

CLEBURNE 15-AC TRACT

DEVELOPMENT SUMMARY

1. Site Information:

- a. This 15.02-acre tract is located at the southeast corner of Highway 67 and Woodard Avenue with frontage on both roadways, on the west side of Cleburne, TX.
- b. The tract is wholly inside the City Limits of Cleburne, TX along with their water and sanitary sewer CCN boundaries.
- c. New residential developments on west side of Cleburne:
 - i. Chisholm Hills & Remington Ridge (next to this property) – 225 lots, under construction;
 - ii. Belclaire:
 1. ~346 homes SOLD/for sale
 2. new addition under zoning – 385 lots;
 - iii. Madeline Meadows – 252 lots, under re-zoning w/ City now;
 - iv. Mayfield West – 528 lots at Mayfield & Henderson St., under design;
 - v. Lionwood – 987 lots on 282 acres, recently zoned SF-4 (densest SF detached district) off Woodard, west of 67.
 - vi. Assumed 3.5 units/ac for Items ii.2 and v. above
 - vii. Total new homes under development = ~2,723**
- d. A gas well access road runs along the eastern property line. This road will need to be relocated with access granted off the south property corner along Highway 67.
- e. This site is situated in an Opportunity Zone area.

2. Zoning:

- a. The tract is currently zoned “C3 – Commercial District” along the Highway 67 frontage with a small pocket of “SF-4 – Single-Family Dwelling District” at the northern corner.
- b. This tract will need to be re-zoned to allow multi-family, and SUP granted for storage.
- c. The Future Land Use map designates this tract as a “Regional Corridor”, of which multifamily and industrial developments are appropriate uses.

3. Utilities:

- a. Water:
 - i. An existing 20” waterline runs inside the property, along the boundary lines with Highway 67 and Woodard Avenue.
 - ii. Two 8” waterlines are being constructed in Chisholm Hills subdivision and will stub to the eastern property line.
- b. Sanitary Sewer:
 - i. An 8” sanitary sewer line is being constructed thru the property, extending from an existing lift station off Highway 67 frontage to the Chisholm Hills property. A 4” force main leaves the lift station, heading south along Highway 67 frontage.



- ii. From the City of Cleburne, the lift station is designed with a capacity of 0.23 MGD. City has preliminary confirmed capacity for MF use of ~250 units.
- iii. A recent Developer Agreement was approved by City of Cleburne to extend a large sanitary sewer trunk main from the Methodist Hospital north to Woodard, on west side of Highway 67. Once installed and an additional crossing of Highway 67 is provided, the City will decommission the above lift station and this east area of Highway 67 will drain to the new main, with sufficient capacity for the region.

c. Franchise Contacts:

i. Atmos

Russell Curlee, EIT, Engineer 2
Russell.Curlee@atmosenergy.com
 O: 817-207-2951 ; M: 817-228-9745

ii. Oncor

Guy Smith, New Construction Manager, Sr.
Guy.Smith@oncor.com
 O: 817-558-6077 ; M: 817-676-7766

iii. AT&T

Tommy Williams, Mgr. Engineering-Design
Tw1314@att.com
 O: 817-338-6013 ; M: 817-201-0585

d. Natural Gas Gathering Lines

i. Williams MLP Operating

- 1. One 10.75" and one 8.63" natural gas gathering lines
- 2. Contact: Willie Lee, Land Rep Sr.
- 3. O: 682-730-4880; M: 817-648-9920
- 4. Willie.lee@williams.com

ii. UPP (EnerVest)

- 1. One 4.5" natural gas gathering line
- 2. Contact: Will Griffin, Supervisor – HSE/DOT
- 3. O: 817-212-3100; M: 817-915-8608
- 4. wgriffin@Enervest.com

- iii. All three lines were potholed near lift station area along Highway 67 in March 2021, and found at a depth of ~5' from natural ground.

4. **Drainage:**

- a. As shown on FEMA FIRM maps 48251C0285J & 48251C0300J (eff. 12/4/2012), this property does not reside in a FEMA Zone A 100-yr floodplain.
- b. An existing channel runs thru the center of the tract, from upstream east of Woodard Avenue southwest across the site, to an existing box culvert system under Highway 67.



- c. Based upon the analysis performed with the Chisholm Hills subdivision that drains into the tract, and updated site-specific reviews, it is not expected that detention will be required on this tract. The overall drainage basin will be better served by allowing this tract to flow un-detained to Highway 67 before further upstream flows reach the site. This needs to be confirmed with final design thru City.
- d. The channel does have a Waters of the US stream and narrow band of wetlands that will need to be developed around or coordinated with USACE for potential permitting.

5. Transportation:

- a. A TxDOT driveway permit will be required for access off Highway 67 frontage.
- b. Woodard Avenue is classified as a Minor Arterial with 90' ultimate ROW width. It is assumed that a ROW dedication of ~15' will be required with the platting of this tract.
- c. Discussions with the City of Cleburne are necessary to confirm if improvements to Woodard Avenue would be required immediately with development, or as a future City CIP project utilizing City funds (impact fees, etc.).

6. City & TxDOT Contact Info:

- a. Planning Manager – Danielle Castillo; danielle.castillo@cleburne.net; 817-645-0947
- b. Director of Community Dev. – Shane Pace; shane.pace@cleburne.net; 817-645-0955
- c. Director of Public Works – Jeremy Hutt; jeremy.hutt@cleburne.net; 817-556-8884
- d. Asst. Public Works Director – Laura Melton; laura.melton@cleburne.net; 817-645-0946
- e. Project Engineer – Colt Friedrich; colt.friedrich@cleburne.net; 817-357-4491
- f. TxDOT Area Engineer – Janet Crawford; janet.crawford@txdot.gov; 940-389-6549

7. Useful Links:

- a. <http://www.cleburne.net/1013/Community-Development>
- b. <http://www.cleburne.net/201/Engineering-Department>
- c. <http://www.cleburne.net/206/Planning-Zoning>
- d. <http://www.cleburne.net/205/Applications-Permits>
- e. <https://tx-cleburne2.civicplus.com/1091/Impact-Fee-Ordinance>

