



City of Cleburne
10. Robinson St.
Cleburne, TX 76033
817-645-0947

Development Review Committee (DRC)
Comment Letter for Site Plan Application

Date: August 2, 2023

Case Number: SP23-014

Project Name: Avilla Railhead Site Plan

The City of Cleburne's Development Review Committee (DRC) has received the site plan application that was submitted to our office and it has been determined to be substantially complete. The DRC has reviewed the application based on the requirements as outlined in the City of Cleburne's Code of Ordinances. Please review the following DRC comments and submit revised plans as detailed below:

INFORMATIONAL COMMENT:

Upon approval of the Site Plan for Avilla Railhead, Final Plat approval will also be required on the NexMetro property before building permits can be issued for construction. Authorization to construct is generally contingent upon completion of any adequate roadway, water, and sewer infrastructure to the site. Typically, the determination of whether "adequate" infrastructure exists is based on approved civil engineering plans and the civil construction inspection process. Completion of these improvements are necessary to ensure that fire flow is provided to the site in the event of a fire and that emergency response vehicles are able to access the site both during construction and after occupancy.

While the Site Plan for Avilla Railhead shows full improvements along Cleburne Station Parkway and Railhead Parkway serving the site in the future, currently there is access to the site only from Woodruff Road. While this existing access may be adequate to allow some site work to proceed at Avilla, full improvements need to be made to Cleburne Station Parkway and Railhead Parkway and water/sewer infrastructure should also be completed and accepted prior to going vertical with any building construction in Avilla.

The City of Cleburne will continue to work with both NexMetro and MKP Development to facilitate expedient construction of the public improvements within Railhead and the Avilla development, including the avoidance of any unnecessary delays in inspection and acceptance of infrastructure and issuance of permits for construction. The City desires that this project be successful and is grateful for the opportunity to partner with both parties during the development process.

Community Development – Danielle Castillo, Planning Manager:

1. See attached markup with Planning comments. Provide a comment response addressing and/or acknowledging each comment.
2. Additional comments may be forthcoming with subsequent reviews.

Resubmittal Instructions:

A resubmittal addressing *all* comments should be submitted no later than **5:00PM on Wednesday, August 9, 2023.** Once the resubmittal has been received, Staff will review and provide comments if applicable. Should there be no outstanding comments, an approval letter can be issued after the review period.

All resubmittals must be sent digitally via email to resubmittals@cleburne.net and must include the following:

1. All revised documents in PDF format addressing the comments listed above.
2. A written response letter stating that each comment has been addressed or stating reasons why the requirement should be modified or waived.

****NOTE:** Include the case number and project name in the subject line of the email.**

Resubmittals lacking any of the above-mentioned materials will not be accepted.

If you have any questions, please feel free to contact our office.

Thank you,



Danielle Castillo
Planning Manager
Community Development Department