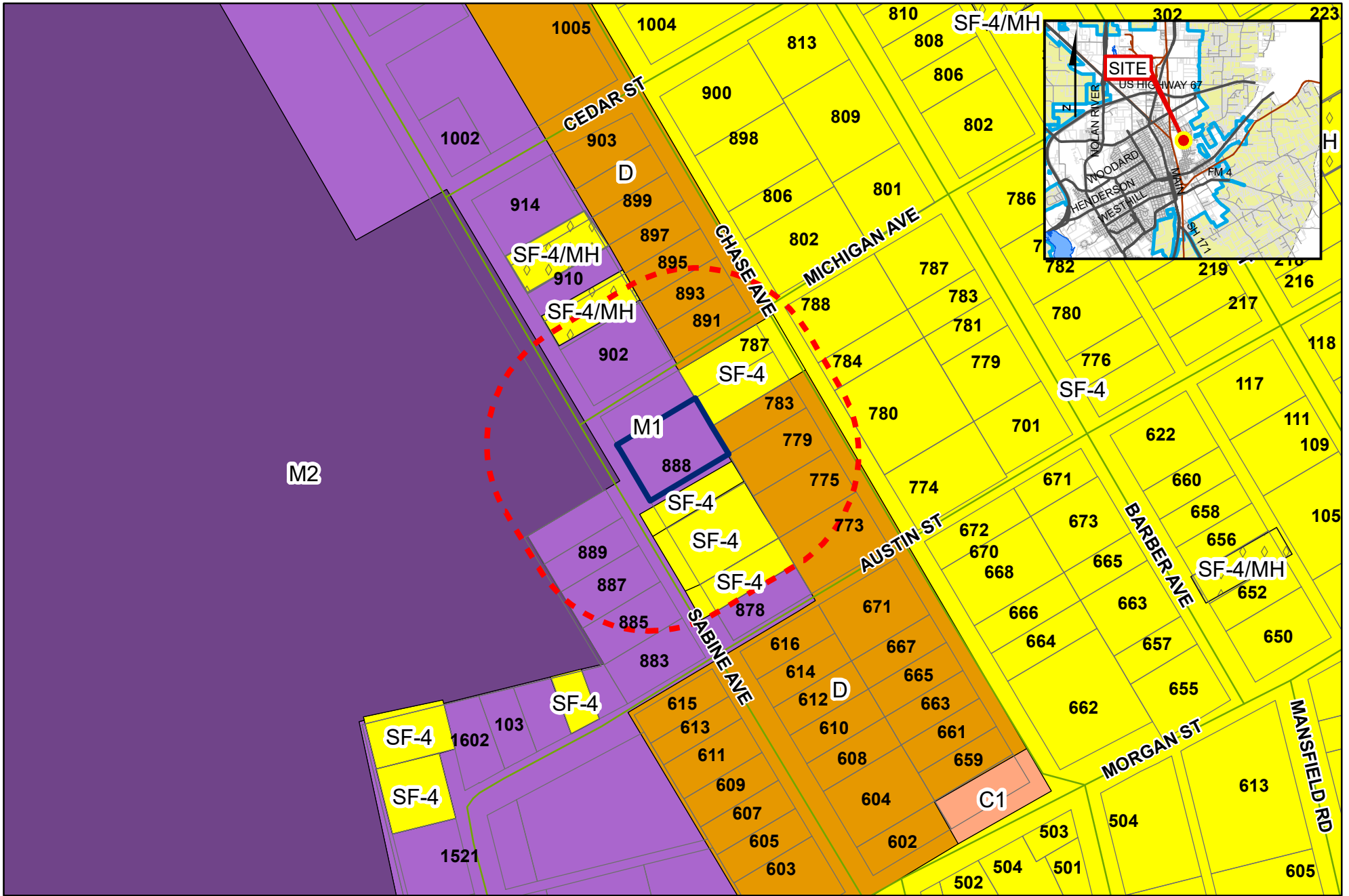


Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft

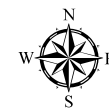


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Clebune, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-023 Zoning Map

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RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft

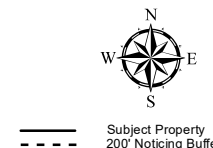


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-023 Future Land Use Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 200 ft

DISTRICT TYPE:

COMMUNITY

CITY CENTER EAST

Purpose and Intent:

Improve neighborhood definition by promoting infill development and creating new value reference points to stimulate

investment. **Principal Design Determinant:**

Impact on surrounding property values

Development Form:

Single family development patterns can occur at higher densities in this area, including townhomes and detached houses with minimum side yard setbacks. Promote transition and pedestrian connectivity with surrounding commercial areas through improved signage and pedestrian spaces. Revisit standards for front yards, parking, street lighting, signage and code enforcement.

Appropriate Uses:

- Single Family Residential
- Civic
- Institutional
- Parks and Open Spaces

Specially Permitted Uses:

- ☐ Retail/Commercial
- ☐ Office/Services



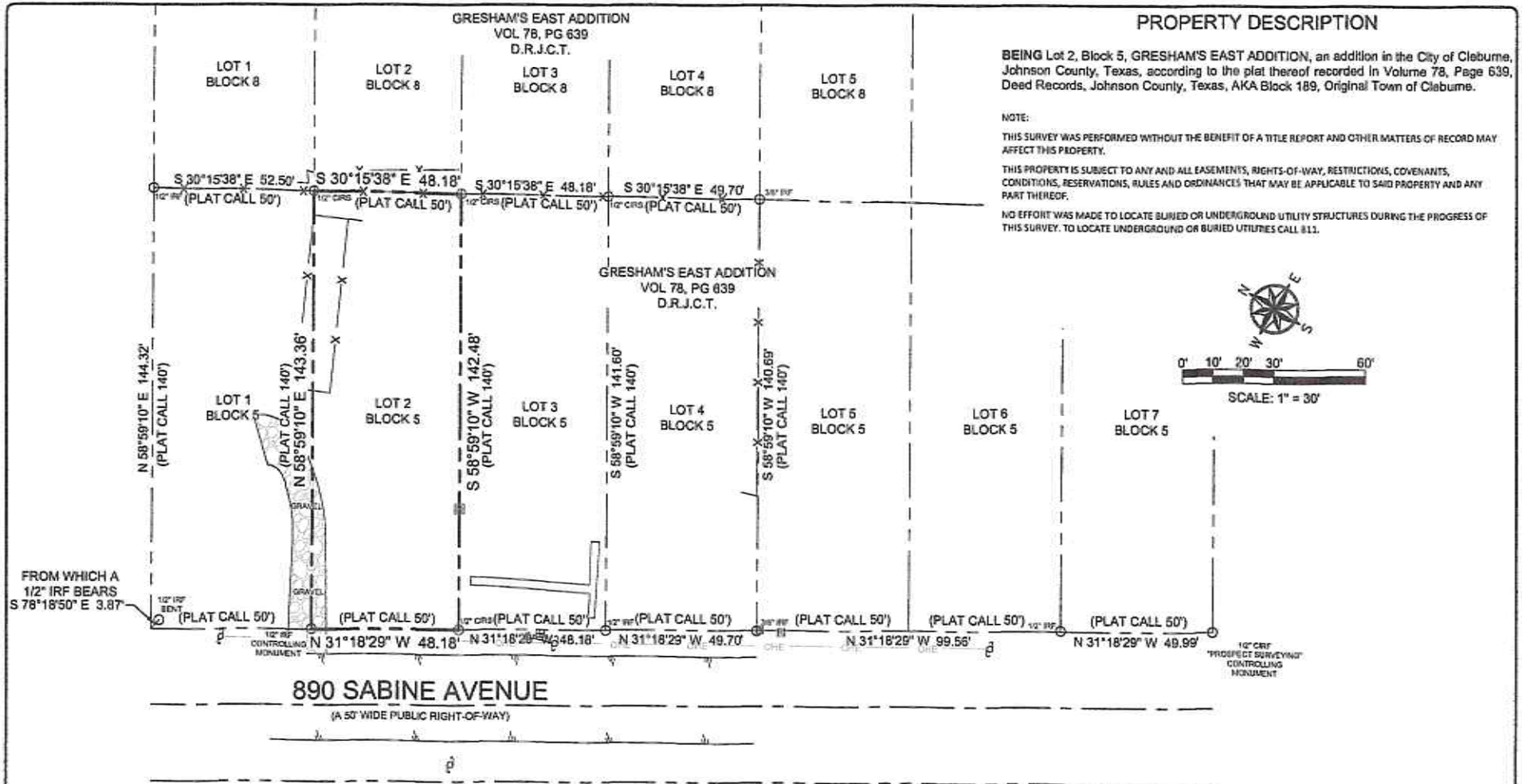
SITE PHOTOS



Looking East from Sabine Avenue



Another View Looking East from Sabine Avenue



SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, September 16, 2021.

Roy Rodriguez
Roy Rodriguez, R.P.L.S. No. 5596



LEGEND

- | | | |
|----------------------|------------------------|----------------------|
| ① GAS METER | ⑩ TRAFFIC SIGNAL POLE | ⑭ WATER VALVE |
| ② GAS VALVE | ⑪ TRAFFIC SIGNAL BOX | ⑮ TRANSFORMER PAD |
| ③ TELEPHONE PEDestal | ⑫ SANITARY MAN HOLE | ⑯ ELECTRIC BOX |
| ④ POWER POLE | ⑬ VALVE | ⑰ TREE |
| ⑤ DOWN CURB | ⑭ STORM DRAIN MAN HOLE | ⑱ SIGN |
| ⑥ S.S. MAN HOLE | ⑮ FIRE HYDRANT | ⑲ LIGHT POLE TYPICAL |
| ⑦ CLEAN OUT | ⑯ WATER VETER | ⑳ FENCE |
| ⑧ MONITORING WELL | ⑰ FUEL PORT | ㉑ OVER HEAD ELECTRIC |
- 1/2" CRF 1/2" BELT CAPPED IRON ROD STAMPED BLUESTAR SURVEYING

NOTES:
(1) The State Plane North American Datum 1983 (NAD 83) is used for this survey.
(2) (C&M) = Corner monument.
(3) Lines of easement, right-of-way, and other matters that are shown on or as part of the recorded plat and are not part of this survey are not shown on this plat.
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BLUESTAR SURVEYING
FIRM NUMBER 10147300
1515 DOWNS BLVD. SUITE 100
CLEBURNE, TEXAS 76033
817-659-9506
WWW.BLUESTARSURVEYING.COM

JN 21-263-L2 | GF | GF DATE: 9/16/21

PLANNING & ZONING STAFF REPORT

CASE #: **ZC21-016**



DATE OF MEETING: October 11, 2021

PRESENTER: Danielle Castillo

PRESENTER'S TITLE: Planning Manager

DEPT CONTACT EMAIL: danielle.castillo@cleburne.net

CLASSIFICATION:

☐ Regular

☒ Public Hearing

☐ Workshop Only

☐ Executive Session

SUBJECT: CONSIDER A REQUEST TO REZONE ±28.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR RV/TRAVEL TRAILER SALES/RENTAL), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF CHISHOLM TRAIL PARKWAY AND COUNTY ROAD 904, AS REQUESTED BY RUMFIELD PROPERTIES, INC., REPRESENTED BY ROBBIE RUMFIELD, CASE ZC21-016

SUMMARY STATEMENT: The applicant is requesting a Specific Use Permit (SUP) to construct an RV rental and sales facility for the property generally located near the southeast intersection of Chisholm Trail Parkway and County Road 904.

The property is located in the Commercial/Industrial Overlay District, whose purpose is to provide for a combination of commercial and industrial uses in a consistent manner throughout the overlay as well as enhance the visual image of the Chisholm Trail Parkway and U.S. Highway 67 corridors. Within the Commercial/Industrial Overlay District, RV Storage is a prohibited use along the Chisholm Trail Parkway corridor.

The applicant has indicated that the proposed business, Chisholm Trail RV Rentals, will be a turnkey facility that has privately owned RVs on-site for rental and consignment selling. Due to the prohibition of RV Storage within the Commercial/Industrial Overlay, all RVs stored on the subject property must be either for rent, or for sale. Storage of any RV not for rent or sale is strictly prohibited.

The property will include six (6) enclosed buildings and five (5) unenclosed, canopied structures where approximately 557 RVs will be stored. The property will also feature several other services, including a 1,200 square foot retail center, an RV waste disposal station, a fully automated RV wash bay, a park area with benches and play equipment and a 1,200 square foot residence to house the 24-hour security guard. The property owner will be responsible for maintaining the facility, including the proposed fencing, landscaping, play equipment and all other on-site maintenance.

The applicant has provided a site plan, landscape plan and building elevations to be included as part of the SUP ordinance.

EXISTING CONDITIONS: The applicant requested a voluntary annexation to incorporate the subject property into the City Limits at the September 14, 2021 City Council meeting. The request was approved by a vote of 5-0. The property, upon being annexed, was given a zoning designation of IH (Interim Holding District).

The properties to the north, northeast, west and south, along Chisholm Trail Parkway, are similarly zoned the IH District. The properties to the southwest are in Cleburne's Extraterritorial Jurisdiction (ETJ). The property to the northwest is zoned SF-4/MH (Single-Family Dwelling District and/or HUD Code Manufactured Housing). There are several existing residential dwellings to the north, along County Road 904, as well as several undeveloped tracts of land.

SUP DEVELOPMENT STANDARDS: The applicant has provided a site plan and landscape plan showing the proposed building locations, associated parking and internal circulation throughout the site. The applicant has also submitted conceptual building elevations to illustrate the proposed building design.

Base Zoning District & Proposed Use: The applicant is proposing a base zoning district of the C3 – Commercial District. Any standards not included in the SUP ordinance will follow the requirements as outlined in the Zoning Ordinance.

The applicant is proposing an RV rental and sales facility that will house approximately 557 RVs on-site within a combination of enclosed and unenclosed, canopied structures, as shown on the site plan (buildings labeled accordingly). The maximum height for all structures is proposed to be 16 feet and the enclosed buildings will feature 14' x 14' overhead doors. The table below shows a breakdown of the proposed enclosed and canopied structures, including the square footage, unit dimensions and number of RV units.

Proposed RV Unit Spaces				
Unit Designation	Square Footage	Unit Width	Unit Length	No. of RV Units
Enclosed Unit A	54,457 SF	16	50	51
Enclosed Unit B	2,016 SF	20	35	1
Unit C	81,982 SF	12	50	106
Unit D	81,982 SF	12	50	106
Unit E	81,982 SF	12	50	106
Unit F	81,982 SF	12	50	106
Unit G	8,240 SF	12	35	15
Enclosed Unit H	3,049 SF	16	35	4
Enclosed Unit I	33,358 SF	16	35	41
Enclosed Unit J	8,000 SF	16	50	10
Enclosed Unit K	8,800 SF	16	50	11

The property will also feature several other services, including a 1,200 square foot retail center, an RV waste disposal station, a fully automated RV wash bay, a park area with benches and play equipment and a 1,200 square foot residence to house the 24-hour security guard.

Building Setbacks: The applicant is proposing to meet the minimum front yard setback of 15 feet along Chisholm Trail Parkway and County Road 904.

Building Design: The applicant has submitted conceptual elevations for each of the proposed buildings and structures. The retail and living quarters will be constructed with a brick veneer. For both the enclosed and unenclosed, canopied structures, the applicant is proposing that all facades facing right-of-way (Chisholm Trail Parkway and County Road 904) will be constructed with a brick veneer. This is consistent with the intent of the Commercial/Industrial Overlay District, which requires a minimum of 80 percent masonry along all road frontages. The remaining facades, not facing right-of-way, will be constructed with metal siding. This includes the proposed RV wash bay, that will have a brick veneer on the north and east elevation, with the west and south elevation to be metal siding.

Parking: One (1) parking space is required per 200 square feet of retail area. Based on the proposed 1,200 square foot retail center, a total of six (6) parking spaces is required. The applicant is proposing seven (7) parking spaces to be located directly in front of the retail center. The 1,200 square foot residence will include a 2-car garage, satisfying the minimum parking requirement.

For the proposed RV wash bay, two (2) stacking spaces are required. The applicant is proposing to provide one (1) stacking space for the RV wash bay, as shown on the site plan.

Fencing: The applicant is proposing to secure the RV rental and sales facility with a 6-foot chain link galvanized fence with gates at the entrance. The perimeter of the facility will be enclosed with a combination of a 6-foot chain link galvanized fence along the northern and western property boundaries and a 6-foot wood fence along the southern boundary.

Signage: All proposed signage will comply with Chapter 156 (Sign Regulations) of the Code of Ordinances.

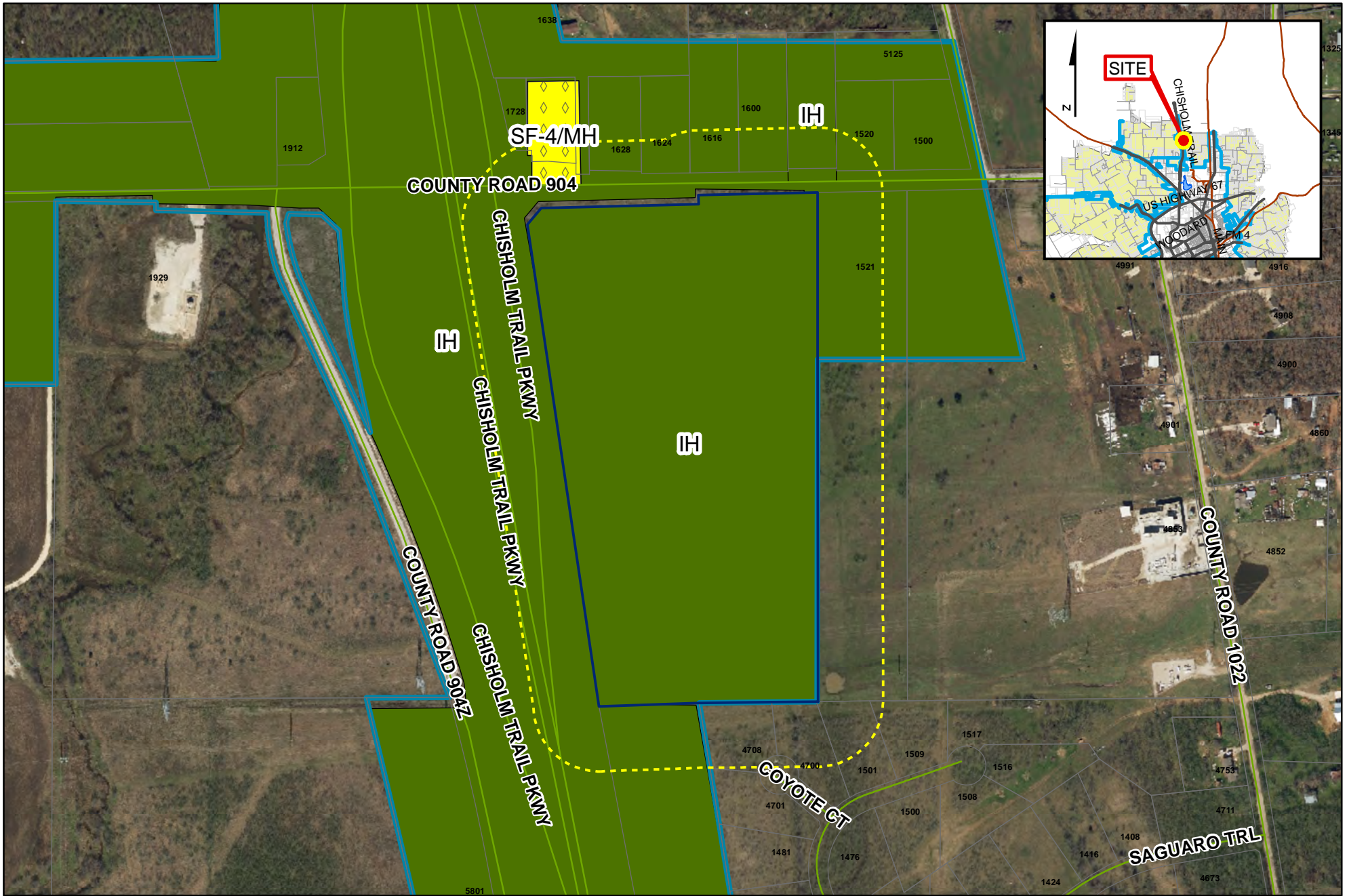
Landscaping: One (1) tree is required per 50 linear feet within the front yard setback. The applicant has indicated that the required trees will be planted along Chisholm Trail Parkway and County Road 904, as shown on the landscape plan.

Dumpster: The applicant is proposing a commercial dumpster with a six (6) foot screening device to be located near the RV waste disposal station.

FUTURE LAND USE PLAN: A small portion of the property, along the Chisholm Trail Parkway, is within the Traditional Neighborhoods District, whose purpose is to support future growth in a traditional neighborhood development context. The majority of the property is located within the Community Commercial District, whose purpose is to distribute commercial centers throughout the City. The proposed SUP request for a commercial use is considered appropriate within both districts.

PROPERTY OWNER NOTIFICATIONS: A total of twelve (12) property owners within 200 feet were notified. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning and Future Land Use Maps, Future Land Use Designations, Site Photos, Letter of Intent, Survey, Conceptual Plan, Site Plan, Landscape Plan, Building Elevations



10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-016 Zoning Map

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THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
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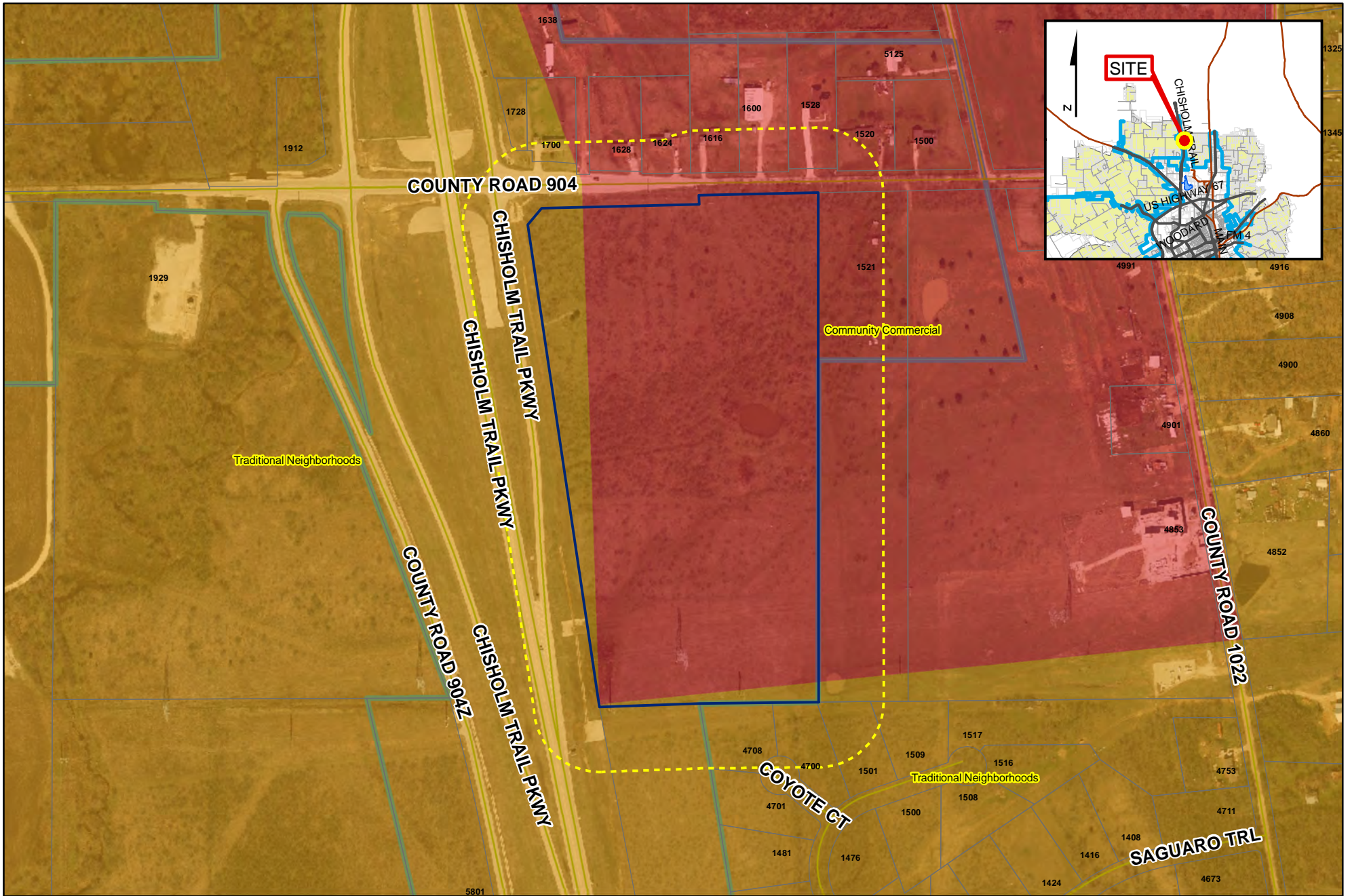


Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 400 ft

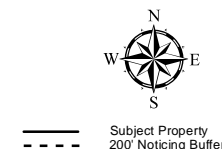


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-016 Future Land Use Map

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THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Drawn: DJ

Date: 9/24/2021

Scale: 1 in = 400 ft

COMMUNITY COMMERCIAL

Purpose and Intent:

Create opportunity for distribution of commercial centers throughout Cleburne in order to meet retail and service needs of local residents. **Principal Design Determinant:**

Orientation to anchor

Development Form:

Box-oriented commercial development, with retail, dining and office uses. Building and site design standards and incentive packages that help to maximize property values in and around these nodes. Standards should be created with respect to how property interfaces with neighboring uses and with street space, particularly landscaping, parking, lighting, signage and setbacks.

Appropriate Uses:

- Multifamily
- Vertical Mixed Use
- Retail/Commercial
- Office/Services
- Civic
- Institutional
- Parks/Open Spaces

Specially Permitted Uses:

- ☐ none



DISTRICT TYPE:

COMMUNITY

TRADITIONAL NEIGHBORHOODS

Purpose and Intent:

Support future population growth in a traditional neighborhood development context

Principal Design Determinant:

Medium density development.

Development Form:

Family oriented development, with schools, churches, emergency services and neighborhood retail aggregated where possible. Street networks should promote efficient lot layouts. Parks and recreational areas should be sited next to schools. Height restrictions should be established to maintain consistency with residential density.

Appropriate Uses:

- Single Family Residential
- Retail/Commercial
- Office/Services
- Civic
- Institutional
- Parks and Open Spaces

Specially Permitted Uses:

- ☐ Multi-family
- ☐ Vertical Mixed Use



SITE PHOTOS



Looking Southwest from County Road 904



Looking Southeast from County Road 904

Presentation for P&Z and City Council

When a developer looks at a piece of property and tries to figure out what is the best use for the land, they ponder a few questions. What are the advantages? What are the hardships? Does this project fit the location?

When starting this project, it was discovered that the property had a land agreement with the City of Cleburne. (Meaning that using the property for anything other than its current use would have to conform to the city limits).

The property would have to be voluntarily annexed to the city and the project would have to meet all city requirements. Second the property was lying within the Interim Holding District with very specific uses. The property has an acceptable use as stated in the land section of the code of ordinances (155.30 land use & #227 RV/travel trailer sales/rental).

I included a business model plan for all to review. (See attached letter)

The property has many advantages. It is a great location with great access directly from the toll road to the property.

Current hardship on property is there is no sewer and no foreseeable development for a sewer on this piece of property. Another hardship is that the property has multiple easements that cross the property ranging from high line transmission wires to several underground gas lines. Also, surrounding properties just to the east is a major gas transmission site. This will stop all potential growth going east.

We believe the best use for this piece of property is our proposed business plan. I realize this is not the Clearfork district that we all would like, but this project will be a high-end build with great curb appeal. The property meets all parameters and criteria that are laid out by the code of ordinances.

I would like to appeal to the financial side of the city by addressing the tax revenue that this piece of property will bring to the city. Not only would it increase the sales price of land in the surrounding area, but also bring in sales tax revenue.

So in the end, I feel this would make great addition to the city.

Robbie Rumfield
Chisholm Trail RV Rentals

Chisholm Trail RV Rentals
PO Box 1687
Burleson, TX 76097

September 3, 2021

City of Cleburne

RE: Letter of Intent-1601 CR 904

To Whom it May Concern,

Chisholm Trail RV Rentals is not only a place where you can rent a RV, but you can consign your RV and we will be a turnkey facility. (Example: An individual owns a 26' camper trailer. He or she wants to make the most out of their purchase. The camper will be left with Chisholm Trail RV Rentals. We will maintain and store the camper on our site. And most importantly we will do the logistics and have the camper rented out. The individual has the option of going in and blocking out the weekends or weekdays for personal use). Customer will be able to stop by our retail center or make reservation online. Chisholm Trail RV Rentals will have new units that are available for rent. Also, customer can leave their camper on our lot for consignment selling. All RV units on-site will be either for rent or for sale.

Chisholm Trail RV Rentals will also have a retail center. The retail center will cover everything that you need for any camping adventures and to schedule rentals/consignments. Currently we are trying to joint venture with Camping World <https://rv.campingworld.com/>. The retail center will be located at the front of the property. It will be approximately 1200 square feet and accommodate up to seven vehicles in the parking lot. The retail center will have two employee who work Monday through Saturday from 8:00am to 5:00pm.

Chisholm Trail RV Rentals will offer enclosed and unenclosed units for RV storage. The enclosed units will have two sizes (45'x14'x15' and 35'x14'x15'). The unenclosed units will also have two sizes (12'x15'x15' and 35'x12'x15'). Enclosed & unenclosed units will all be constructed out of metal.

The property will have a fully automated wash for RVs and a park area. The fully automated wash bay will be able to accommodate up to a 50' RV. This RV wash will be open to the public. This will be only one of the few in the entire metroplex that has a fully automated RV wash. The park area will include benches, swings and slides for customers and their children to enjoy.

Chisholm Trail RV Rentals will offer 24-hour security. There will be a residence on the property to house an onsite security guard. The residence will be located behind the retail center. The residence will be approximately 1000 sq. ft. and have two bedroom and one

bathroom. The residence will have two parking spots. For added security, Chisolm Trail RV Rentals will also have a six-foot security cyclone fencing, electric gates with keypads, cameras and wall pack lighting. Chisolm Trail RV Rentals will be responsible for maintaining all landscaping, fencing, park equipment and all other on-site maintenance.

Here is an example of what a rental site looks like. Some of the differences you may find in these sites is they do not offer a turnkey service. We will be maintaining all of the maintenance along with the storage of the customers RVs.

https://rvshare.com/?semid=google.nb&placement=g&campid=945028445&adgid=45150523137&keyword=e.rv%20rentals©id=274621722662&kwd-1947702589&device=m&loc_physical=9027227&loc_interest=&adrank=&camptype=search&gclid=EAlalQobChMI2PL_ya6L8gIVcSs4Ch1B8QzWEAAYASAAEgK6jvD_BwE

The land is currently zoned as IH-Interim Holding District. We are proposing to have the land rezoned to C-3 with a SUP. I believe we should be classified as 155.30 land use & 227 RV/travel trailer sales/rental (Recreational vehicle or travel trailer sales or rental. An area devoted to outside sales or rental of recreational vehicles or travel trailers. Rental of off premise use only). Please see the attached concept plan.

Please feel free to contact me with any questions.

Thank you,

Robbie Rumfield
Chisolm Trail RV Rentals
Cell: 817-475-9920

**Survey Showing
28.50 Acre Tract
B. B. B. & C. R. R. Survey, Abstract No.90
Johnson County, Texas**

Legal Description 28.50 Acre Tract

Being a tract or parcel of land situated in the B. B. B. and C. R. R. Survey, Abstract No. 90, Johnson County, Texas, and being part of a tract conveyed to V. L. Carrell by deed recorded in Volume 436, Page 55, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the south line of County Road No. 904, being the northwest corner of 10.0 acre tract conveyed to I. Ortiz by deed recorded in Volume 3663, Page 688, Deed Records, Johnson County, Texas and being the northeast corner of this tract;

Thence South 00°21'49" West with the west line of said 10.0 acre tract generally along a fence a distance of 1582.59 feet to a 1/2" iron rod found for corner in the north line of Cactus Ridge, an addition to Johnson County according to the plat recorded in Volume 11, Page 641, Deed Records, Johnson County, Texas, being the southwest corner of said 10.0 acre tract and the southeast corner of this tract;

Thence South 89°25'11" West with the north line of said Cactus Ridge generally along a fence a distance of 677.40 feet to a concrete highway monument found for corner in the east line of Chisholm Trail Parkway (variable width right-of-way) (State Highway No. 121, being the southwest corner of this tract;

Thence North 08°03'48" West with the east line of said Chisholm Trail Parkway generally along a fence a distance of 1063.70 feet to concrete highway monument found for corner in the east line of said Chisholm Trail Parkway, being a corner of said Chisholm Trail Parkway and this tract;

Thence North 10°08'15" West with the east line of said Chisholm Trail Parkway generally along a fence a distance of 446.58 feet to concrete highway monument found for corner in the east line of said Chisholm Trail Parkway, being a corner of said Chisholm Trail Parkway and this tract;

Thence North 40°13'54" East with a east line of said Chisholm Trail Parkway generally along a fence a distance of 66.12 feet to concrete highway monument found for corner in the at the intersection of east line of said Chisholm Trail Parkway with the south line of said County Road No. 904, being a corner of said Chisholm Trail Parkway and this tract;

Thence North 89°21'27" East with a south line of said County Road No. 904 generally along a fence a distance of 182.52 feet to concrete highway monument found for corner in the south line of said County Road No. 904, being a corner of this tract;

Thence North 88°01'15" East with a south line of said County Road No. 904 generally along a fence a distance of 300.57 feet to concrete highway monument found for corner in the south line of said County Road No. 904, being a corner of this tract;

Thence North 00°38'30" West with a east line of said County Road No. 904 generally along a fence a distance of 26.73 feet to concrete highway monument found for corner in the south line of said County Road No. 904, being a corner of this tract;

Thence North 88°58'24" East with the south line of said County Road No. 904 a distance of 389.98 feet to the **POINT OF BEGINNING** and containing 28.50 acres of land, more or less as surveyed on the ground on May 13, 2021 by Tucker Surveyors

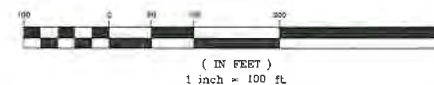
SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey, made on the ground under my supervision, on May 13, 2021, correctly shows the location of the property lines of land conveyed by this survey and that there are no structures or obstructions on or adjoining property of property indicated hereon, except as shown noted or described on this survey. This survey is subject to any easements not visible on the ground.

Bohime L. Tucker, RPLS No. 5144



GRAPHIC SCALE



Flood Statement

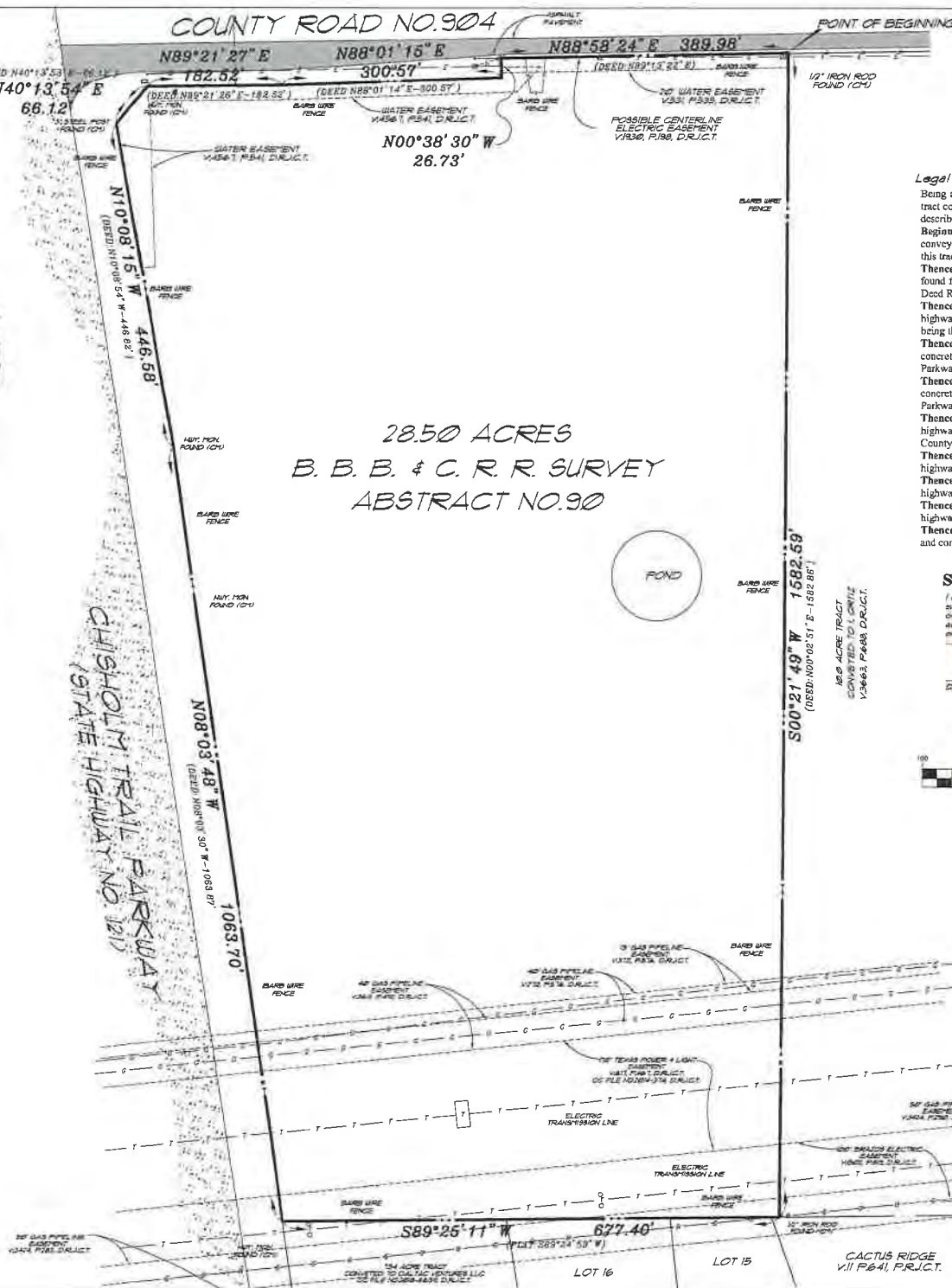
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 480936-0535-H, effective date June 2, 2011, this property is located in Zone "X". (Areas determined to be outside the 500-year floodplain).

General Notes

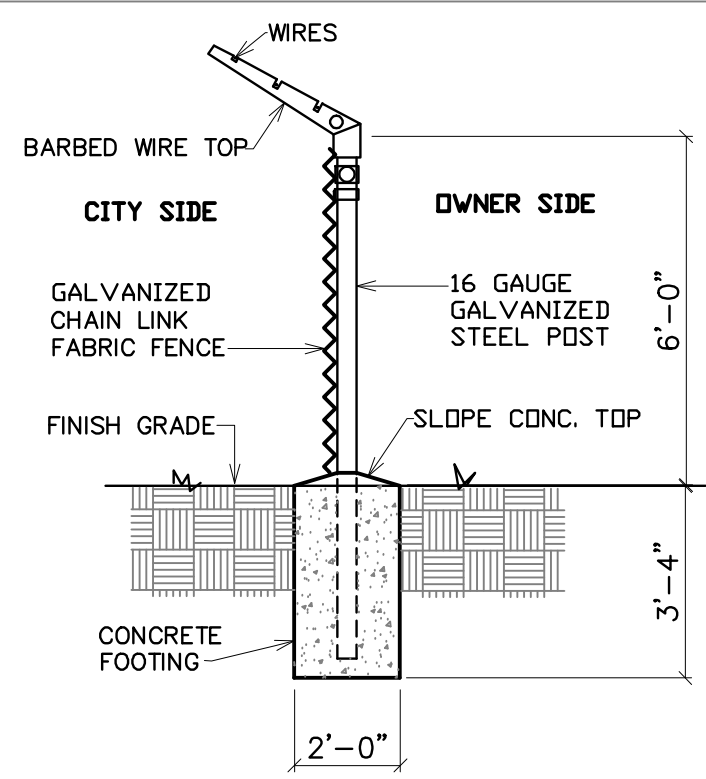
- NOTE: BEARINGS BASED PER GPS NAD83 - NORTH CENTRAL ZONE.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: GAS EASEMENT RECORDED IN V.606, P.85, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: WATER EASEMENT RECORDED IN V.107, P.845, D.R.I.C.T. (AFFECTS - BLANKET IN NATURE)
NOTE: WATER EASEMENT RECORDED IN V.872, P.392, D.R.I.C.T. (AFFECTS - BLANKET IN NATURE)
NOTE: PIPELINE EASEMENT RECORDED IN V.3607, P.429, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: PIPELINE EASEMENT RECORDED IN V.4045, P.200, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: PIPELINE EASEMENT RECORDED IN V.3641, P.375, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: TxDOT EASEMENT RECORDED IN V.4301, P.253, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: TxDOT EASEMENT RECORDED IN V.4502, P.103, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: PIPELINE EASEMENT RECORDED IN V.3641, P.379, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: AGREEMENT RECORDED IN V.3843, P.666, D.R.I.C.T. (DOES NOT AFFECT)
NOTE: AGREEMENT RECORDED IN V.4163, P.374, D.R.I.C.T. (AFFECTS)
NOTE: AGREEMENT RECORDED IN CC FILE NO.2020-286, D.R.I.C.T. (AFFECTS)

Tucker
SURVEYORS
P.O. Box 1855
Burleson, Texas 76097
Office: 817-295-2999
Fax: 817-295-3311
Job No. 21982001

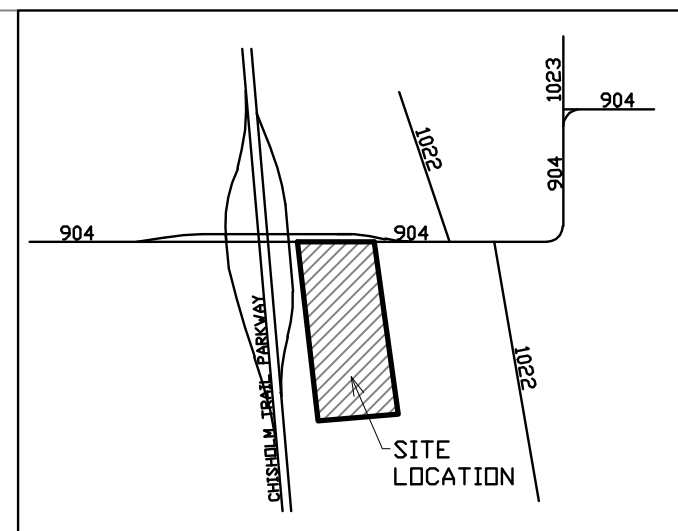
SCALE: 1" = 100'







2 TYPICAL FENCE



VICINITY MAP

CHISHOLM TRAIL PARKWAY

(STATE HIGHWAY 121)
(RIGHT-OF-WAY VARIES)

REVISIONS		
DATE	RESPONSE	
9/7/2021	RESPONSE TO COMMENT AUGUST 31, 2021	

DATE:

SEPTEMBER 07, 2021

USE OF PROPERTY

RV RENTAL AND STORAGE

CONSTRUCTION NOTES

- EXISTING WATER METER.
- EXISTING GUARD RAIL.
- 10' WIDE LANDSCAPE BUFFERYARD.
- 16'-0" X 10'-0" X 7'-0" HIGH SPLIT FACE CONCRETE MASONRY BLOCK WALLS WITH OPAQUE SCREENING FENCE WITH HOLD BACK LATCH. (DUMPSTER UNIT)
- 1,150 GALLON SAND AND OIL INTERCEPTOR.
- (2) 1,000 GALLON WASTE HOLDING DISPOSAL TANKS.
- ELECTRICAL TRANSFORMER MOUNTED ON CONCRETE PAD.
- CONTROL GATE PAD WITH BOLLARD PIPE.
- 3-HOUR FIRE WALL FROM FLOOR TO BOTTOM OF ROOF DECK, 2400 SQ. FT.
- 6" THICK CONCRETE PAVING, 5-SACK MIX, 3,000 PSI, REINFORCED WITH #4 SPACED 16" ON CENTER WAY MOUNTED ON CHAIRS ON 2" COMPACTED CUSHION SAND ON 6" DEEP RECOMPLETED EXISTING SUB-GRADE. (FIRE LANE WILL MEET THE FIRE DEPARTMENT REQUIREMENTS).
- 5' THICK COMPACTED GRAVEL ON RECOMPLETED EXISTING SUB-GRADE 6" DEEP.
- 100 WATT (LED) FLOOD LIGHT MOUNTED ON WALL AT EAVE.
- 20' HIGH 4" SQUARE LIGHT POLE WITH 125 WATT (LED) LIGHT MOUNTED 30' HIGH ON CONCRETE PIER.
- 6'-0" HIGH CHAIN LINK GALVANIZED FENCE ON 16 GAUGE GALVANIZED STEEL POST SET IN CONCRETE FOOTING, SEE DETAIL-2.
- 6'-0" HIGH WOOD FENCE ON GALV. POLES.

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX
E-MAIL: taylor7677@sbcglobal.net

OWNER:

RUMFIELD'S DRYWALL, INC.
ROBBIE RUMFIELD, OWNER
517 NORTH MAIN STREET
JOSHUA, TEXAS 76058
(817) 475-9920
E-MAIL: robbierumfield@cloud.com

FLOOR DATA

TOTAL RV BUILDINGS	445,848 SQ. FT.
RV WASH BAY	1,620 SQ. FT.
LIVING QUARTER	3,650 SQ. FT.
TOTAL BUILDING	451,118 SQ. FT.

RV WASTE DISPOSAL STATION..... 944 SQ. FT.
(NOT A BUILDING)

PARKING

PARKING REQUIRED:	6
PARKING PROVIDED:	5
HANDICAPPED PARKING:	2
TOTAL PROVIDED PARKING	7

ZONING DISTRICT:

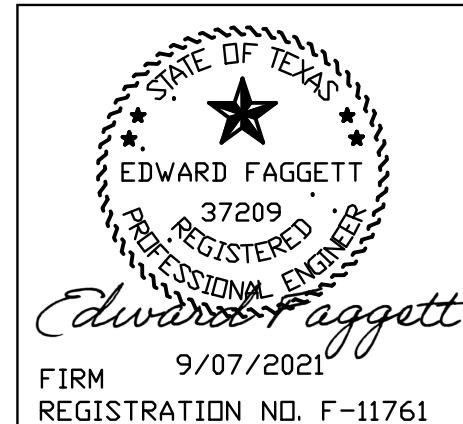
EXISTING ZONING I-H
CHANGE TO ZONING C3-SUP

PROJECT NAME:

PROPOSED
**CHISHOLM
TRAIL RV RENTALS**
1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

LEGAL:

ABSTRACT NO.: 874
VOLUME - 2003138, PAGE-18534
DEED OF RECORDS OF JOHNSON COUNTY,
TEXAS
CITY OF CLEBURNE, TEXAS
LOT AREA..... 28.50 AC. = 1,241,460 SQ. FT.
DEVELOP AREA..... 23.20 AC. = 1,010,751 S.F.



FIRM
REGISTRATION NO. F-11761

SHEET NO.

A1.0

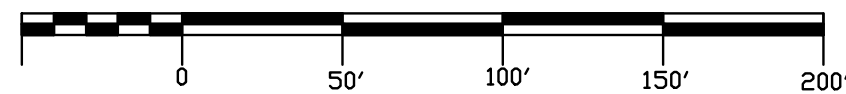
OF 6

NORTH

SITE PLAN

SCALE: 60'=1'-0"

GRAPHIC SCALE

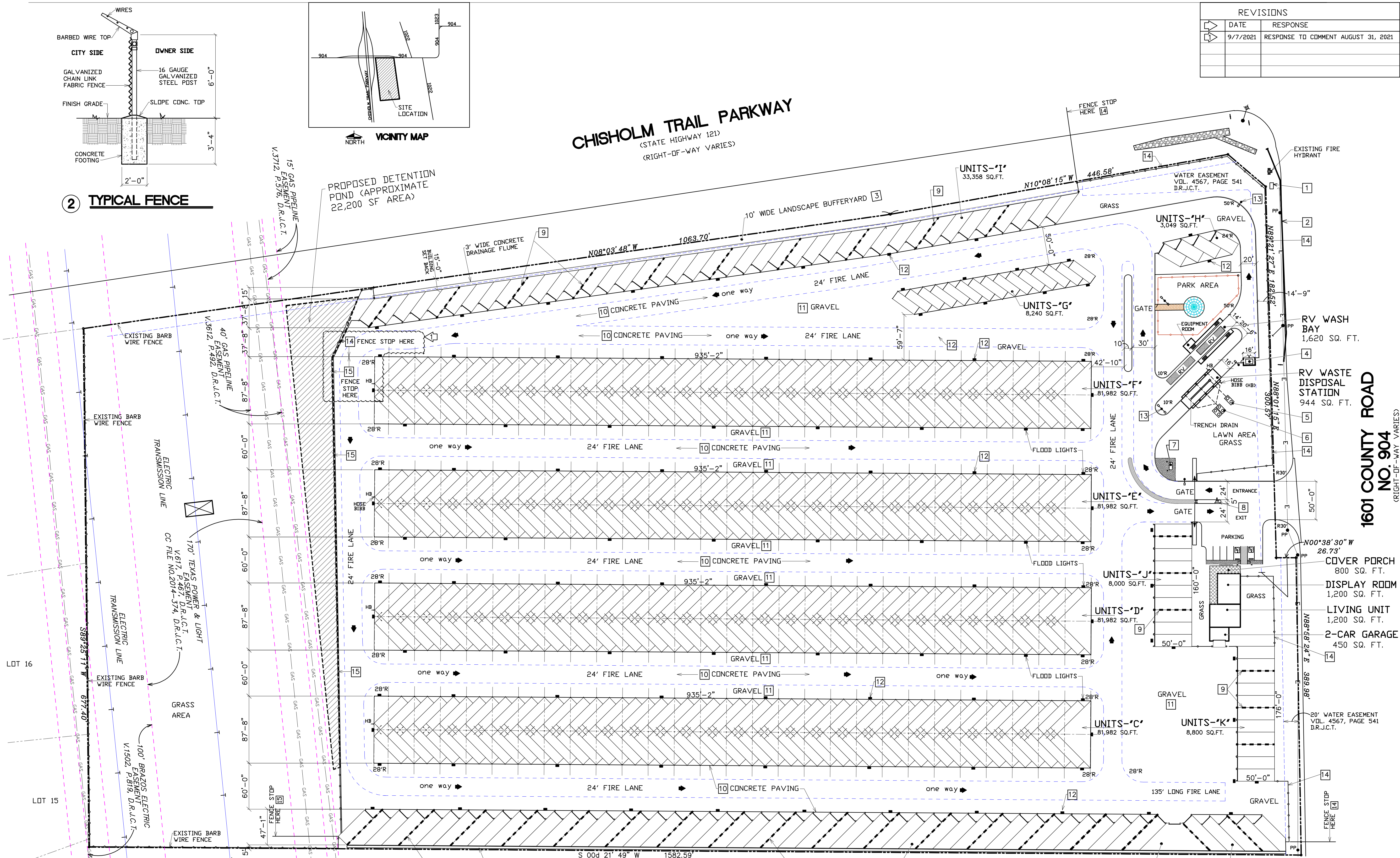


10.0 ACRE TRACT
CONVEYED TO I. ORTIZ
V.3663, P.688, D.R.J.C.T.

NUMBER OF BUILDING UNIT SPACES

ENCLOSED UNIT-"A" 16' x 50' x 16' HIGH = 51	(14' x 14') OVERHEAD DOOR
ENCLOSED UNIT-"B" 20' x 91' WIDE X 35' DEEP x 16' HIGH = 1	(14' x 14') OVERHEAD DOOR
UNIT-"C" 12' x 50' x 16' HIGH = 106	
UNIT-"D" 12' x 50' x 16' HIGH = 106	
UNIT-"E" 12' x 50' x 16' HIGH = 106	
UNIT-"F" 12' x 50' x 16' HIGH = 106	
UNIT-"G" 12' x 35' x 16' HIGH = 15	
ENCLOSED UNIT-"H" 16' x 35' x 16' HIGH = 4	(14' x 14') OVERHEAD DOOR
ENCLOSED UNIT-"I" 16' x 35' x 16' HIGH = 41	(14' x 14') OVERHEAD DOOR
ENCLOSED UNIT-"J" 16' x 50' x 16' HIGH = 10	(14' x 14') OVERHEAD DOOR
ENCLOSED UNIT-"K" 16' x 50' x 16' HIGH = 11	(14' x 14') OVERHEAD DOOR

TOTAL UNITS 557



NOTES: 1. METHOD OF WATERING SHALL BE BY AUTOMATIC IRRIGATION SPRINKLER SYSTEM
2. OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING, FENCING AND PARK EQUIPMENT IN ADDITION TO ALL OTHER GENERAL ON SITE MAINTENANCE.

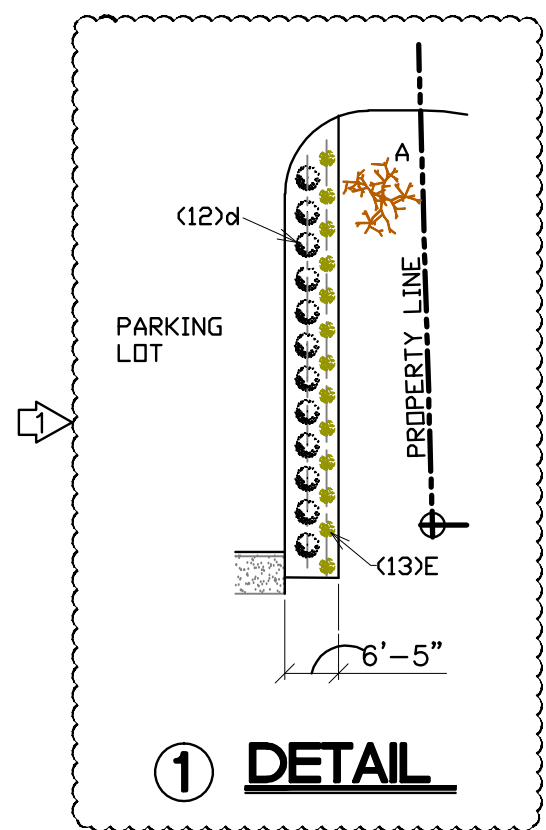
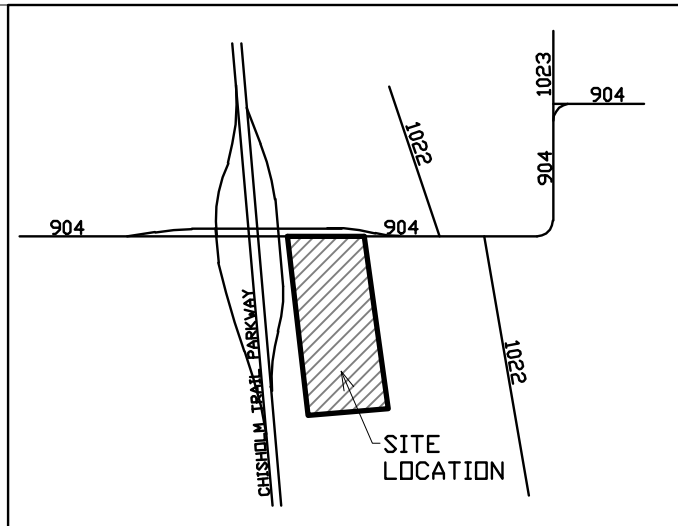
PLANTS SCHEDULE

QU.	LETTER	COMMON AND BATANICALS NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
40	A	PURPLELEAF PLUM (5 gal.) (Prunus cerasifera atropurpurea)	50'	2"	75"	6'-0"	DECIDUOUS
4	B	BRADFORD PEAR (5 gal.) (Pyrus calleryana "Bradford")	(Equally)	2"	75"	6'-0"	DECIDUOUS
6	C	GRAPE MYRTLE (Lagerstroemia indica)	—	2"	32"	6'-0"	DECIDUOUS
12	d	SHRUBS: DWARF YAUPON HOLLY (Ilex vomitoria "nana")	48"	—	5 gal.		EVERGREEN (6' BED)
13	E	DWARF NANDINA Nandina domestica nana compacta	36"	—	2 gal. 12"		EVERGREEN
		BERMUDA GRASS					

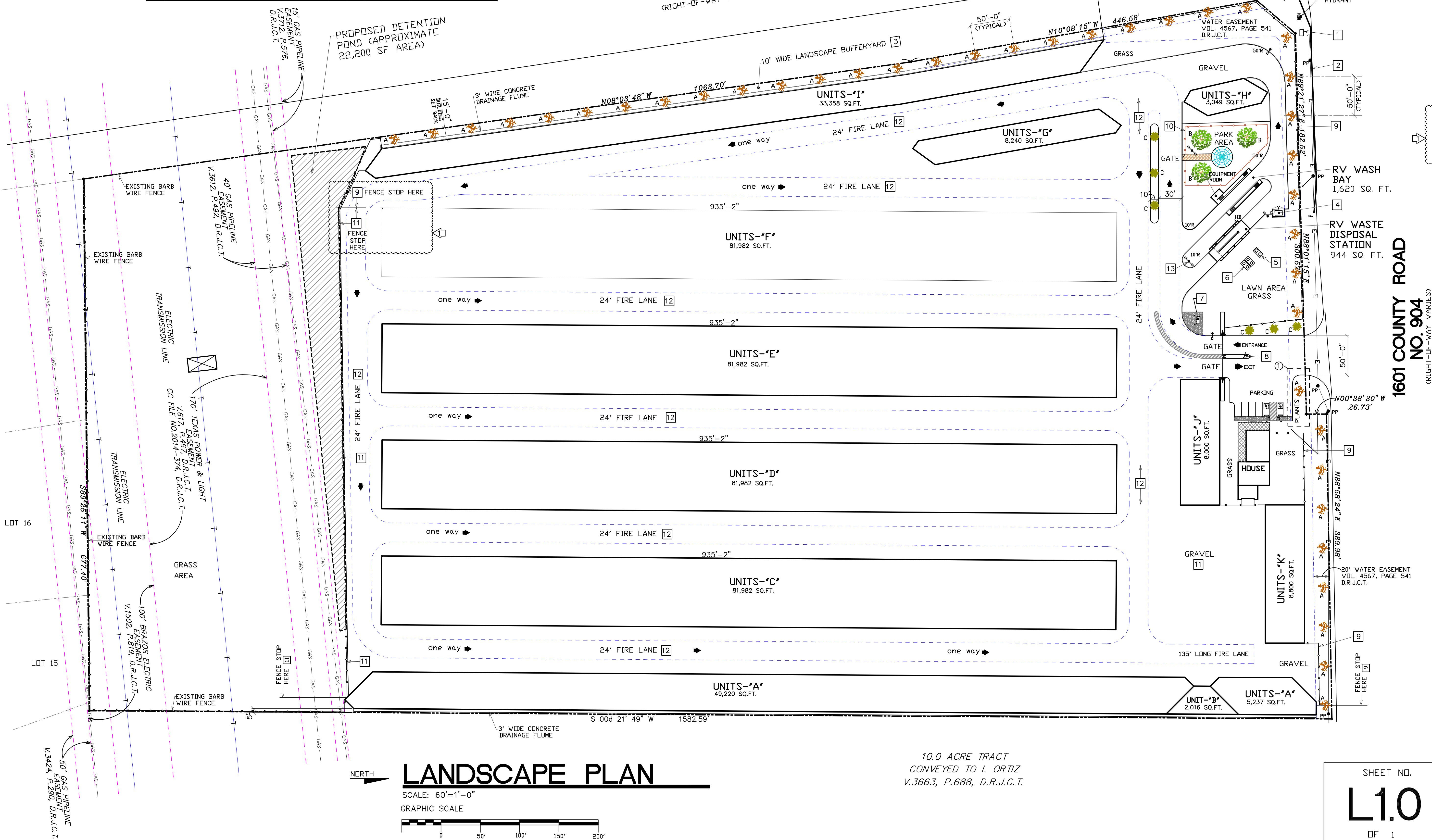
INTERIOR LANDSCAPING PARKING LOT

NOTE: EXEMPT PARKING LOT IS LESS THAN 20 CAR SPACES.

REVISIONS		
DATE	RESPONSE	
9/7/2021	RESPONSE TO COMMENT AUGUST 31, 2021	



CHISHOLM TRAIL PARKWAY
(STATE HIGHWAY 121)
(RIGHT-OF-WAY VARIES)



- DATE:**
SEPTEMBER 07, 2021
- USE OF PROPERTY**
RV RENTAL AND STORAGE
- CONSTRUCTION NOTES**
- EXISTING WATER METER.
 - EXISTING GUARD RAIL.
 - 10' WIDE LANDSCAPE BUFFERYARD.
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 - 1,150 GALLON SAND AND OIL INTERCEPTOR.
 - (2) 1,000 GALLON WASTE HOLDING DISPOSAL TANKS.
 - ELECTRICAL TRANSFORMER MOUNTED ON CONCRETE PAD.
 - CONTROL GATE PAD WITH BOLLARD PIPE.
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 - 4'-0" HIGH WROUGHT IRON STEEL FENCE.
 - 6'-0" HIGH WOOD FENCE ON GALVANIZED POLES.
 - 6" THICK CONCRETE PAVING, 5-SACK MIX, 3,000 PSI, REINFORCED WITH #4 SPACED 16" ON CENTER WAY MOUNTED ON CHAIRS ON 2" COMPACTED CUSHION SAND ON 6" DEEP RECCOMPLETED EXISTING SUB-GRADE. (FIRE LANE WILL MEET THE FIRE DEPARTMENT REQUIREMENTS).

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CHANGE TO ZONING C3-SUP

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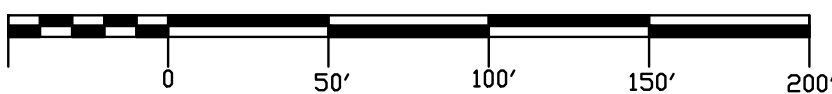
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OF 1

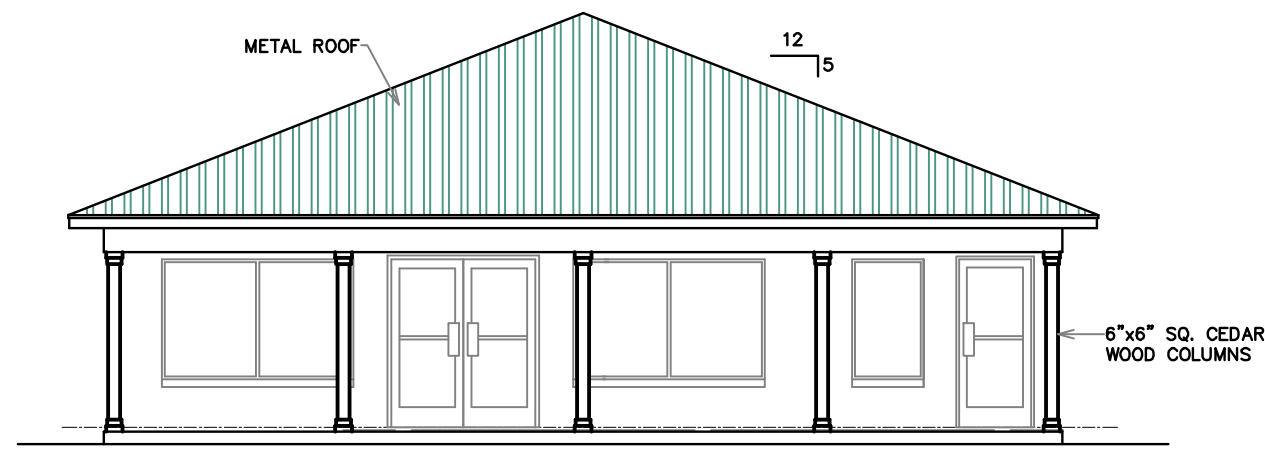
LANDSCAPE PLAN

SCALE: 60'=1'-0"

GRAPHIC SCALE

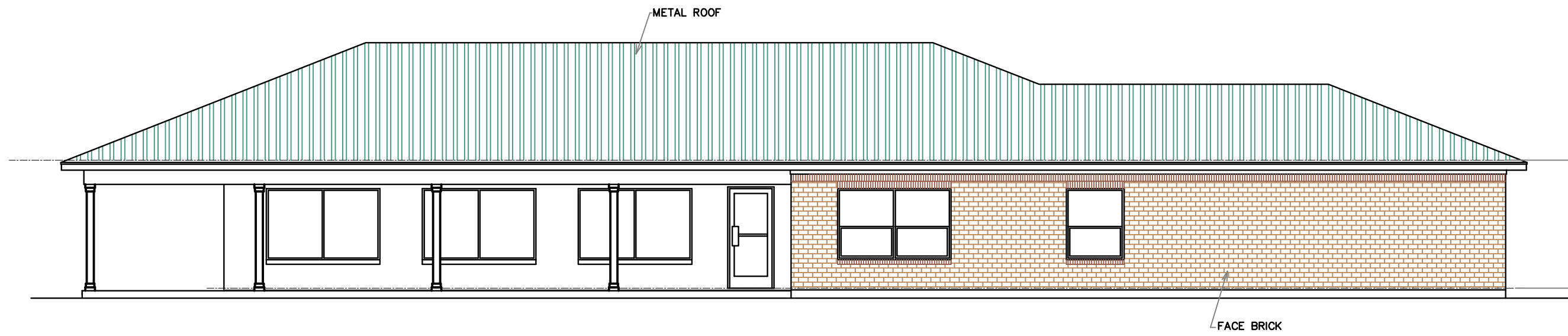


10.0 ACRE TRACT
CONVEYED TO I. ORTIZ
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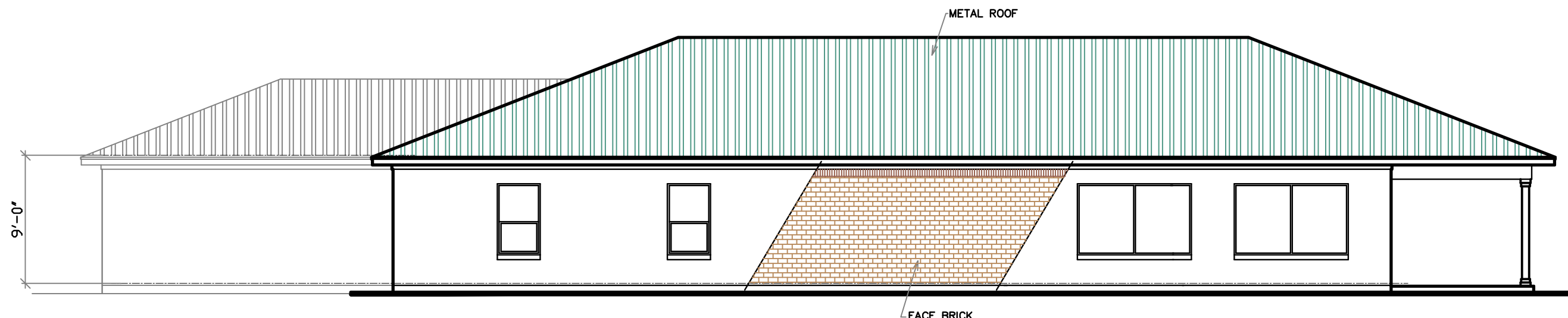
WEST ELEVATION

SCALE: 1/8" = 1'-0"



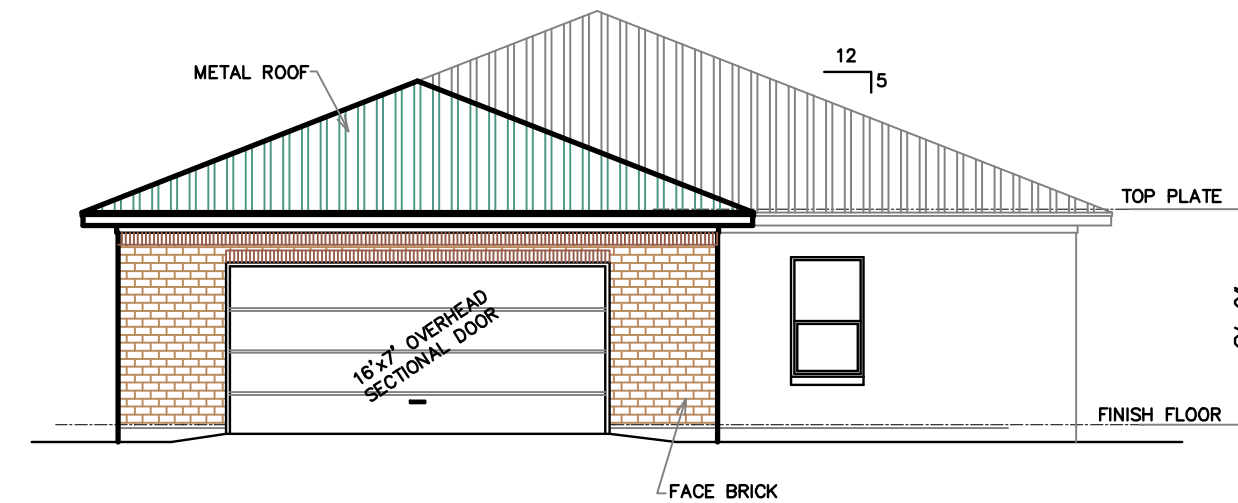
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

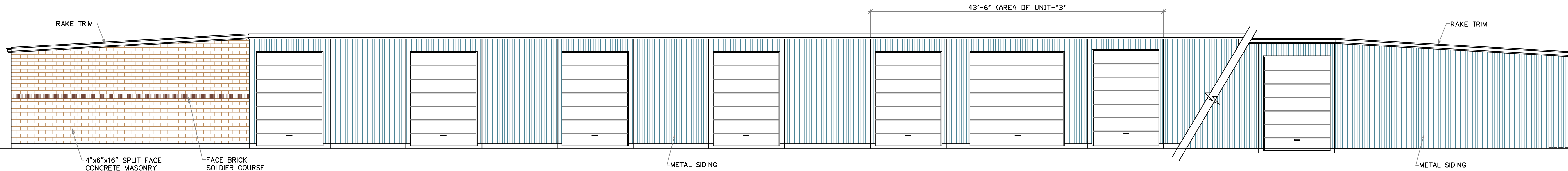
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EAST ELEVATION

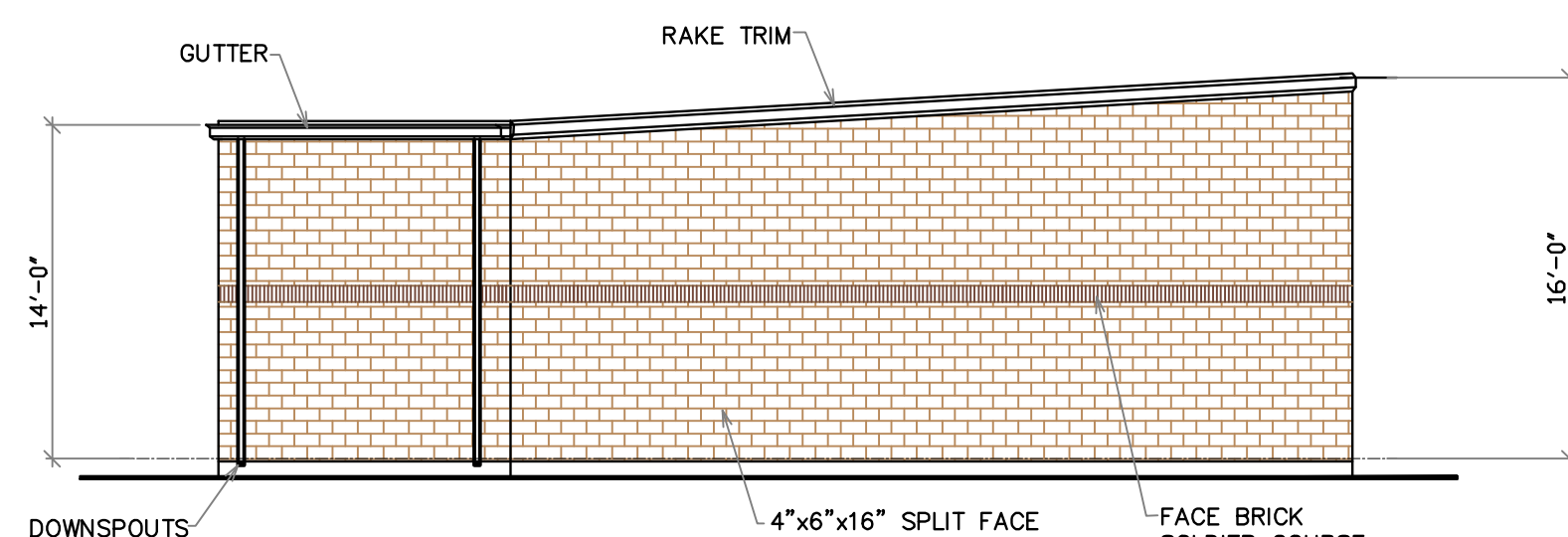
SCALE: 1/8" = 1'-0"

LIVING QUARTERS



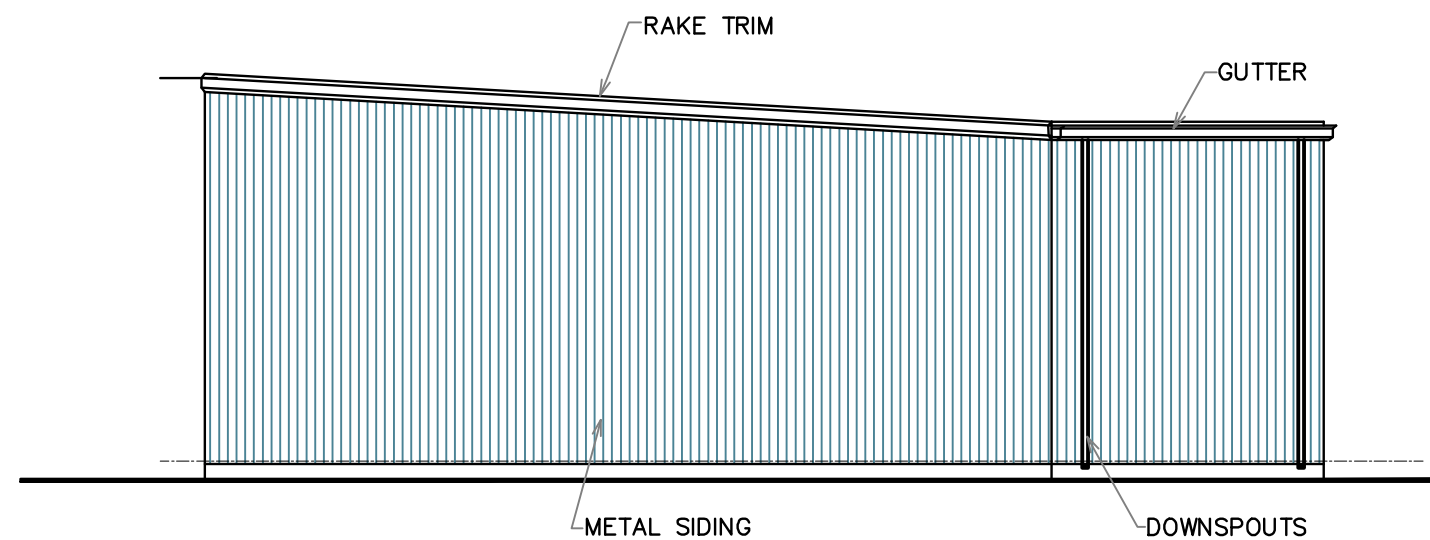
WEST ELEVATION

SCALE: 1/8" = 1'-0"



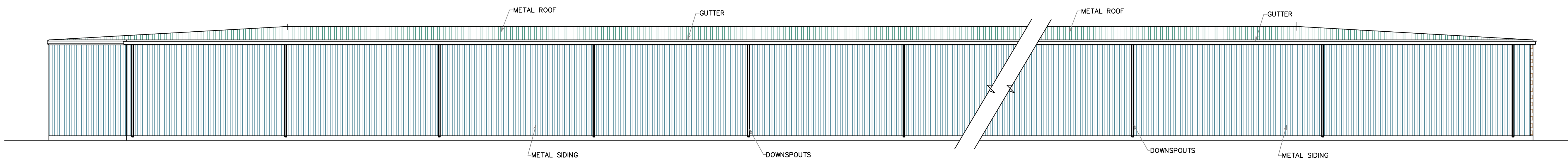
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

UNITS-"A" + "B"

REVISIONS

DATE	RESPONSE

E. M. FAGGETT ENGINEERING

104 OAK TRAIL

RENDON, TEXAS 76028

FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES

6800 BRENTWOOD STAIR ROAD, SUITE 201

FORT WORTH, TEXAS 76112

OFFICE: 817.446.1364 / FAX: 817.446.1307

E-MAIL: taylor7677@bcglobal.net

PROPOSED
**CHISHOLM
TRAIL RV RENTALS**

1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	9/07/2021

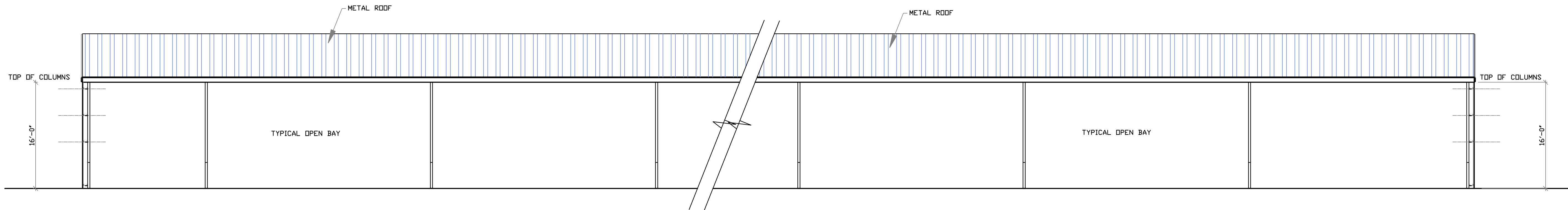
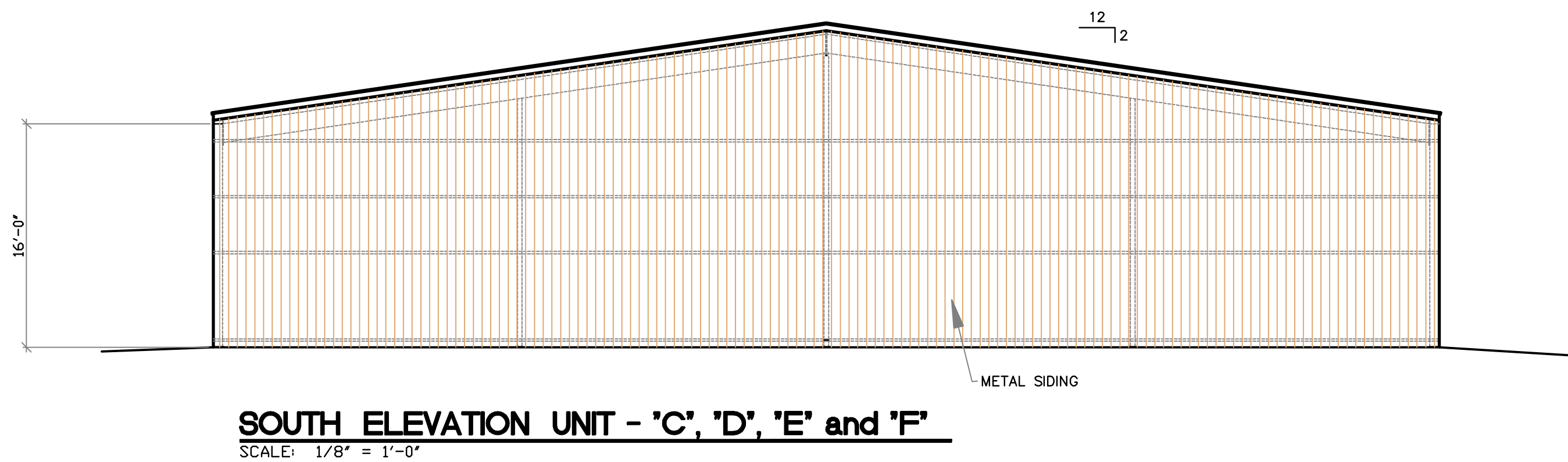
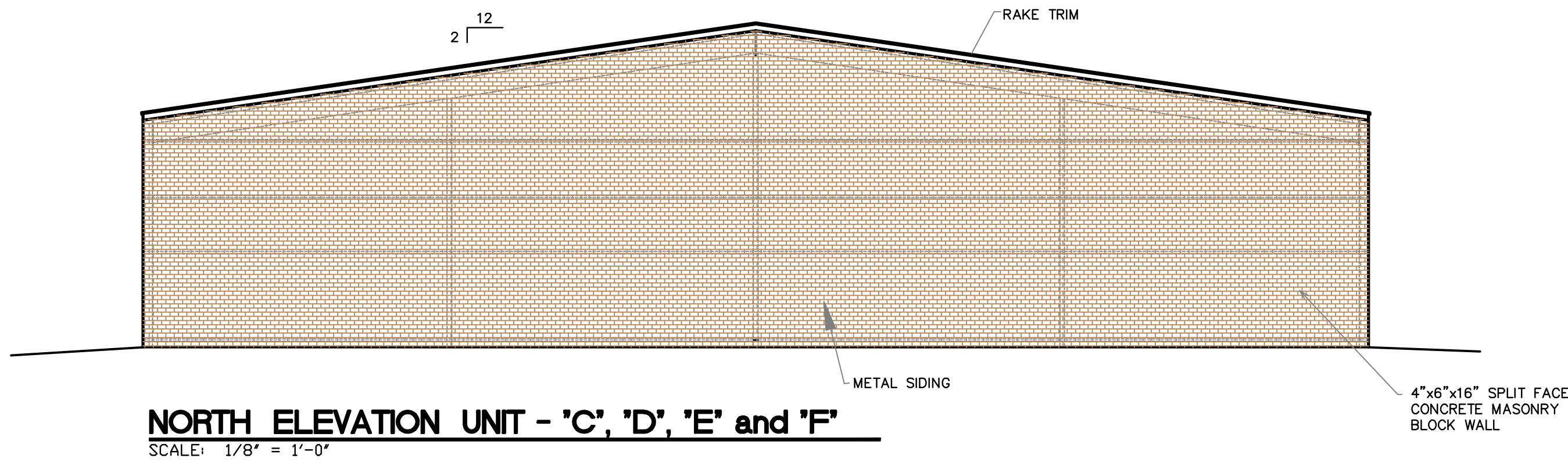
SHEET TITLE:
■ ELEVATIONS



SHEET NO.

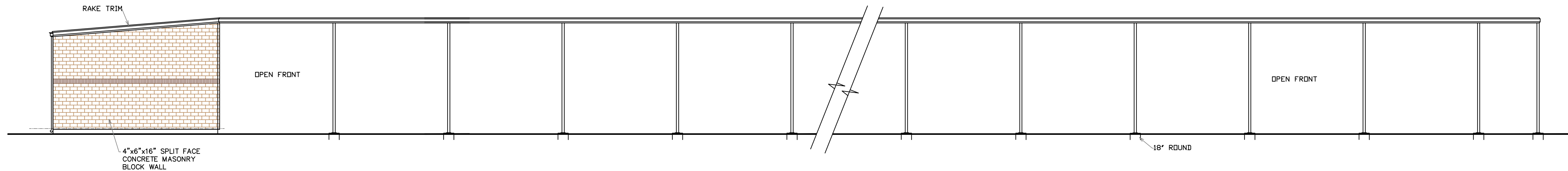
A2.0

OF 6

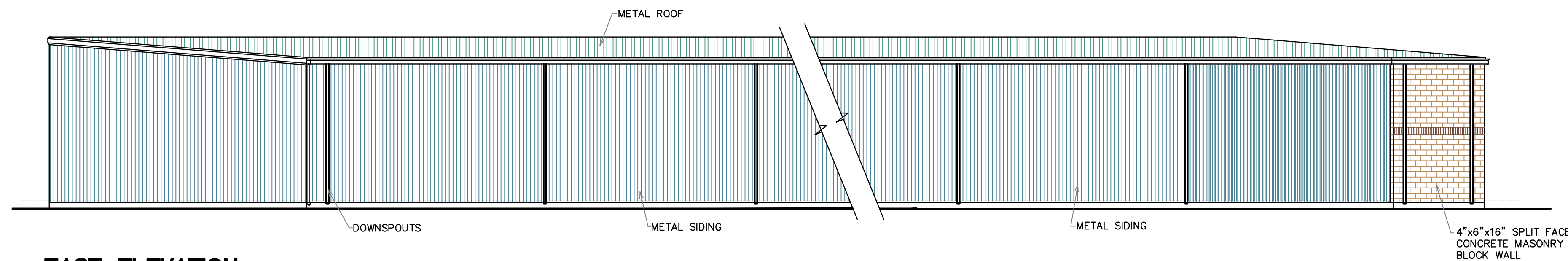


SIDE VIEW ELEVATION UNIT - 'C', 'D', 'E' and 'F'
SCALE: 1/8" = 1'-0"

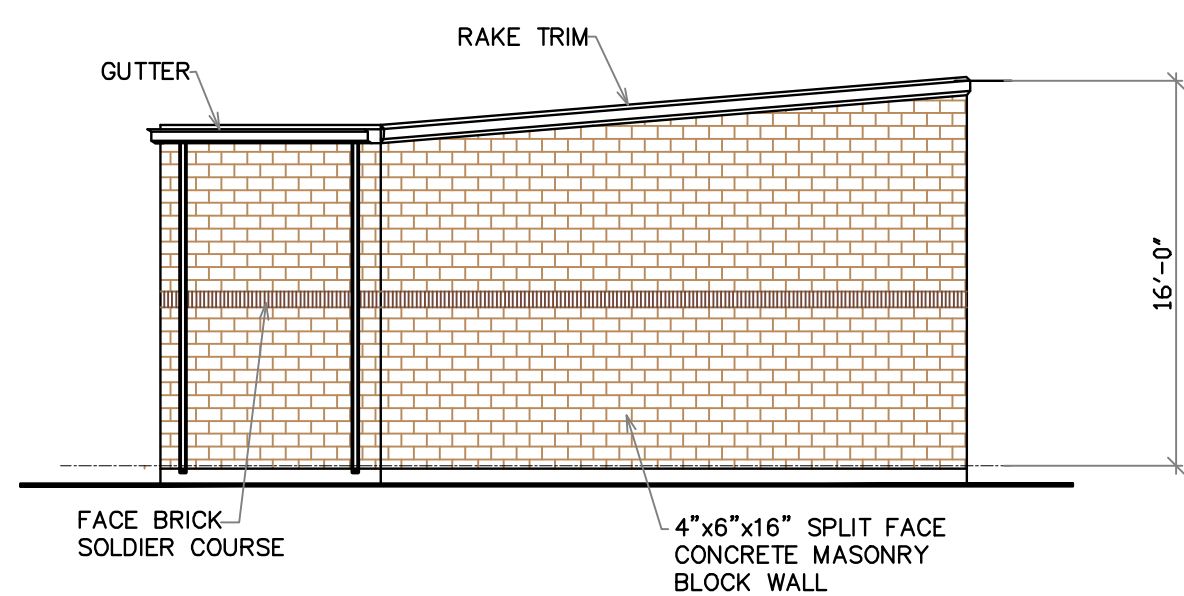
UNITS-"C","D","E" + "F"



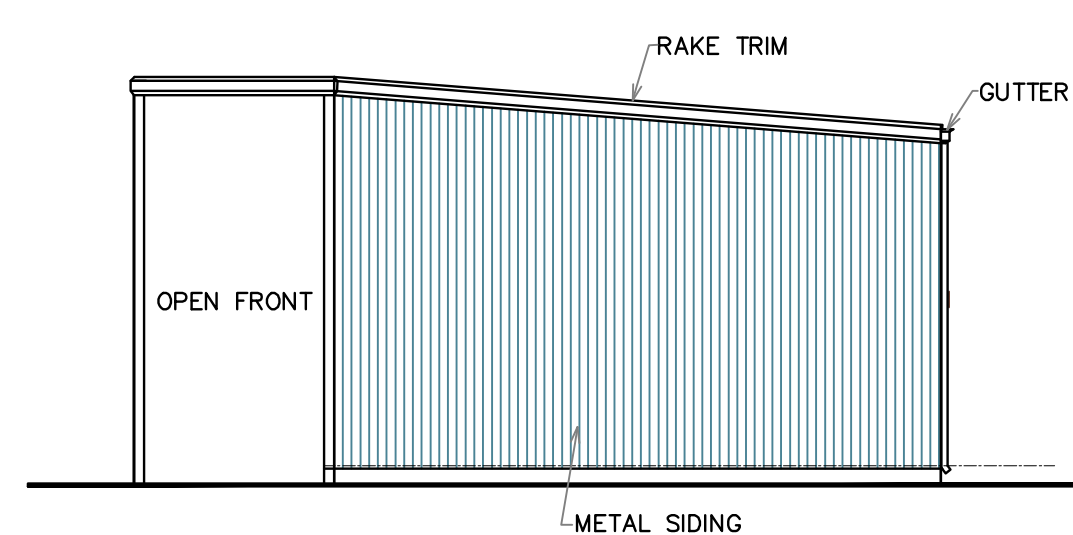
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EAST ELEVATION



(FACING 904 STREET)
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

UNIT-"G"

REVISIONS		
DATE	RESPONSE	

E. M. FAGGETT ENGINEERING
104 OAK TRAIL
RENO, TEXAS 76028
(817) 446-1364
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@ecglobal.net

PROPOSED

CHISHOLM TRAIL RV RENTALS

1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	9/07/2021

SHEET TITLE:

■ ELEVATIONS

STATE OF TEXAS

EDWARD FAGGETT

37209

REGISTERED

EXPIRING 09/07/2021

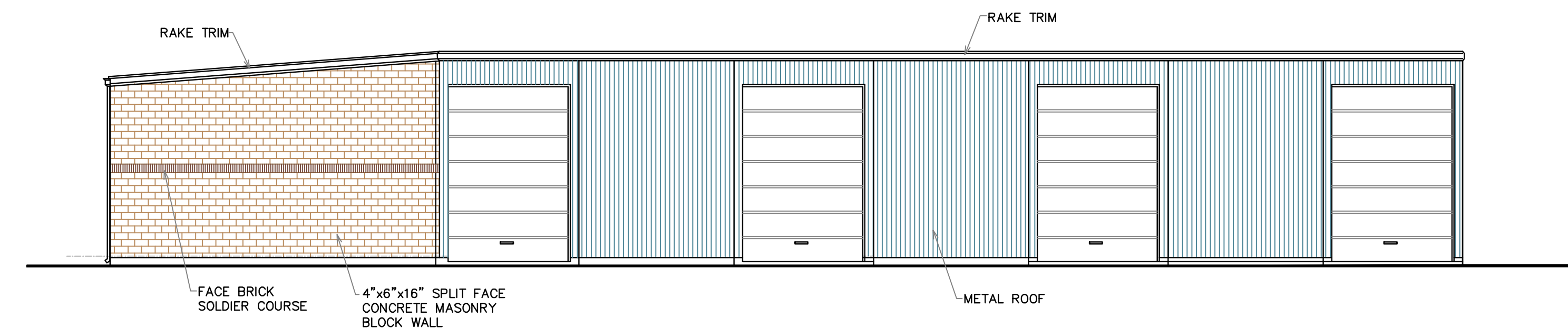
Edward Faggett

9/07/2021

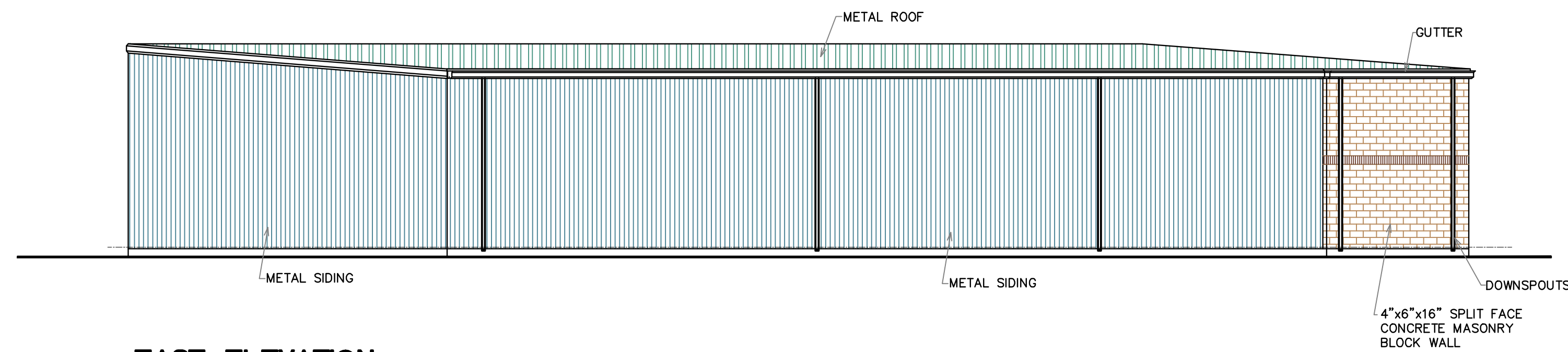
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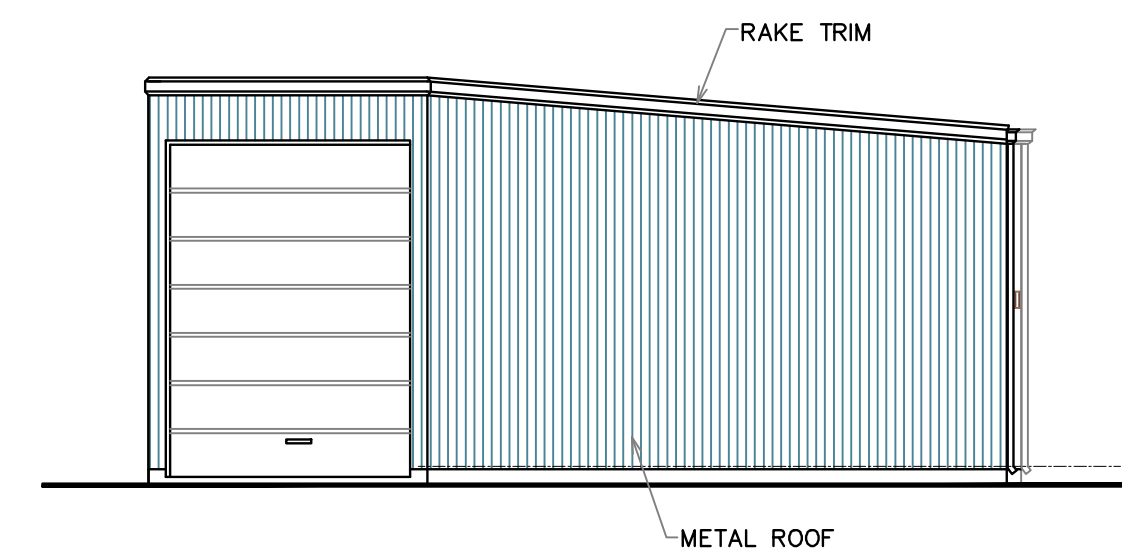
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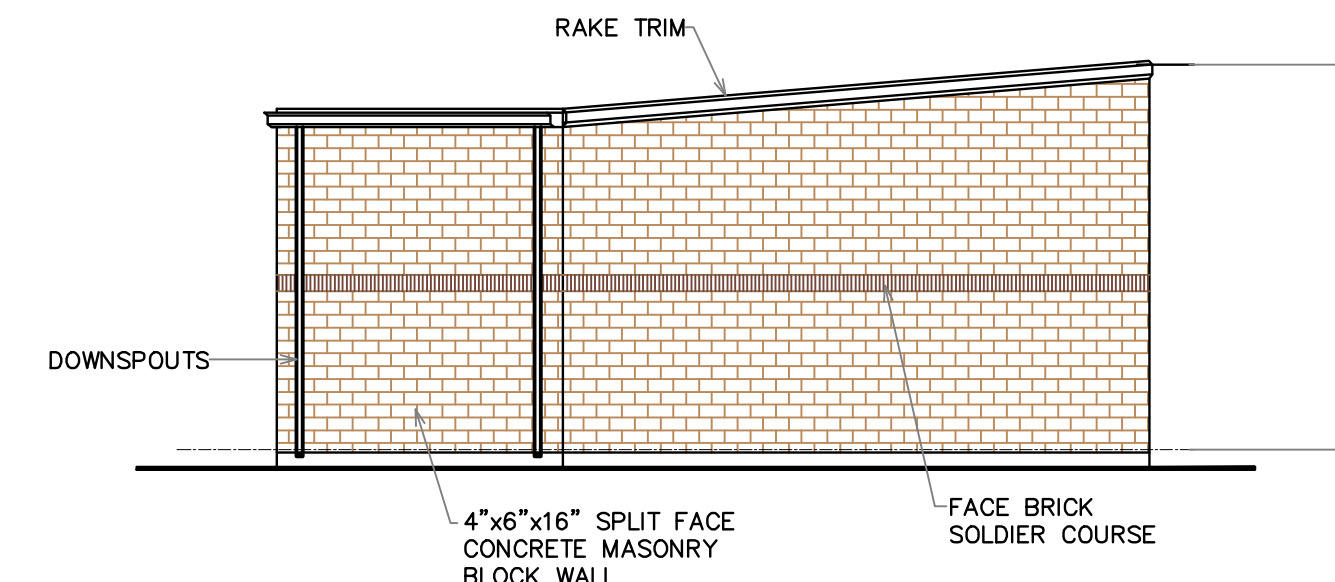
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EAST ELEVATION
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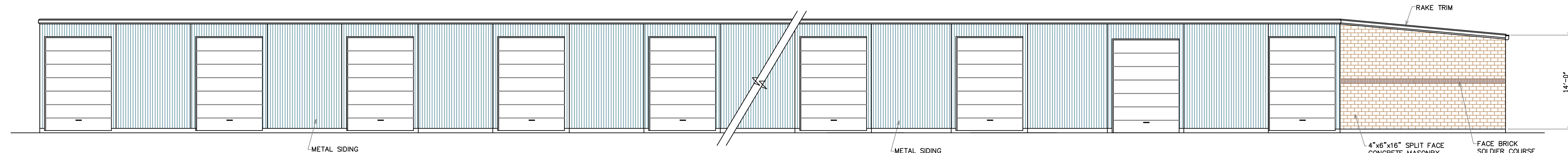


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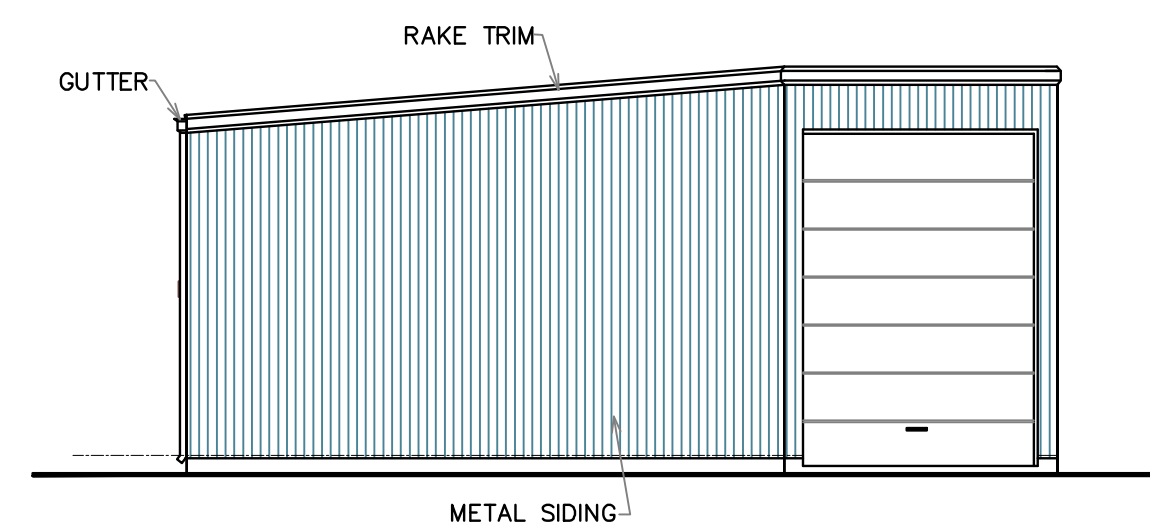


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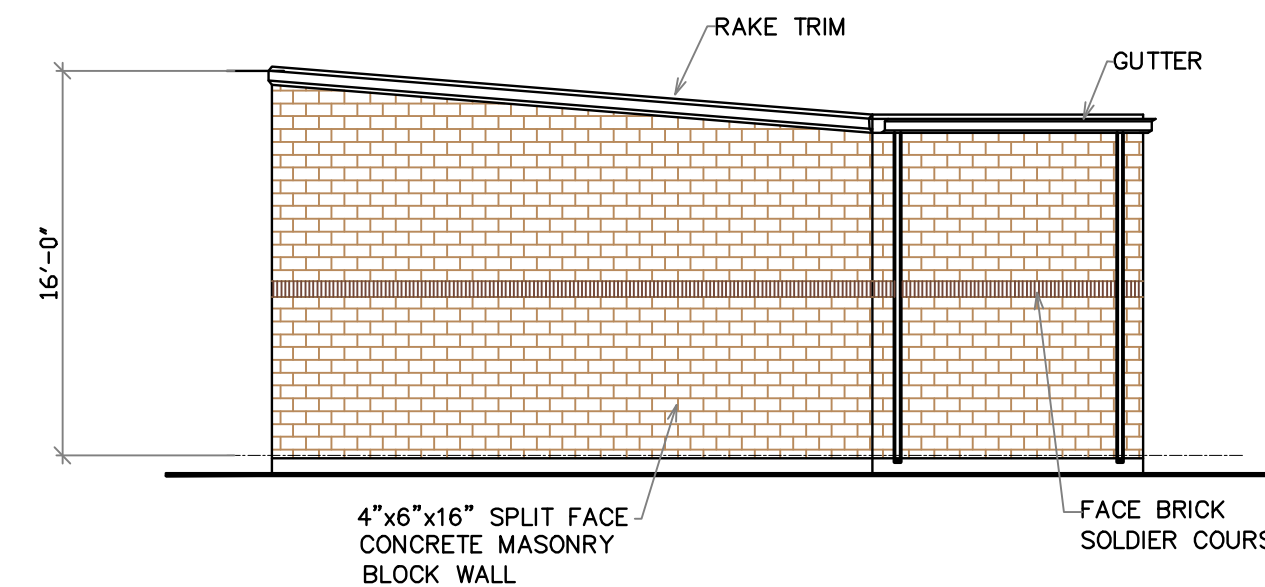
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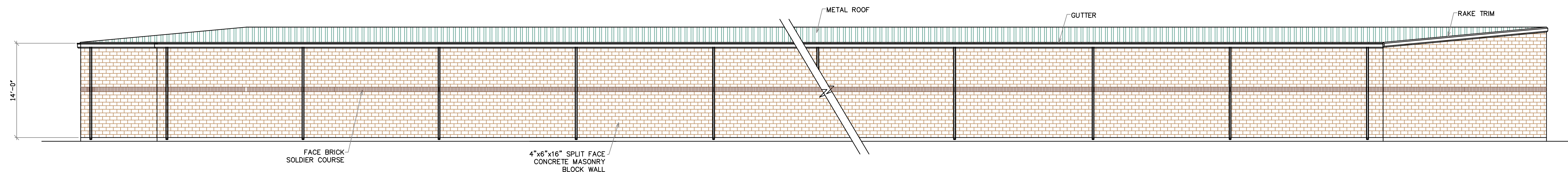
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SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

UNITS-"I"

REVISIONS

DATE	RESPONSE

E. M. FAGGETT ENGINEERING
104 OAK TRAIL
RENDON, TEXAS 76028
(817) 446-1364
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
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OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@scgglobal.net

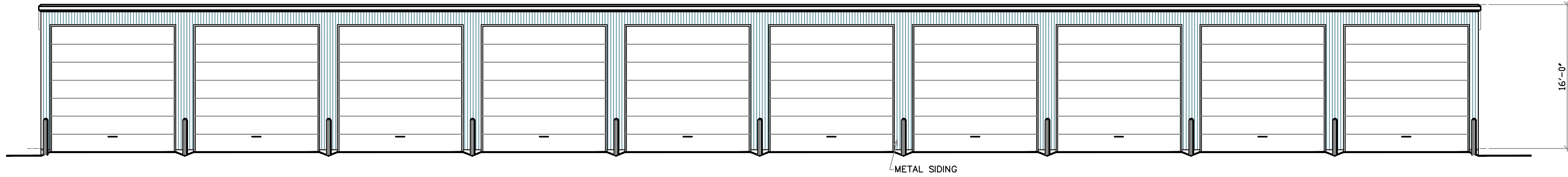
PROPOSED
**CHISHOLM
TRAIL RV RENTALS**
1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	9/07/2021

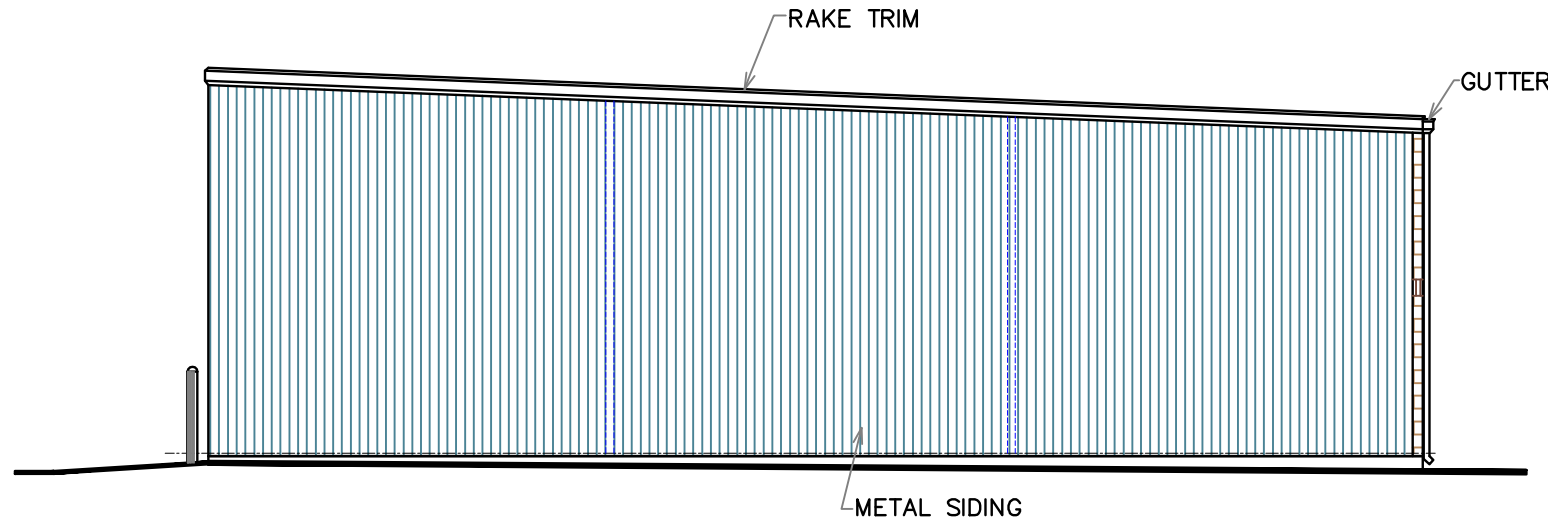
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■ ELEVATIONS



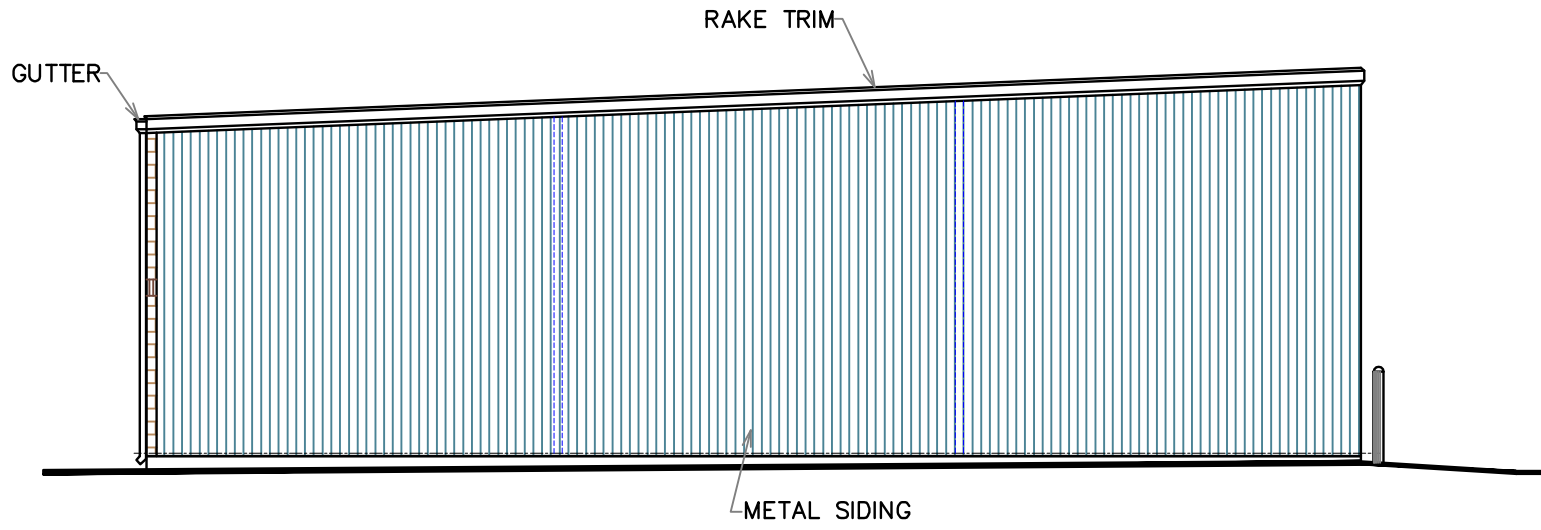
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OF 6



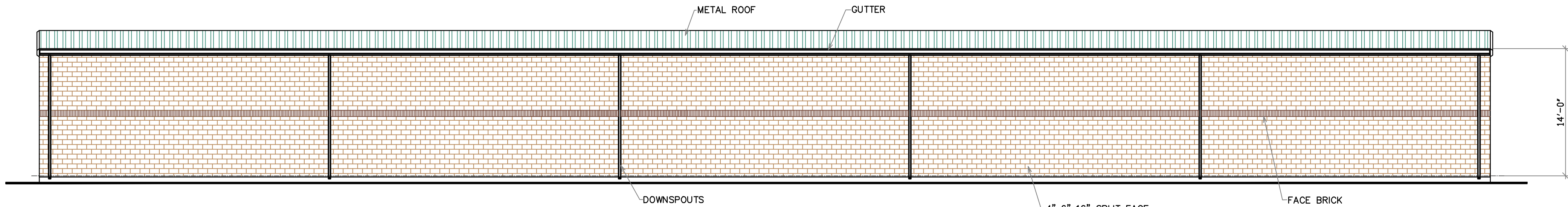
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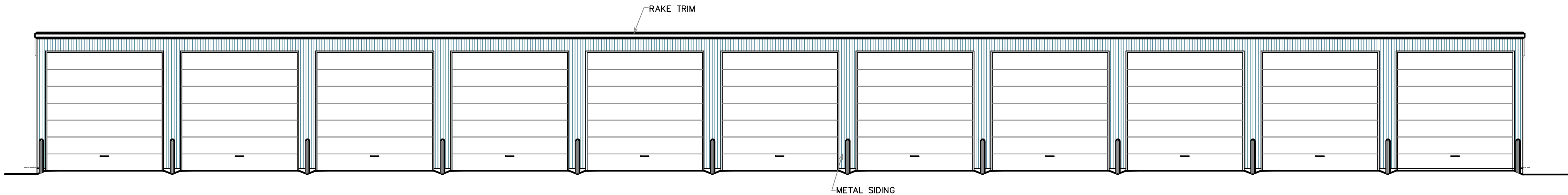


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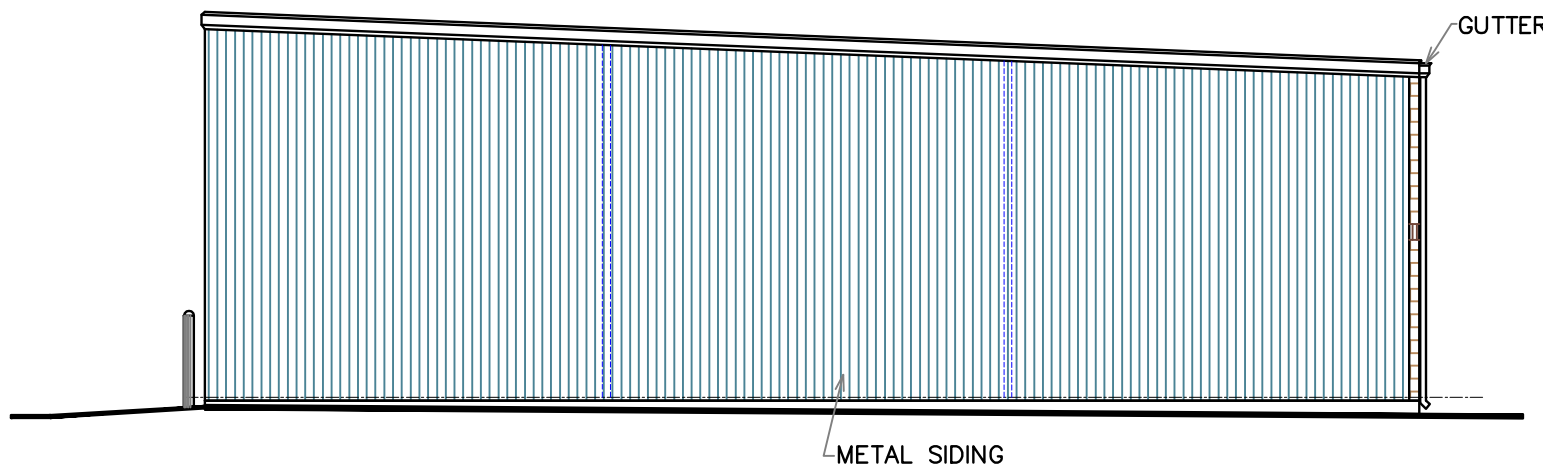


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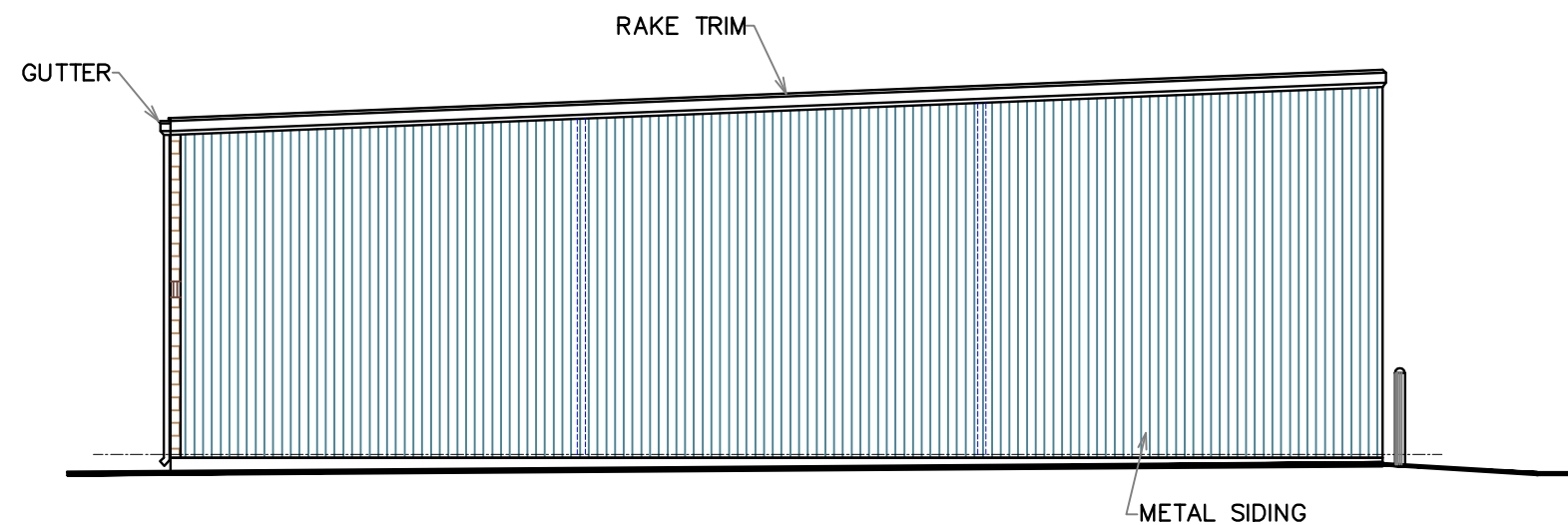
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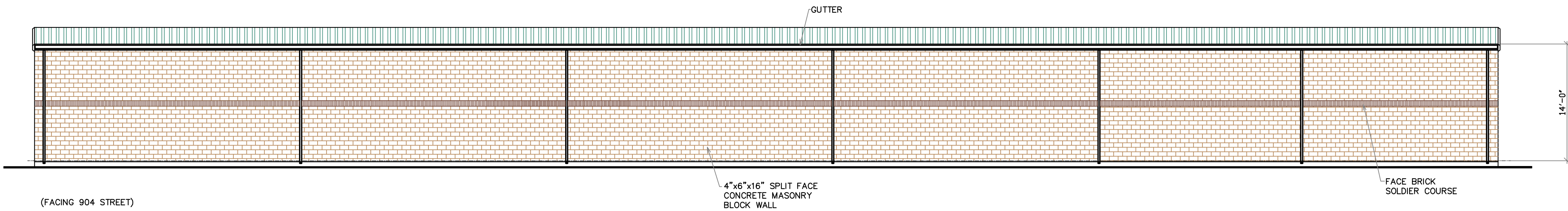
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



(FACING 904 STREET)
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

UNIT-"K"

REVISIONS		
DATE	RESPONSE	

E. M. FAGGETT ENGINEERING
104 OAK TRAIL
RENO, TEXAS 76028
(817) 446-1364
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@ebglobal.net

PROPOSED

CHISHOLM TRAIL RV RENTALS

1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	9/07/2021

SHEET TITLE:

■ ELEVATIONS

STATE OF TEXAS

★

EDWARD FAGGETT

37209

REGISTERED PROFESSIONAL ENGINEER

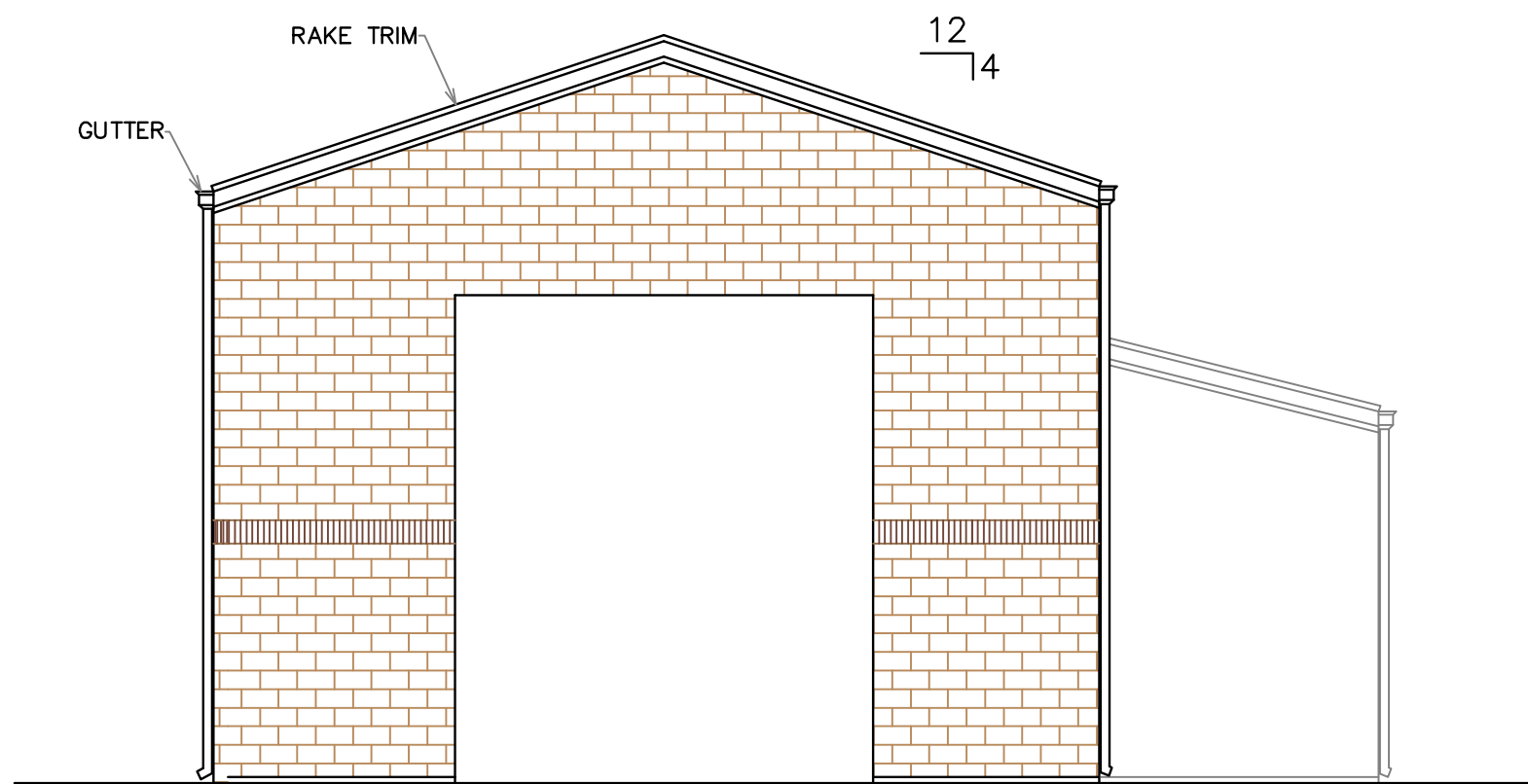
Edward Faggett

9/07/2021

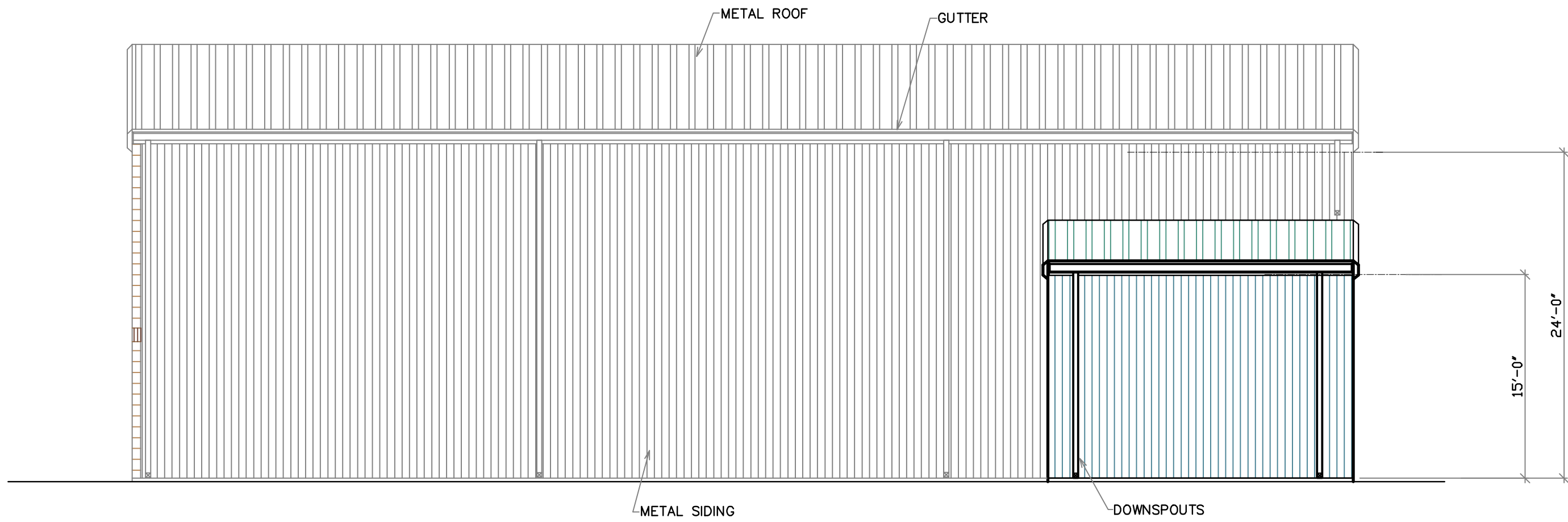
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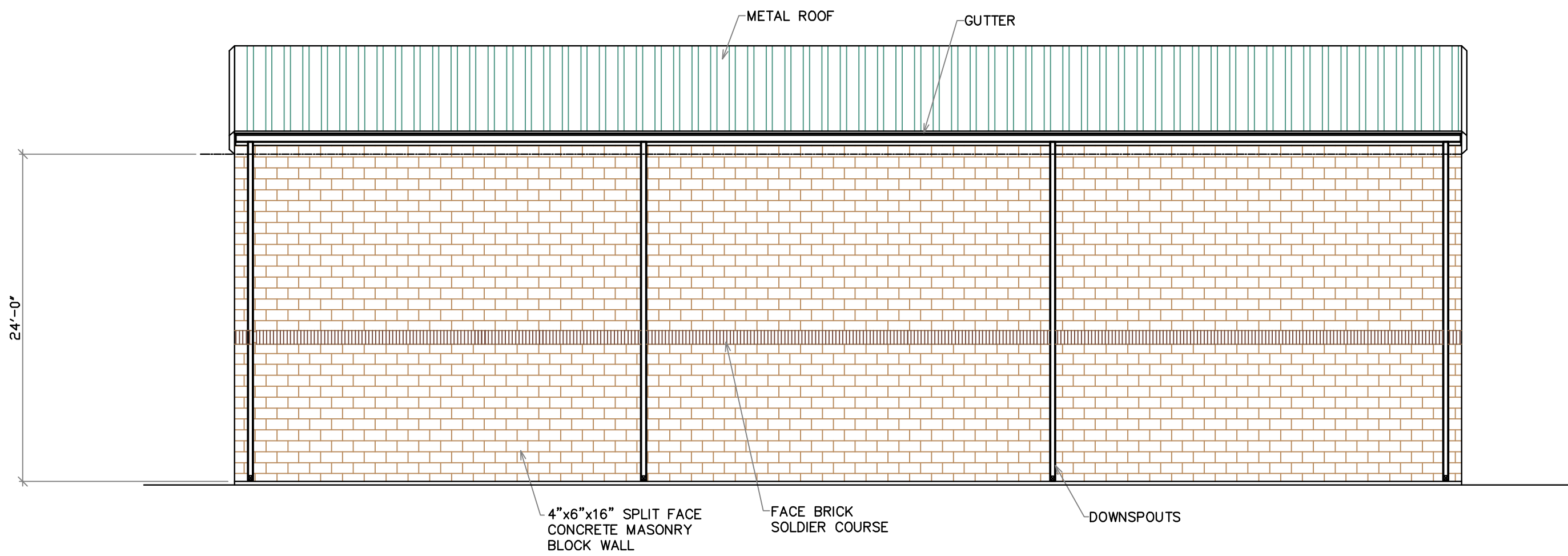
OF 6



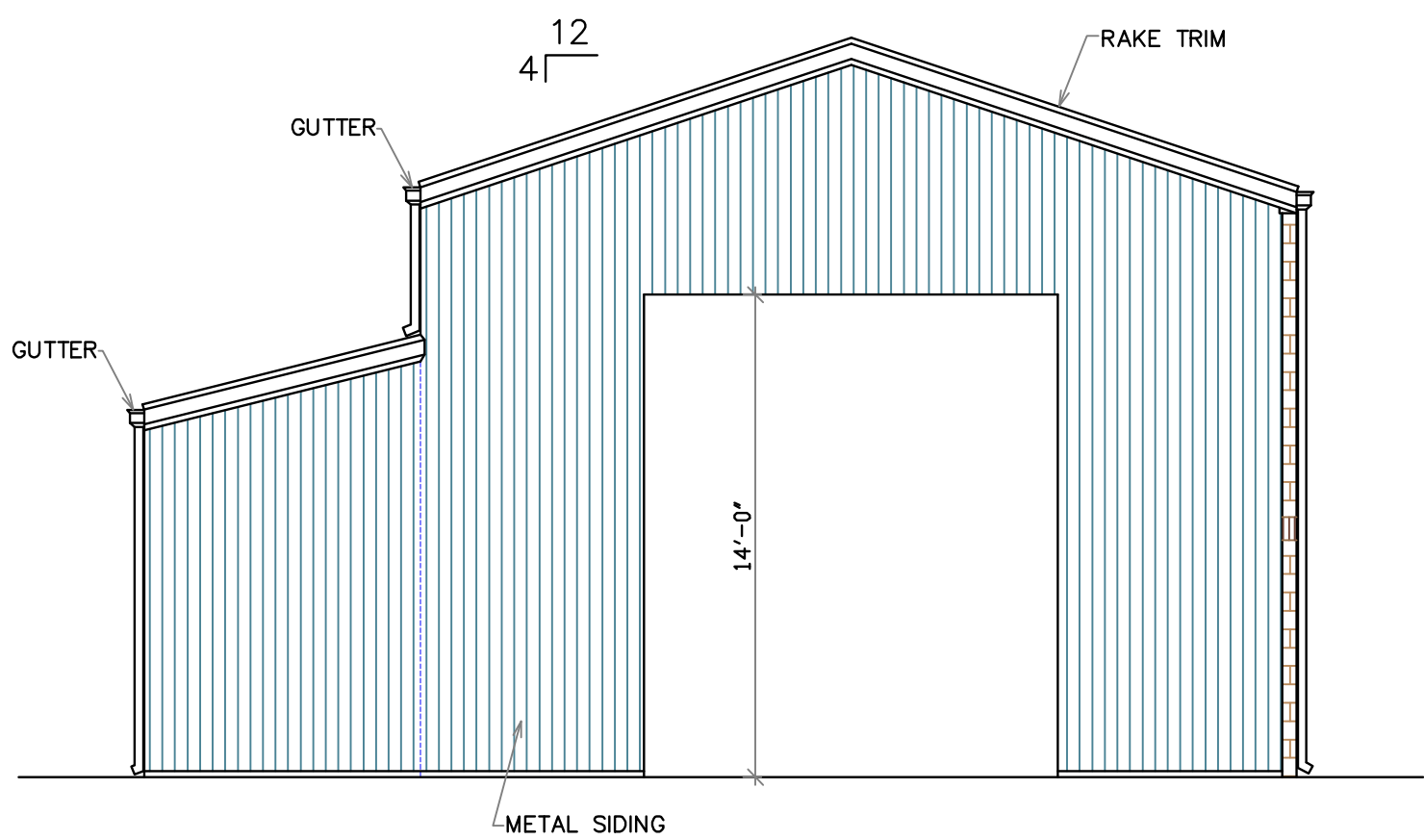
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

WASH BAY

REVISIONS		
	DATE	RESPONSE

E. M. FAGGETT ENGINEERING
104 OAK TRAIL, SUITE 208
RENDON, TEXAS 76071
(817) 446-1364 / F-11761
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@abcglobal.net

PROPOSED

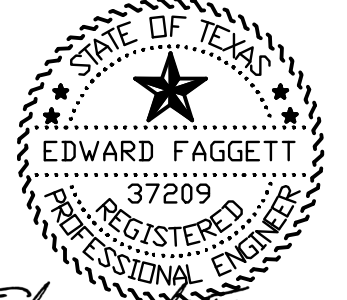
**CHISHOLM
TRAIL RV RENTALS**

1601 COUNTY ROAD NO. 904
JOHNSON COUNTY, TEXAS

JOB NO.	2021
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	9/07/2021

SHEET TITLE:

■ ELEVATIONS



Edward Faggett

9/07/2021

SHEET NO.

A6.0

OF 6

PLANNING & ZONING STAFF REPORT

CASE #: **ZC21-019**



DATE OF MEETING: October 11, 2021

PRESENTER: David Jellen

PRESENTER'S TITLE: Planner

DEPT CONTACT EMAIL: david.jellen@cleburne.net

CLASSIFICATION:

☐ Regular

☒ Public Hearing

☐ Workshop Only

☐ Executive Session

SUBJECT: CONSIDER A REQUEST TO REZONE ±3.89 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR MINIWAREHOUSE), LOCATED AT 106 AND 110 SOUTH NOLAN RIVER ROAD, AS REQUESTED BY J. STANLEY JOHNSON, REPRESENTED BY HORTON TX, LLC, CASE ZC21-019

SUMMARY STATEMENT: The applicant is requesting a Specific Use Permit (SUP) to construct self-storage facilities, to be known as Store House Storage, on the property located at 106 and 110 South Nolan River Road. There is an existing single-family home on the property that will be demolished prior to development. The applicant has provide a site plan, landscape plan and building elevations to be included as part of the SUP ordinance.

The applicant has indicated that the self-storage business will be constructed in two (2) phases, as generally shown on the site plan. Phase 1 will consist of one (1) two-story building (Building A) that will house a 660 square foot lobby/reception area and 457 indoor storage units, and two (2) single-story buildings (Buildings C and D) constructed along the western and southern boundaries that will house 59 storage units. Phase 2 will consist of a two (2) single-story additions to Building A (labeled as Buildings B and E) that will house 164 storage units.

EXISTING CONDITIONS: There is a mixture of zoning districts within the vicinity, including the C3 District to the north and south, the C2 (General Business District) to the west and PUD (Planned Unit Development) to the east, across South Nolan River Road. There are several commercial businesses along South Nolan River Road, including the Nolan River Mall, and an existing church to the west.

SUP DEVELOPMENT STANDARDS: The applicant has submitted a site plan, showing the proposed building locations, associated parking and internal circulation. The applicant has also submitted conceptual building elevations and a building materials list to illustrate the proposed building design.

Building Setbacks: The applicant is proposing to meet the minimum front yard of 15 feet along South Nolan River Road.

Building Design: The applicant has submitted conceptual building elevations for each of the proposed self-storage facilities. Buildings A, C, and D are proposed to be constructed in Phase 1 and will account for a total of 516 storage units.

The applicant has indicated that Building A is proposed as a two-story building that will house a 660 square foot lobby/reception area and 457 indoor storage units, of which 16 will be compliant with the Americans with Disabilities Act (ADA). The front façade of Building A, facing South Nolan River

Road, will have a variety of building materials, including a thin stone veneer wainscoting along the base, painted EIFS and painted vertical metal paneling.

Building C is proposed as a one-story building located along the southern property boundary that will house 36 storage units, two (2) of which will be ADA compliant. Building D is proposed as a one-story building located along the western property boundary that will house 23 storage units, two (2) of which will be ADA compliant. Buildings C and D will be constructed of painted vertical metal paneling.

Buildings B and E will be built in Phase 2 as additions to Building A, to include an additional 164 storage units. Building B is proposed as a one-story building that will house 148 storage units, of which eight (8) will be ADA compliant. Building E is proposed as a one-story building that will house 23 storage units, of which one (1) will be ADA compliant. Buildings B and E are proposed to be constructed of painted vertical metal paneling to match the northern and southern building façade of Building A.

Parking: One (1) parking space is required per 200 square feet of office area. Based on the proposed 660 square feet lobby/reception area within Building A, three (3) parking spaces are required. The applicant is proposing five (5) parking spaces that will be located directly in front of Building A.

Fencing: The applicant is proposing to secure the self-storage facilities with a wrought iron fence with gates at the entrance and chain link fencing along the perimeter of the property.

Signage: The applicant is proposing a monument sign along South Nolan River Road as well as building wall signage on Building A, as shown on the conceptual building elevations. All proposed signage will comply with Chapter 156 (Sign Regulations) of the Code of Ordinances.

Landscaping: One (1) tree is required per 50 linear feet within the front yard setback. The applicant has indicated that six (6) trees will be planted within the front yard along South Nolan River Road, as shown on the landscape plan.

Dumpster: The applicant is proposing a commercial dumpster with a six (6) foot screening device to be located in the rear (northwestern section) of the property.

FUTURE LAND USE PLAN: The Future Land Use Plan shows this property to be located in the City Center West District, whose purpose is to stabilize and increase property values and create greater neighborhood definition. The proposed SUP request for a commercial use is considered a specially permitted use within the City Center West District.

PROPERTY OWNER NOTIFICATIONS: A total of seventeen (17) property owners within 200 feet were notified. Staff did not receive any formal responses in support of or in opposition to this request.

EXHIBITS: Aerial, Zoning and Future Land Use Maps, Future Land Use Designation, Site Photos, Letter of Intent, Survey, Site Plan, Landscape Plan, Conceptual Building Elevations and Floor Plans, Exterior Building Materials

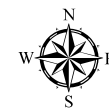


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-019 Aerial Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP

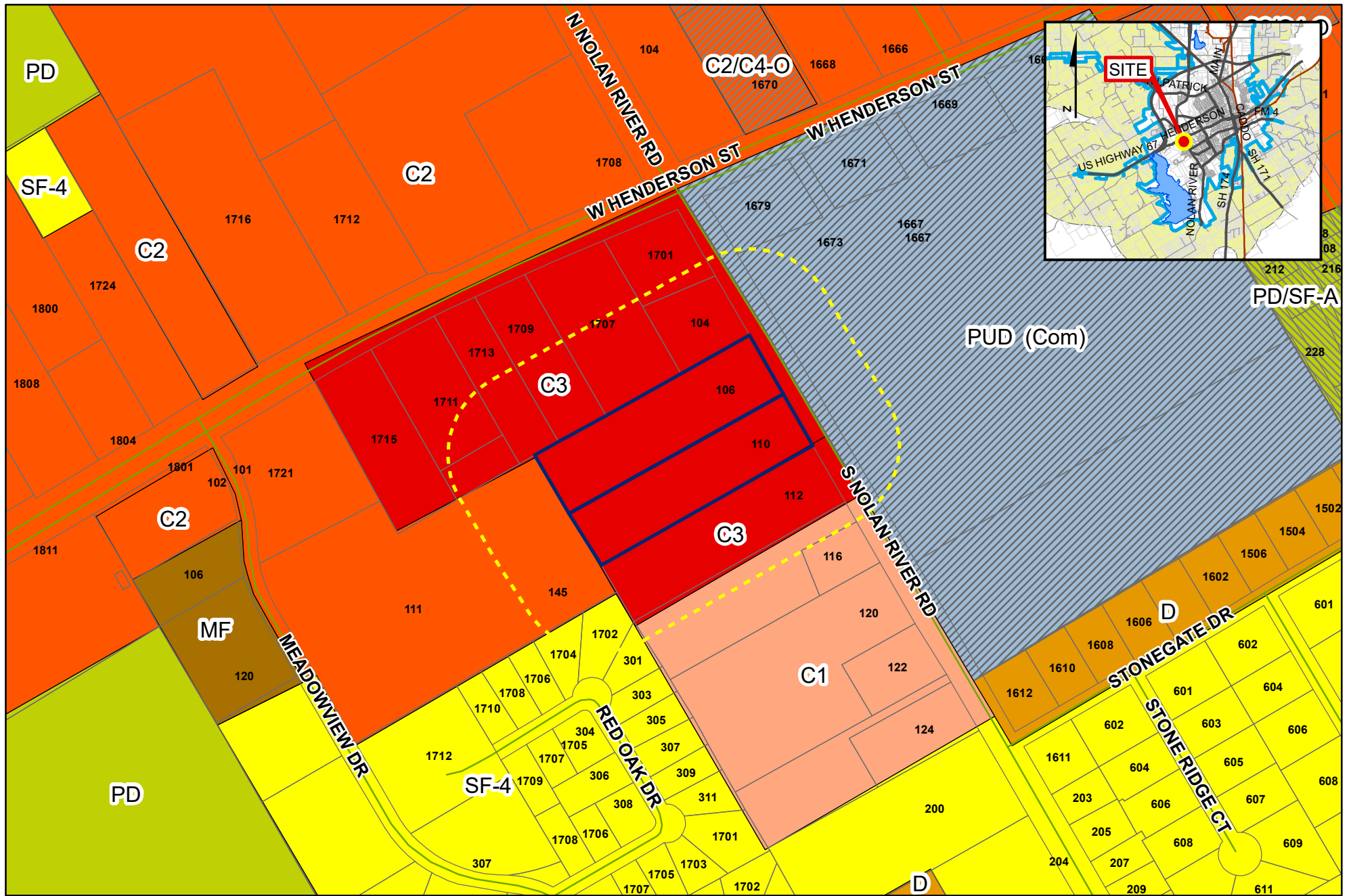


Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/23/2021

Scale: 1 in = 300 ft

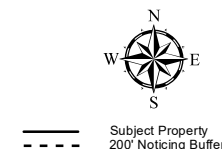


10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-019 Zoning Map

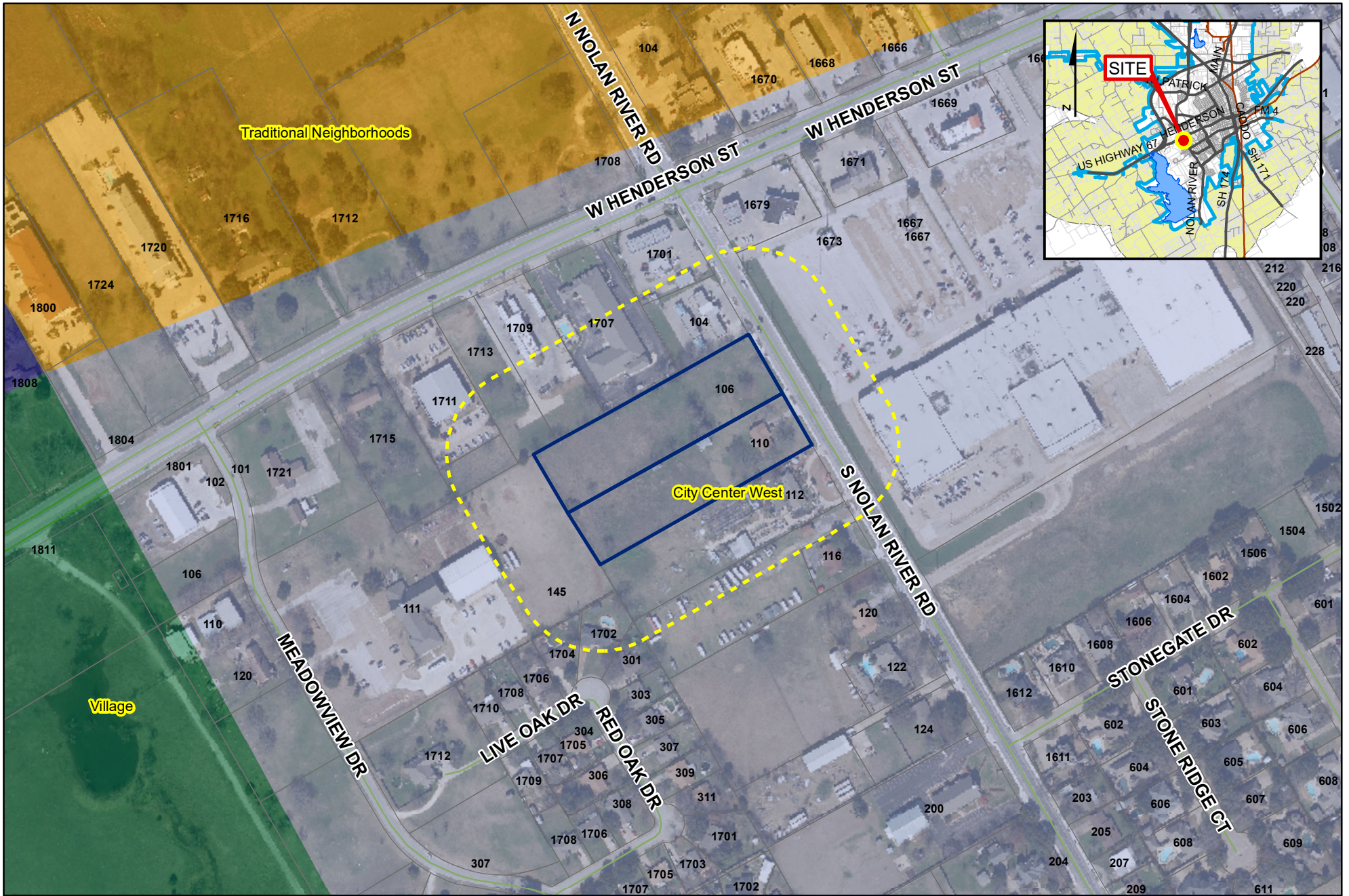
THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Drawn: DJ

Date: 9/23/2021

Scale: 1 in = 300 ft



10 N. Robinson St.
Cleburne, TX 76033
(817)645-0942

Planning and
Zoning

ZC21-019 Future Land Use Map

THIS MAP IS COMPILED SOLELY FOR THE USE OF CITY EMPLOYEES
THEREFORE, THE CITY OF CLEBURNE OR ITS OFFICIALS ASSUME NO
RESPONSIBILITY FOR THE ACCURACY OF THIS MAP



Subject Property
200' Noticing Buffer

Drawn: DJ

Date: 9/23/2021

Scale: 1 in = 300 ft

DISTRICT TYPE:

COMMUNITY

CITY CENTER WEST

Purpose and Intent:

Stabilize and increase property values and create greater neighborhood definition

Principal Design Determinant:

Impact on surrounding property values

Development Form:

Single family development should occur at variable densities in this area, including townhomes, patio homes and conventional detached residences. Promote transition and pedestrian connectivity to surrounding commercial areas through improved signage and pedestrian spaces. Revisit standards for front yards, parking, street lighting, signage and code enforcement.

Appropriate Uses:

- Single Family Residential
- Civic
- Institutional
- Parks and Open Spaces

Specially Permitted Uses:

- ☐ Retail/Commercial
- ☐ Office/Services



SITE PHOTOS



Looking West from South Nolan River Road



Another View Looking West from South Nolan River Road

Carrillo Engineering, LLC
301 Commerce Street
Suite 1410
Fort Worth, TX 76102
817-697-4996
jessie.martinez@carrilloeng.com

September 14, 2021

Store House Storage is proposing a mini-storage / office space complex location at 106 S. Nolan River Road, a 3.892 acre property.

The proposed use will be mini-storage and office space.

The square footage of the proposed one story and two story buildings is 123,603 square feet.

The proposed development will be developed two phases. Buildings "A", "C" & "D" will be constructed in Phase I. And buildings "B" & "E" in Phase II.

Approximation of storage units per building:

Phase I

Building "A" - 457 units (16 ADA compliant units) (office area 660 sq ft.)

Building "C" - 36 units (2 ADA compliant units)

Building "D" - 23 units (2 ADA compliant units)

Phase II

Building "B" - 148 units (8 ADA compliant units)

Building "E" - 16 units (1 ADA compliant unit)

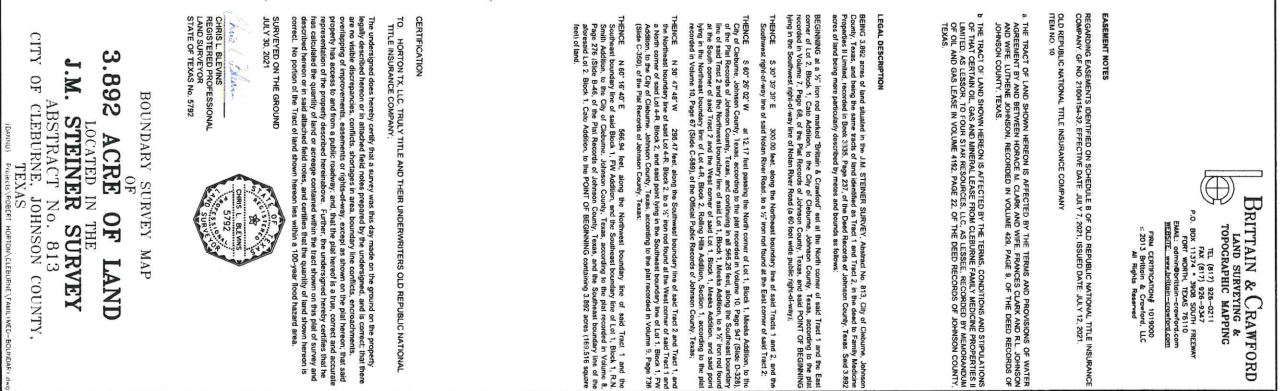
The use is two uses in building "A"- B & S-1.

Zoning C3, zoning will not be changed.

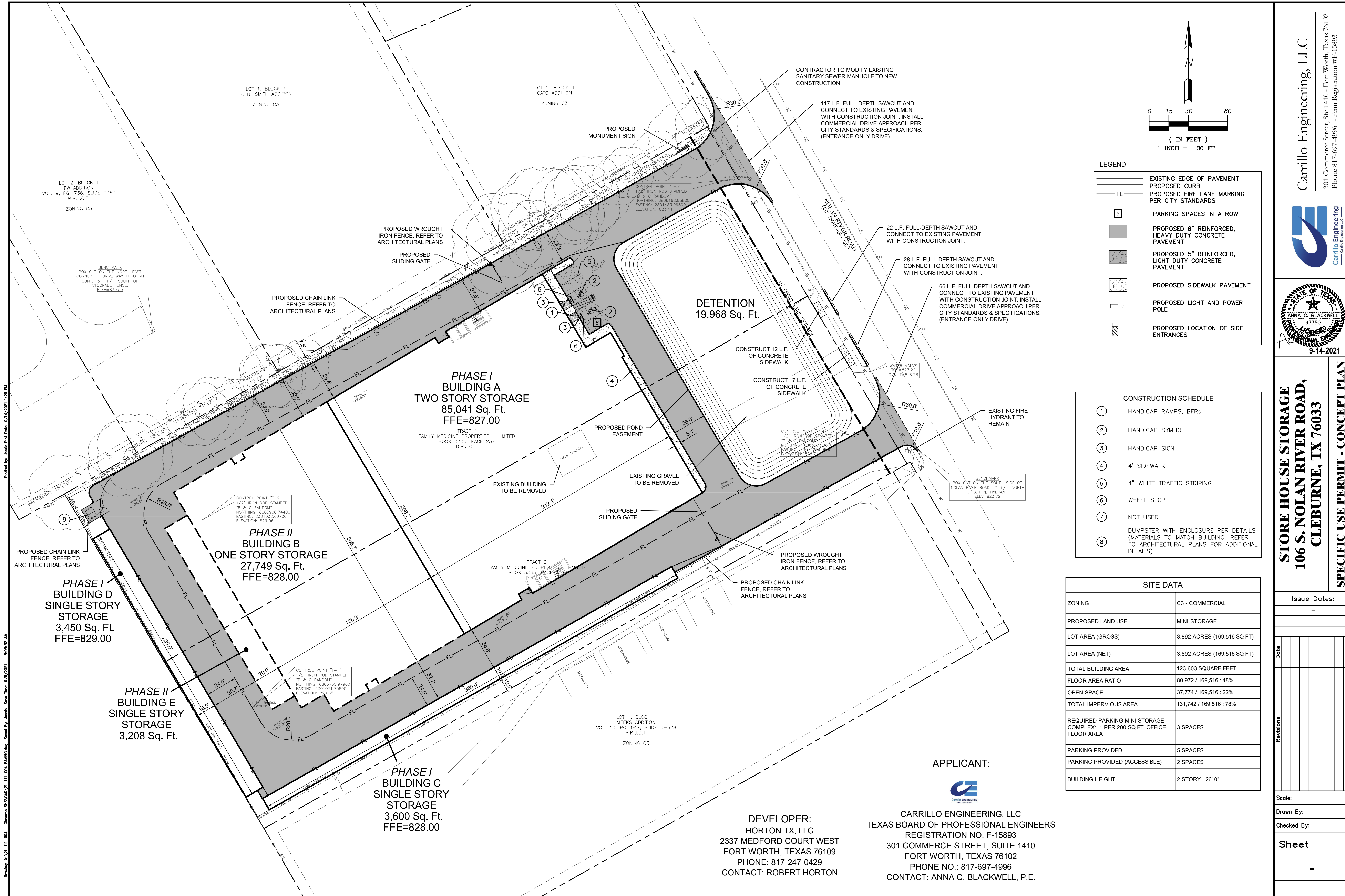
Property will also be platted to one property.

Sincerely,

Jessie Martinez



C:\FAMILY.MED-BOUNDARY.dwg



LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED FIRE LANE MARKING PER CITY STANDARDS
- PARKING SPACES IN A ROW
- PROPOSED 6" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT AND POWER POLE
- PROPOSED LOCATION OF SIDE ENTRANCES

CONSTRUCTION SCHEDULE

- 1 HANDICAP RAMPS, BFRs
- 2 HANDICAP SYMBOL
- 3 HANDICAP SIGN
- 4 4' SIDEWALK
- 5 4" WHITE TRAFFIC STRIPING
- 6 WHEEL STOP
- 7 NOT USED
- 8 DUMPSTER WITH ENCLOSURE PER DETAILS (MATERIALS TO MATCH BUILDING. REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS)

SITE DATA	
ZONING	C3 - COMMERCIAL
PROPOSED LAND USE	MINI-STORAGE
LOT AREA (GROSS)	3.892 ACRES (169,516 SQ FT)
LOT AREA (NET)	3.892 ACRES (169,516 SQ FT)
TOTAL BUILDING AREA	123,603 SQUARE FEET
FLOOR AREA RATIO	80.972 / 169,516 : 48%
OPEN SPACE	37,774 / 169,516 : 22%
TOTAL IMPERVIOUS AREA	131,742 / 169,516 : 78%
REQUIRED PARKING MINI-STORAGE COMPLEX: 1 PER 200 SQ.FT. OFFICE FLOOR AREA	3 SPACES
PARKING PROVIDED	5 SPACES
PARKING PROVIDED (ACCESSIBLE)	2 SPACES
BUILDING HEIGHT	2 STORY - 26'-0"

DEVELOPER:
HORTON TX, LLC
2337 MEDFORD COURT WEST
FORT WORTH, TEXAS 76109
PHONE: 817-247-0429
CONTACT: ROBERT HORTON

APPLICANT:
CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
301 COMMERCE STREET, SUITE 1410
FORT WORTH, TEXAS 76102
PHONE NO.: 817-697-4996
CONTACT: ANNA C. BLACKWELL, P.E.

Carrillo Engineering, LLC
301 Commerce Street, Ste 1410 - Fort Worth, Texas 76102
Phone 817-697-4996 - Firm Registration #F-15893

STATE OF TEXAS
ANNA C. BLACKWELL
REGISTERED PROFESSIONAL ENGINEER
No. 97356
9-14-2021

STORE HOUSE STORAGE
106 S. NOLAN RIVER ROAD,
CLEBURNE, TX 76033

SPECIFIC USE PERMIT - CONCEPT PLAN

Issue Dates:

Date

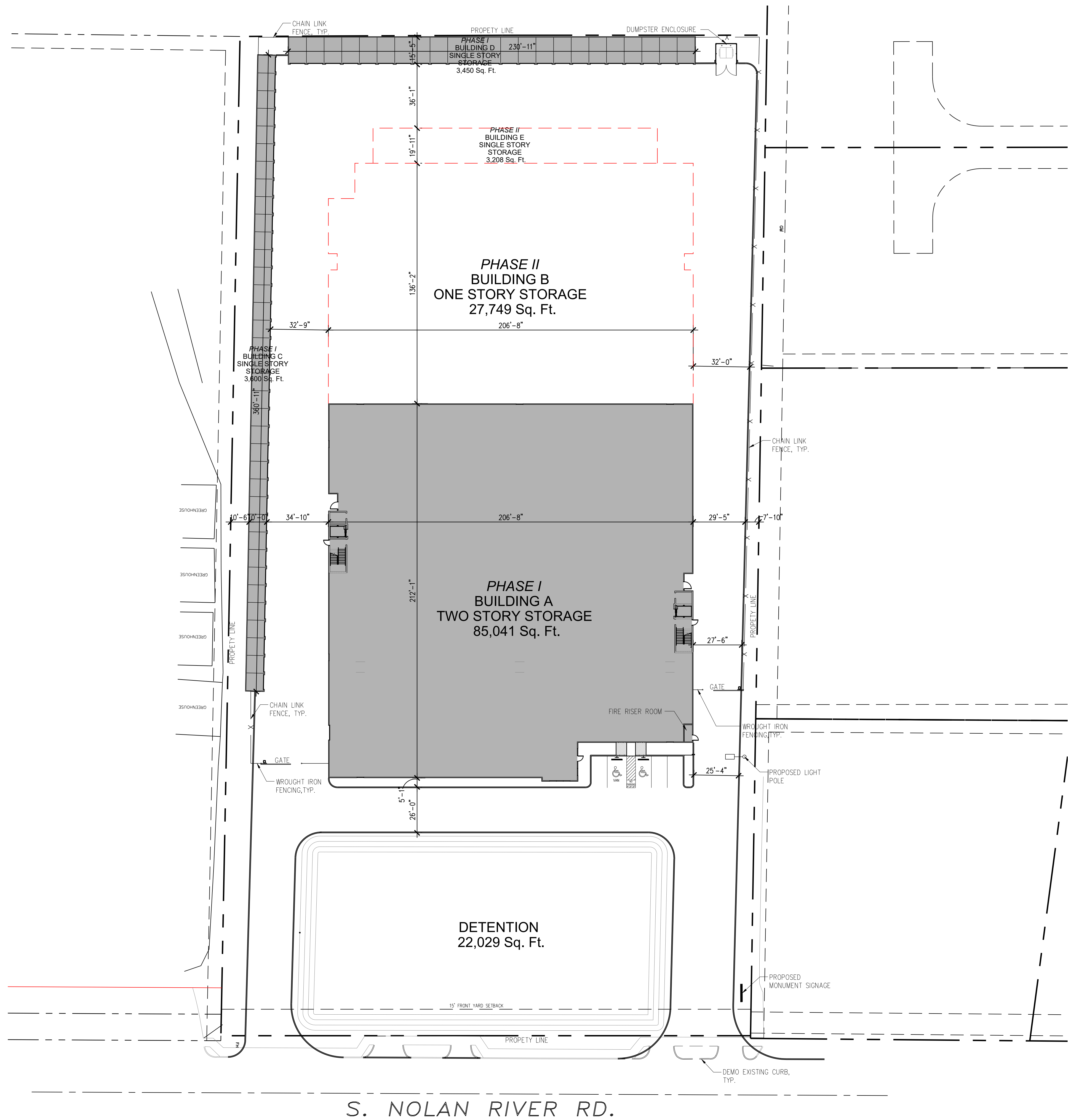
Revisions

Scale:

Drawn By:

Checked By:

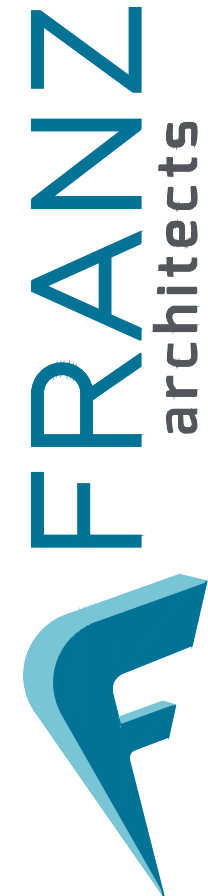
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1

SITE PLAN
SCALE: 1" = 30'-0"

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



4055 International Plaza, Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.franzarchitects.com

STORE HOUSE
STORAGE
106 SOUTH NOLAN RIVER ROAD
CLEBURNE, TX 76033

Revisions:

File Name: 21183 - A0.1	Project No: 21183	Date: 08/17/21	Drawn By: DBL	Checked By: JWF
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SHEET

A0.1

ARCHITECTURAL
SITE PLAN

PLANT MATERIAL SCHEDULE				
KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
CANOPY TREES				
CE	6	CEDAR ELM	Ulmus crassifolia	2" cal. 6' tall, b&b.
TURF GRASS				
BC		BERMUDA GRASS	Cynodon dactylon	solid sod

LANDSCAPE NOTES:

- ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY DEMOLITION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
- PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
- ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
- NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
- TREES SHALL BE HANDLED BY TREE BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
- WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS "T" POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- FINAL LOCATIONS OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"), ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OR 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FLING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
- ALL LANDSCAPE BEDS SHALL RECEIVE A TWO INCH (2") TOP DRESS LAYER OF HARDWOOD MULCH AND SHALL TREE WELLS SHALL RECEIVE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH. DO NOT COVER ROOT FLARE.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
- ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
- ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN AND TEXAS ASSOCIATION OF NURSERYMEN STANDARDS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE

MAINTENANCE NOTE:

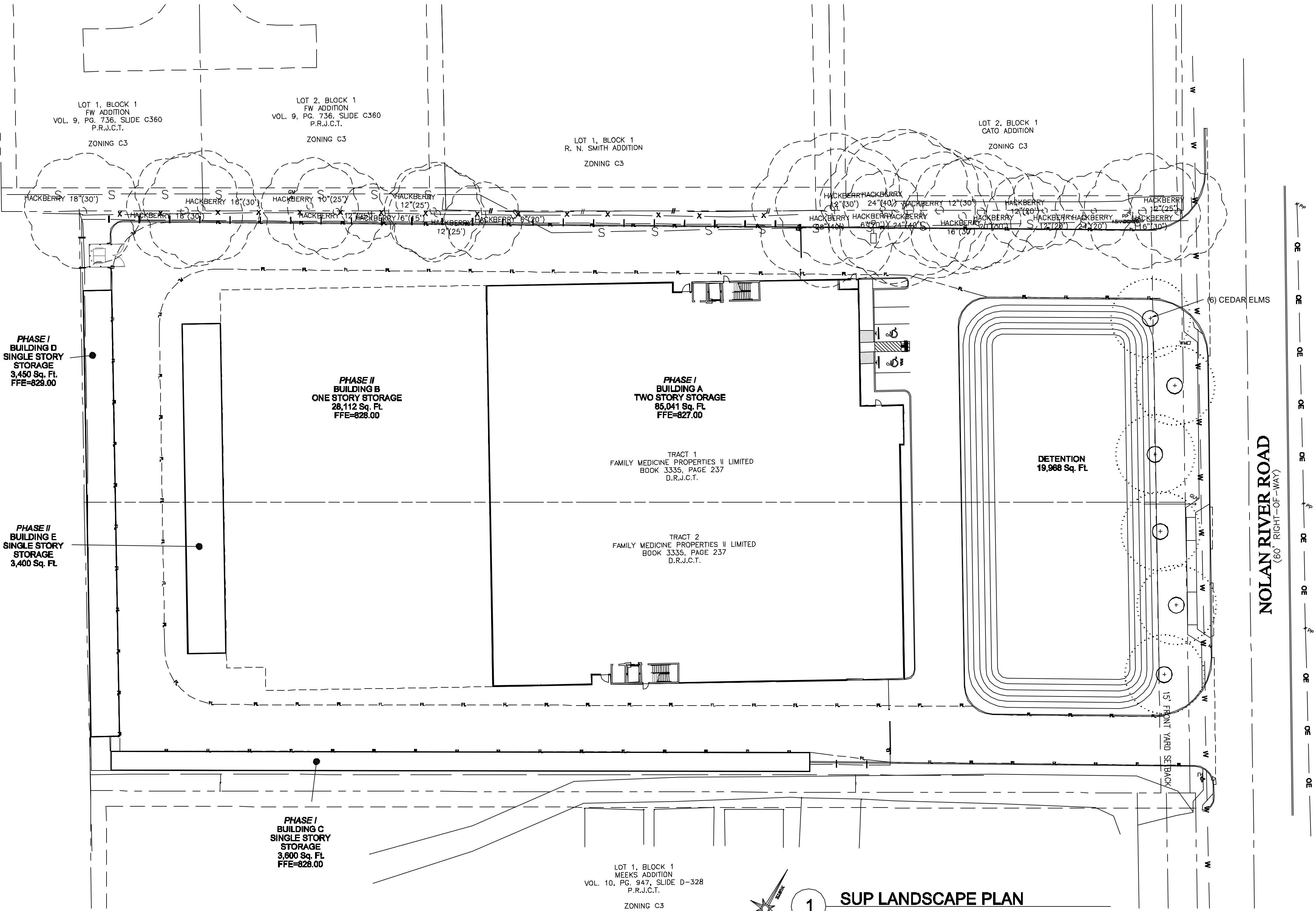
The Owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to: mowing, (of turf grass six (6") or higher), edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar size, within ninety (90) days. Trees with a trunk diameter in excess of six (6") inches measured twenty-four inches (24") above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches (3") measured twenty-four inches (24") above the ground. A time extension may be granted by the Planning and Zoning Manager if substantial evidence is presented to indicate abnormal circumstances beyond the control of the Owner or his agent.

SITE DATA:

ZONING CE - COMMERCIAL
LOT AREA 3.892 AC (169,516 SF)
OPEN SPACE 37,772/169,516: 22%
PARKING SPACES 5

CALCULATIONS:

FRONTAGE STRIP:
5' REQUIRED, 15' PROVIDED.
STREET FRONTAGE = 300' / 50' =
6 TREES REQ'D. (6) NEW TREES PROVIDED.
INTERIOR LANDSCAPING:
PARKING AREA = 5 SPACES = EXEMPT.



Don C. Wheeler

Landscape Architect

Landscape Architecture • Planning • Irrigation Design

P.O. Box 470865

Office 817.335.1405

Fort Worth, Texas 76147

dcm@dcwla.com

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4055 International Plaza Suite 100

Fort Worth, Texas 76109

(817) 737-9922

www.franzarchitects.com

STORE HOUSE

STORAGE

106 SOUTH NOLAN RIVER ROAD

CLEBURNE, TX 76033

Revisions:

File Name: 21183

Project No: 21183

Date: 08/17/21

Drawn By: JWF

Checked By: JWF

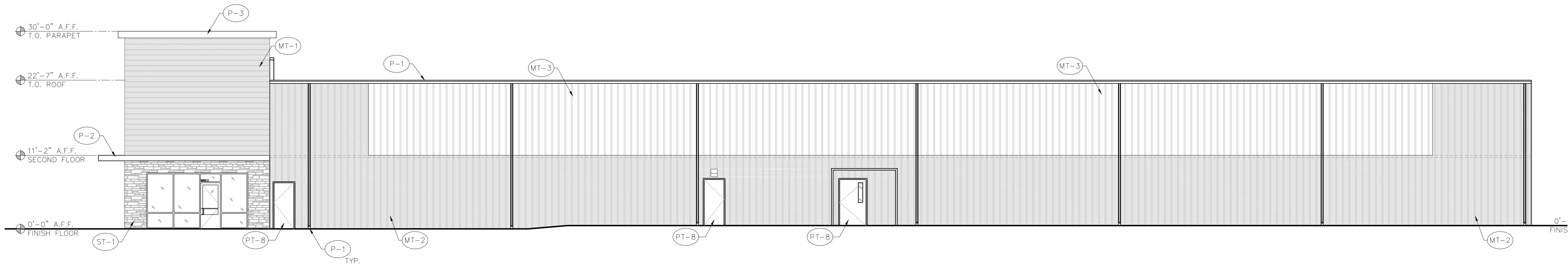
SHEET

L1

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1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NUMBER	TYPE	DETAIL DESCRIPTION
PT-8	PAINT	MANUFACTURER: BENJAMIN MOORE COLOR: GEORGIAN BAY (CC-782)
PT-9	PAINTED EIFS	MANUFACTURER: SHERWIN WILLIAMS COLOR: URBANE BRONZE (SW 7048)
ST-1	THIN STONE VENEER	MANUFACTURER: ELDORADO STACKED STONE COLOR: DRY CREEK
MT-1	HORIZONTAL METAL PANEL	MANUFACTURER: ATAS VERSA-SEAM HORIZONTAL METAL WALL PANEL (10" W/ 1/2" REVEAL) COLOR: SLATE BLUE
MT-2	VERTICAL METAL PANEL	MANUFACTURER: A-LERT PBR VERTICAL METAL PANEL COLOR: CHARCOAL GREY SW EQUAL: URBANE BRONZE (SW 7048)
MT-3	VERTICAL METAL PANEL	MANUFACTURER: A-LERT PBR VERTICAL METAL PANEL COLOR: ASH GREY
P-1	DOWNSPOUT & GUTTER	MATERIAL: PRE-FINISHED METAL COLOR: MATCH ASH GREY METAL PANELS
P-2	AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: CLEAR ANODIZED
P-3	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: CLEAR ANODIZED
P-4	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: CHARCOAL GREY
P-5	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: ASH GREY

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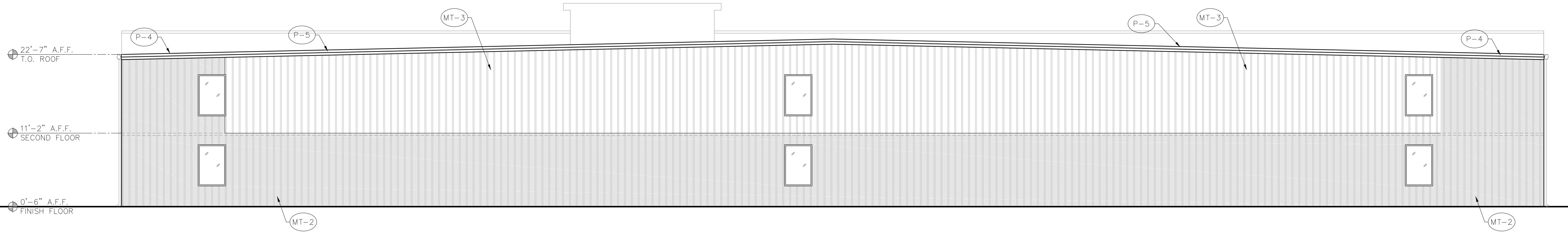
Revisions:

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Date: 08/17/21
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Checked By: JWF

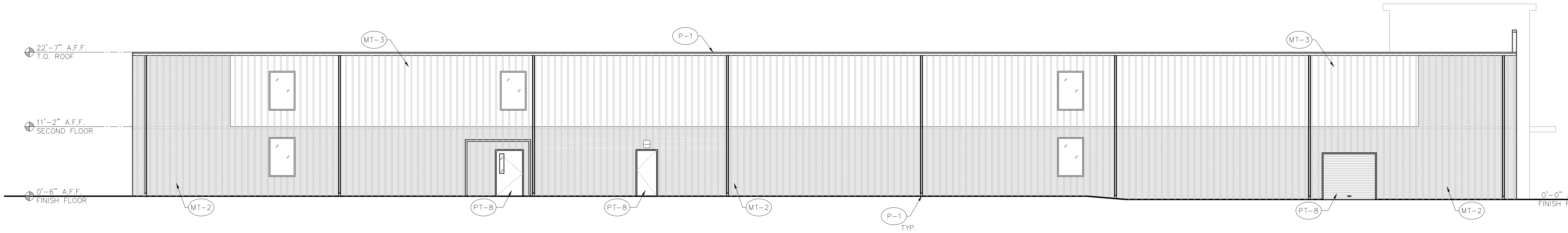
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A2.0

EXTERIOR
ELEVATIONS



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NUMBER	TYPE	DETAIL DESCRIPTION
PT-8	PAINT	MANUFACTURER: BENJAMIN MOORE COLOR: GEORGIAN BAY (CC-782)
PT-9	PAINTED EIFS	MANUFACTURER: SHERWIN WILLIAMS COLOR: URBANE BRONZE (SW 7048)
ST-1	THIN STONE VENEER	MANUFACTURER: ELDORADO STACKED STONE COLOR: DRY CREEK
MT-1	HORIZONTAL METAL PANEL	MANUFACTURER: ATAS VERSA-SEAM HORIZONTAL METAL WALL PANEL (10" W/ 1/2" REVEAL) COLOR: SLATE BLUE
MT-2	VERTICAL METAL PANEL	MANUFACTURER: A-LERT PBR VERTICAL METAL PANEL COLOR: CHARCOAL GREY SW EQUAL: URBANE BRONZE (SW 7048)
MT-3	VERTICAL METAL PANEL	MANUFACTURER: A-LERT PBR VERTICAL METAL PANEL COLOR: ASH GREY
P-1	DOWNSPOUT & GUTTER	MATERIAL: PRE-FINISHED METAL COLOR: MATCH ASH GREY METAL PANELS
P-2	AWNING	MANUFACTURER: ARCH FAB HELIOS CANOPY COLOR: CLEAR ANODIZED
P-3	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: CLEAR ANODIZED
P-4	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: CHARCOAL GREY
P-5	PARAPET CAP	MANUFACTURER: A-LERT PRE-FINISHED METAL CAP COLOR: ASH GREY

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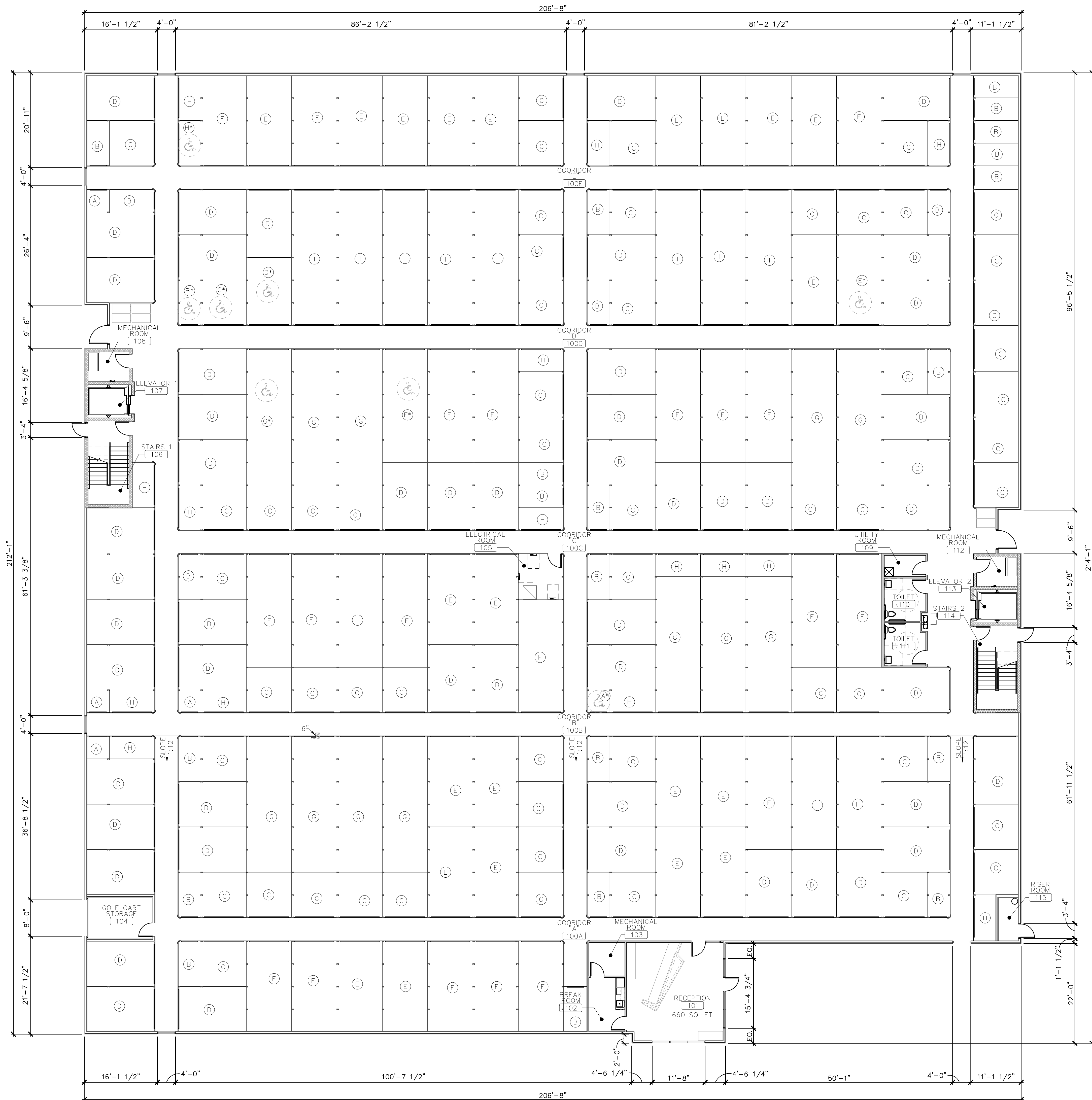
Revisions:

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Project No: 21183
Date: 08/17/21
Drawn By: DBL
Checked By: JWF

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A2.1

EXTERIOR
ELEVATIONS



LEGEND				
INTERIOR LOCKERS				
SYMBOL	CT.	LOCKER SIZE	DOOR SIZE	NOTES
(A)	5	5'-0" x 5'-0"	3'-8" x 7'-0"	
(B)	25	5'-0" x 10'-0"	3'-8" x 7'-0"	
(C)	56	10'-0" x 10'-0"	8'-8" x 7'-0"	
(D)	54	10'-0" x 15'-0"	8'-8" x 7'-0"	
(E)	31	10'-0" x 20'-0"	8'-8" x 7'-0"	
(F)	16	10'-0" x 25'-0"	8'-8" x 7'-0"	
(G)	12	10'-0" x 30'-0"	8'-8" x 7'-0"	
(H)	15	10'-0" x 5'-0"	8'-8" x 7'-0"	
(I)	8	10'-0" x 30'-0"	8'-8" x 7'-0"	DOOR TO BE INSTALLED ON BOTH SIDES
(J)	-	5'-0" x 7'-0"	3'-8" x 7'-0"	
(K)	-	10'-0" x 7'-6"	4'-8" x 7'-0"	
(L)	-	7'-0" x 5'-0"	3'-8" x 7'-0"	
ADA LOCKER REQUIREMENTS				
TOTAL LOCKER UNIT COUNT (2 FLOORS): 457 UNITS				
REQUIRED ADA UNITS: (10 UNITS + 2% IF MORE THAN 200 UNITS) 10 + (257)(.02) = 16 UNITS REQUIRED				
PROVIDED ADA ACCESSIBLE UNITS: 16 UNITS (8 PER FLOOR)				

- NOTES:
- * = LOCKER DOORS TO BE INSTALLED WITH ADA HARDWARE
 - ALL INTERIOR LOCKER WALL PANELS AND OVER HEAD DOORS TO BE WHITE
- ADA UNIT HARDWARE GENERAL NOTES:
- G.C. TO INSTALL A PULL ON EXTERIOR OF DOOR 15"-48" MAX A.F.F.
 - PULL MUST HAVE LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
 - G.C. TO PROVIDE ACCESSIBILITY PLAQUE WITH BRAILLE ON EXTERIOR WALL OF EACH ACCESSIBLE UNIT
 - UNIT DOOR TO BE TENSIONED AT 5LBS MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR



1

CONCEPTUAL FLOOR PLAN- 1ST FLOOR

SCALE: 3/32" = 1'-0"

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Fort Worth, Texas 76109
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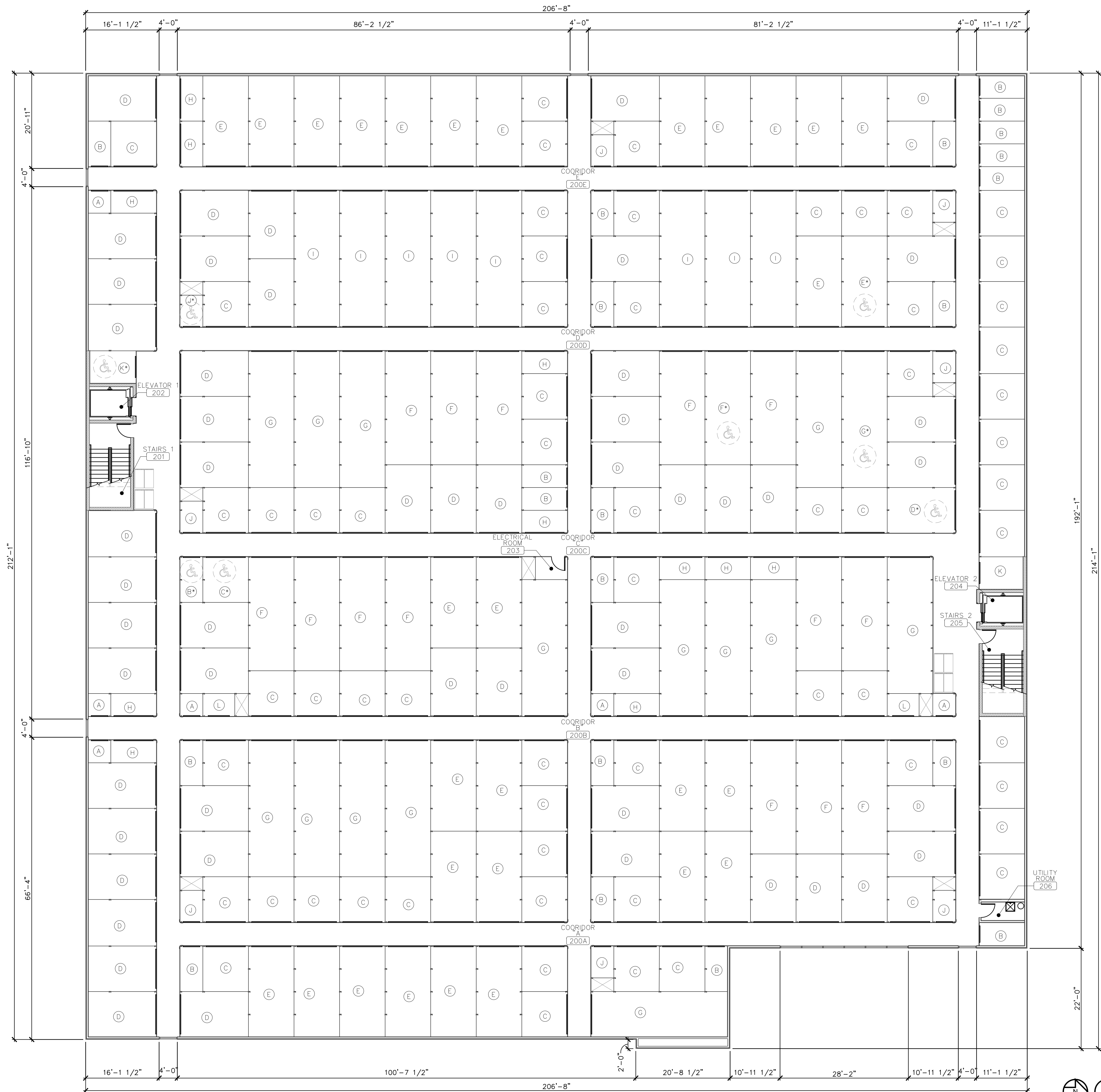
Revisions:

File Name: 21183 - A1.1
Project No: 21183
Date: 08/17/21
Drawn By: DBL
Checked By: JWF

SHEET

A1.1

FLOOR PLAN -
1ST FLOOR



LEGEND				
INTERIOR LOCKERS				
SYMBOL	CT.	LOCKER SIZE	DOOR SIZE	NOTES
(A)	6	5'-0" x 5'-0"	3'-8" x 7'-0"	
(B)	22	5'-0" x 10'-0"	3'-8" x 7'-0"	
(C)	62	10'-0" x 10'-0"	8'-8" x 7'-0"	
(D)	53	10'-0" x 15'-0"	8'-8" x 7'-0"	
(E)	30	10'-0" x 20'-0"	8'-8" x 7'-0"	
(F)	15	10'-0" x 25'-0"	8'-8" x 7'-0"	
(G)	15	10'-0" x 30'-0"	8'-8" x 7'-0"	
(H)	11	10'-0" x 5'-0"	8'-8" x 7'-0"	
(I)	8	10'-0" x 30'-0"	8'-8" x 7'-0"	DOOR TO BE INSTALLED ON BOTH SIDES
(J)	8	5'-0" x 7'-0"	3'-8" x 7'-0"	
(K)	2	10'-0" x 7'-6"	4'-8" x 7'-0"	
(L)	2	7'-0" x 5'-0"	3'-8" x 7'-0"	
ADA LOCKER REQUIREMENTS				
TOTAL LOCKER UNIT COUNT (2 FLOORS): 457 UNITS				
REQUIRED ADA UNITS: (10 UNITS + 2% IF MORE THAN 200 UNITS) 10 + (257)(.02) = 16 UNITS REQUIRED				
PROVIDED ADA ACCESSIBLE UNITS: 16 UNITS (8 PER FLOOR)				

- NOTES:
- * = LOCKER DOORS TO BE INSTALLED WITH ADA HARDWARE
 - ALL INTERIOR LOCKER WALL PANELS AND OVER HEAD DOORS TO BE WHITE
- ADA UNIT HARDWARE GENERAL NOTES:
- G.C. TO INSTALL A PULL ON EXTERIOR OF DOOR 15"-48" MAX A.F.F.
 - PULL MUST HAVE LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
 - G.C. TO PROVIDE ACCESSIBILITY PLAQUE WITH BRAILLE ON EXTERIOR WALL OF EACH ACCESSIBLE UNIT
 - UNIT DOOR TO BE TENSIONED AT 5LBS MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR



1

CONCEPTUAL FLOOR PLAN- 2ND FLOOR

SCALE: 3/32" = 1'-0"

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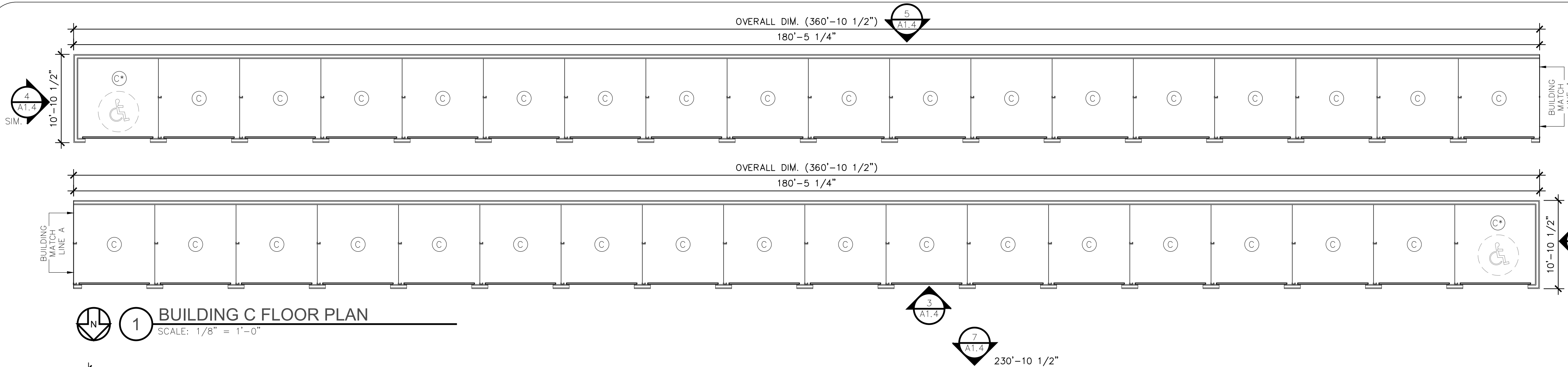
Revisions:

File Name: 21163 - A1.2
Project No: 21163
Date: 08/17/21
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Checked By: JWF

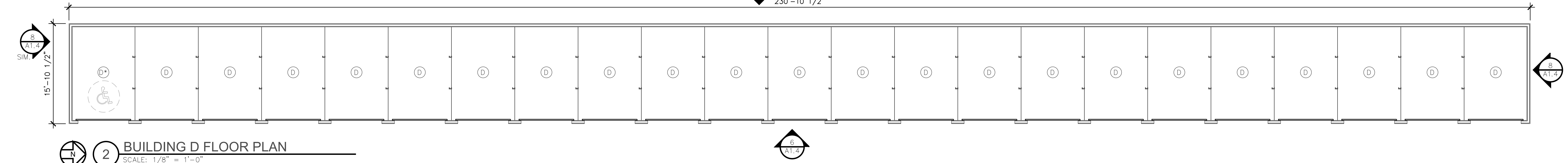
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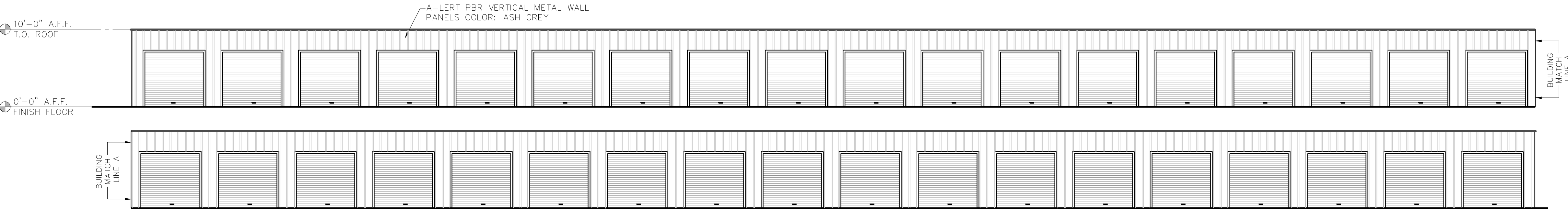
FLOOR PLAN -
2ND FLOOR



1 BUILDING C FLOOR PLAN
SCALE: 1/8" = 1'-0"



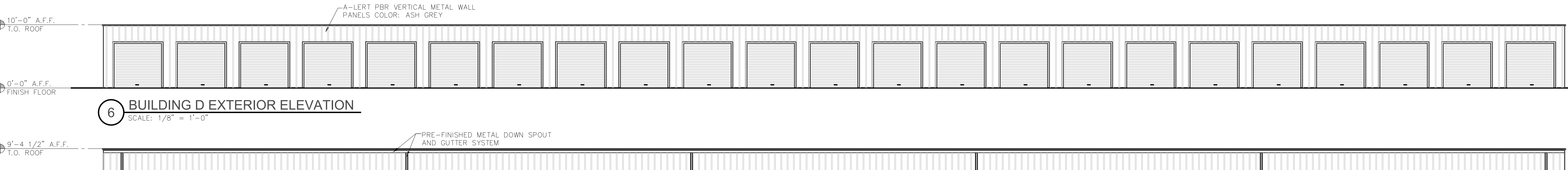
2 BUILDING D FLOOR PLAN
SCALE: 1/8" = 1'-0"



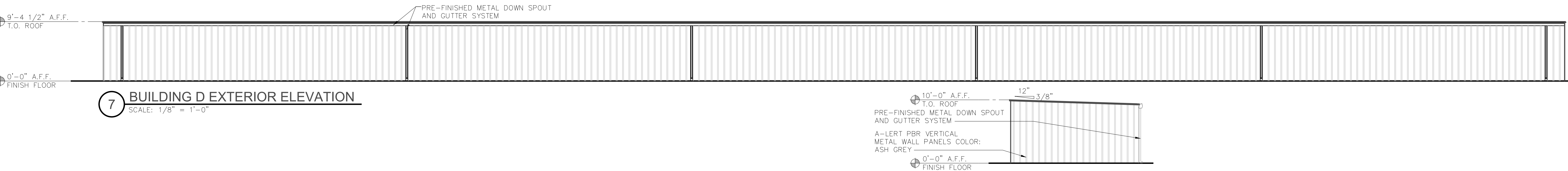
3 BUILDING C EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



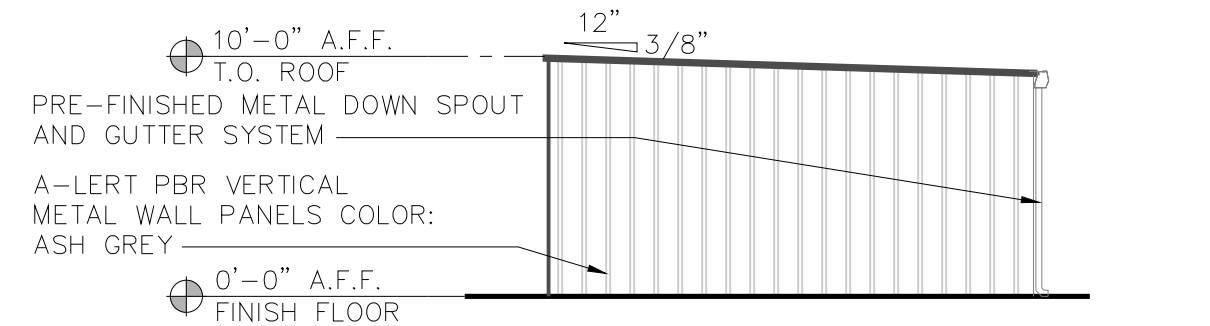
5 BUILDING C EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



6 BUILDING D EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



7 BUILDING D EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



8 BUILDING D EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND				
SYMBOL	COUNT	LOCKER SIZE	LOCKER DOOR SIZE	NOTES
(C)	36	10'-0" x 10'-0"	8'-8" x 7'-0"	
(D)	23	10'-0" x 15'-0"	8'-8" x 7'-0"	
ADA LOCKER REQUIREMENTS				
TOTAL LOCKER UNIT COUNT: 59 UNITS				
REQUIRED ADA UNITS: (5% IF LESS THAN 200 UNITS) (59)(.05) = 3 UNITS REQUIRED				
PROVIDED ADA ACCESSIBLE UNITS: 3 UNITS				

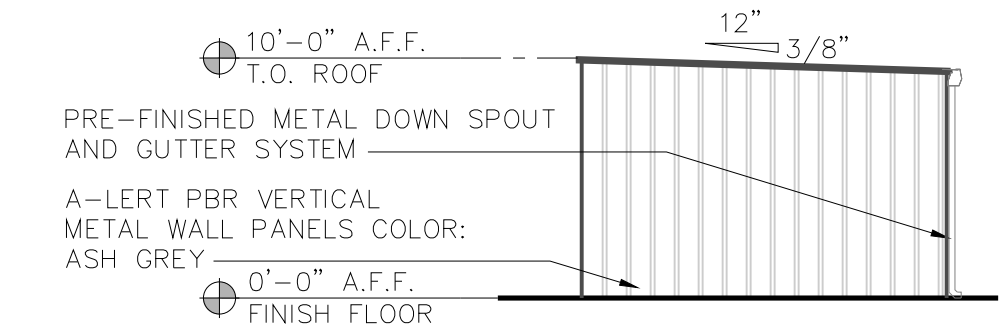
NOTES:

- EXTERIOR LOCKER OVER HEAD DOORS
- MANUFACTURER: JANUS
- COLOR: POLAR BLUE
- LOCKER DOORS TO BE INSTALLED WITH ADA HARDWARE

ADA UNIT HARDWARE GENERAL NOTES:

- G.C. TO INSTALL A PULL ON EXTERIOR OF DOOR 15"-48" MAX A.F.F.
- PULL MUST HAVE LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
- G.C. TO PROVIDE ACCESSIBILITY PLAQUE WITH BRAILLE ON EXTERIOR WALL OF EACH ACCESSIBLE UNIT
- UNIT DOOR TO BE TENSIONED AT 5LBS MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR

4 BUILDING C EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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Checked By: JWF

SHEET
A1.4
BUILDING B & C
FLOOR PLAN

EXTERIOR FINISHES FOR: Cleburne, Tx



METAL WALL PANEL

MANUFACTURER: ATAS

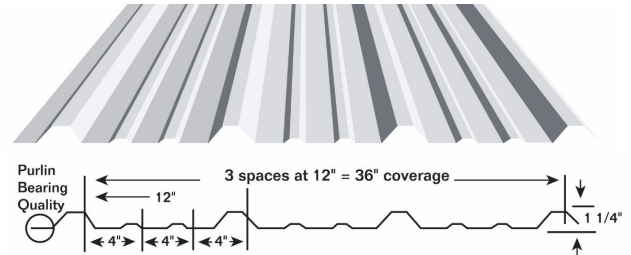
COLOR: SLATE BLUE
(VERSA-SEAM)



PAINTED EIFS

MANUFACTURER: SHERWIN
WILLIAMS

COLOR: URBANE BRONZE
(SW 7048)



PRB METAL PANEL PROFILE (A-LERT)



STOREFRONT

MANUFACTURER: TBD

COLOR: CLEAR
ANODIZED



METAL BUILDING CAP/TRIM

MANUFACTURER: A-LERT &
ATAS

COLOR: TO MATCH
ADJACENT WALL (VARIABLES)



PBR METAL WALL PANEL

MANUFACTURER: A-LERT

COLOR: CHARCOAL GREY



PBR METAL WALL PANEL

MANUFACTURER: A-LERT

COLOR: ASH GREY



FLAT ALUMINUM AWNING

MANUFACTURER:
ARCHITECTURAL
FABRICATION

COLOR: TO MATCH
GEORGIANA BAY



OVERHEAD DOOR

MANUFACTURER: JANUS

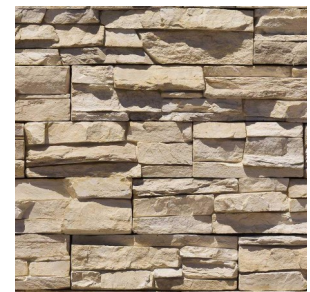
COLOR: POLAR BLUE
SW EQUAL: NEEDLEPOINT
NAVY (SW 0032)



HOLLOW METAL DOOR/ FRAME

MANUFACTURER:
BENJAMIN MOORE

COLOR: GEORGIANA BAY
CC-782



STONE VENEER

MANUFACTURER: ELDO-
RADO STONE

COLOR: STACKED STONE
(DRY CREEK)

