
City of Cleburne
Community Development Department

Zoning / Specific Use Permit
Application
Packet





DEVELOPMENT APPLICATION FEES

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

Zoning

Zoning Change	\$ 150
Planned Development District (PD)	\$ 150
Amendment to an existing PD to add, delete or change a special condition	\$ 150
Specific Use Permit (SUP)	\$ 150

Platting

Preliminary Plat	\$ 250	+ fee per acre
<u>Fee per acre:</u>		
5 acres or less	\$ 5.00/ac.	
6 to 10 acres	\$ 4.00/ac.	
11 to 50 acres	\$ 3.60/ac.	
51 to 150 acres	\$ 2.90/ac.	
151 or more	\$ 2.30/ac.	
 Final Plat	 \$ 250	 + fee per lot
<u>Fee per lot:</u>		
10 lots or less	\$ 3.50/lt.	
11 to 50 lots	\$ 2.80/lt.	
51 to 150 lots	\$ 2.25/lt.	
151 to 500 lots	\$ 1.80/lt.	
500 or more	\$ 1.45/lt.	
Amended & Minor Plat	\$ 250	
Replat	\$ 250	+ \$ 10.00 per lot

Variances and Appeals

Variance and/or Appeal	\$ 400
Sign Variance	\$ 750

The Codes & Ordinances of the City of Cleburne are available at www.cleburne.net/zoningordinance



COMMUNITY DEVELOPMENT APPLICATION

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

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | | |
|------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Straight Zoning Change | <input type="checkbox"/> SUP - Parking Reduction | <input type="checkbox"/> Minor Plat/Minor Replat | <input type="checkbox"/> Zoning Variance (ZBA) |
| <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Amending Plat | <input type="checkbox"/> Interpretation Appeal (ZBA) |
| <input type="checkbox"/> PD Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Site Plan/Landscape Plan | <input type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Specific Use Permit (SUP) | <input type="checkbox"/> Replat | <input type="checkbox"/> Voluntary Annexation | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION

Project Name: Johnson County Maintenance Shop

Project Address (Location): 201/205 West Harrell Street

Legal Description (Lot & Block): Lots 1A, 2, 34, 6 Block 496 Original Town of Cleburne

Proposed Number of Lots: _____ Gross Acres: 1.82 Land Use District: SF4/MF

Existing Zoning: SF4/MF Proposed Zoning: General Business C2

Existing Use: vacant Proposed Use: workshop for Johnson County

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT - OWNER INFORMATION

Applicant: Josh Green Company: Johnson County Public Works

Address: 1 North Mill Street, Suite 304 Tel: 817-556-6992

City: Cleburne State: TX ZIP: 76033 Email: jgreen@johnsoncountytexas.org

Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

Property Owner: Johnson County Company: local government

Address: 2 N Main St Tel: 817-556-6360

City: Cleburne State: TX ZIP: 76033 Email: rogerh@johnsoncountytexas.org

Required Signatures

APPLICANT:

NAME OF APPLICANT (PRINT): Josh Green

SIGNATURE: [Signature] Date: 12/27/21

PROPERTY OWNER: (IF OTHER THAN APPLICANT)

NAME OF PROPERTY OWNER (PRINT): Roger Harmon

SIGNATURE: [Signature] Date: 12/27/21

For Departmental Use Only

Case #: _____

Total Fee(s): _____

Receipt #: _____

Date Submitted: _____

Accepted By: _____

Rev 1/20



ZONING / SUP APPLICATION CHECKLIST

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

INSTRUCTIONS The Community Development Department reviews each zoning / specific use permit application based on the items in the following checklists and the requirements of the City of Cleburne's Code of Ordinances. Applicants are encouraged to familiarize themselves with the requirements of the Code and are encouraged to meet with a Community Development and/or Engineering staff member to determine the type of plans required for review. Copies of the Code are available for purchase from the Community Development Department. The Code is also available free of charge at www.cleburne.net/zoningordinance.

SUBMITTAL REQUIREMENTS

The following items must be submitted with this application:

- Three (3) 8.5" x 11" copies of the Survey
- Three (3) 8.5" x 11" copies of the Legal Description (metes and bounds) of the property
- Three (3) 8.5" x 11" copies of the LETTER OF INTENT AND CONCEPT PLAN (PD and SUP Applications Only)
- One (1) digital copy of all submittal documents (CD or USB flash drive)
- Any drawings (to scale) the applicant considers necessary to demonstrate the proposal.

A. Exhibits for Applications for Straight Zoning

At a minimum, all straight rezoning requests shall include a survey and legal description (metes and bounds) of the property. Any drawings (to scale) the applicant considers necessary to demonstrate the proposal.

B. Exhibits for Applications for Planned Development (PD) District


A development plan submitted in support of a Planned Development (PD) request shall contain information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities, and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. Refer to *Section 155.46 PD – Planned Development District* of the Zoning Ordinance.

At a minimum, all PD rezoning requests shall include a letter of intent containing all of the following information:

- The use or combination of uses proposed;
- Base zoning district(s);
- Lot area, lot width, lot depth and lot coverage;
- Building setbacks (include front, rear and side setbacks);
- Building height;
- Building design standards;
- Density;
- Parking ratio and total number of parking spaces;
- Access and circulation throughout site;
- Landscaping (including but not limited to types/number of plantings, location of plantings, irrigation plan, etc.);
- Screening (include material type, height, and location of any proposed screening);
- Accessory buildings;
- Signage;
- Lighting;
- Project phasing and/or scheduling;
- Management associations; and
- Other requirements not listed that detail the proposed development.

Acknowledgments

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal before the Planning & Zoning Commission and City Council. I understand that it is my responsibility to have the Applicant and/or Owner present at the Planning and Zoning Commission and City Council meetings.

Printed name: Roger Harmon
 Owner Applicant
Signature:  Date: 12/27/2021

AUTHORIZATION OF REPRESENTATION
USE ONLY IF ANOTHER ENTITY WILL BE REPRESENTING THE REQUEST

Date: 12-27-2021

I/we Johnson County, authorize Josh Green to represent
YOU OR YOUR ORGANIZATION YOUR REPRESENTATIVE

me/us in all scheduled hearings and meetings before the City of Cleburne

regarding the rezone/SUP request for the property located at 201/205 West Harrell Street
ADDRESS OR LEGAL DESCRIPTION

Thank you for helping us resolve this request.

Sincerely,


Judge Roger Harmon

State of Texas §
County of Johnson §

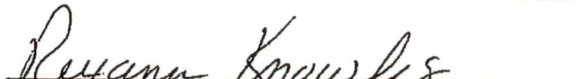
BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared

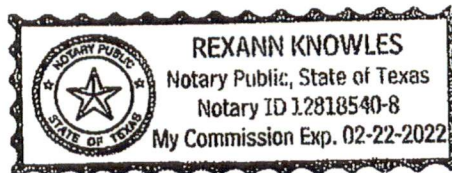
Roger Harmon, known to me to be the person whose name is

subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the

purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th

day of December, A.D. 2021.


Notary Public in and for Johnson County, Texas



***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-12585

Recorded As : ERX-WARRANTY DEED

Recorded On: June 01, 2016

Recorded At: 08:58:37 am

Number of Pages: 5

Recording Fee: \$38.00

Parties:

Direct-

Indirect-

Receipt Number: 63922

Processed By: Cheryl Woolsey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey

BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: May 31, 2016, to be effective May 31, 2016

GRANTOR: JOHN R. MACLEAN and BARBARA BOULWARE (Widow of DAN M. BOULWARE), joined herein by CHARLES ANDREW BOULWARE, Independent Executor of the Estate of Dan M. Boulware, deceased, Cause No. CC-P201622269, County Court at Law No. 1, Johnson County, Texas, Barbara B. Boulware, as devisee

GRANTOR'S MAILING ADDRESS (including county):

11 North Main Street
Cleburne, Johnson County, Texas 76033

GRANTEE: JOHNSON COUNTY

GRANTEE'S MAILING ADDRESS (including county):

2 North Main Street
Cleburne, Johnson County, Texas 76033

CONSIDERATION:

The sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged.

PROPERTY (including any improvements)

Being Lots 4 & 6, and a part of Lots 2 & 3, in Block 496, ORIGINAL TOWN OF CLEBURNE, according to the Official Map recorded in Volume 24, Page 590, Map Records, Johnson County, Texas, being Described by metes and bounds on Exhibit "A" attached hereto and Made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is given and accepted subject to all and singular recorded restrictions, leases, easements, mineral reservations and oil and gas leases, if any,

THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016, by JOHN R. MACLEAN.



Betty June Lewis
Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016, by BARBARA BOULWARE.



Betty June Lewis
Notary Public, State of Texas

THE STATE OF TEXAS

TARRANT
COUNTY OF JOHNSON

This instrument was acknowledged before me, the undersigned, on the 31st day of May, 2016 by CHARLES ANDREW BOULWARE, Independent Executor of the Estate of Dan M. Boulware, deceased, Cause No. CC-P201622269, County Court at Law No. 1, Johnson County, Texas, in the capacity therein stated.



Betty June Lewis
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
JOHNSON COUNTY
2 NORTH MAIN STREET
CLEBURNE, TEXAS 76033

PREPARED IN THE LAW OFFICE OF:
SCOTT MCKNIGHT
4916 CAMP BOWIE BLVD., STE. 100
FORT WORTH, TEXAS 76107

***** Electronically Recorded Document *****

Johnson County

Becky Ivey
Johnson County Clerk
Cleburne, TX

Document Number: 2016-10046

Recorded As : ERX-WARRANTY DEED

Recorded On: May 03, 2016

Recorded At: 09:09:53 am

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect-

Receipt Number: 61297

Processed By: Cheryl Woolsey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS

**EXHIBIT A
LEGAL DESCRIPTION**

Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No. 124, City of Cleburne, Johnson County, Texas, being the same 0.46 acre tract conveyed to B. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and part of Block 498 as designated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:

Beginning 1/2" iron rod found for corner in the south line of W. Harrell (undefined right-of-way), being the northeast corner of said 0.46 acre tract and the northwest corner of a tract (known as Tract I) conveyed to J. Maclean and B. Boulware by deed recorded in Volume 2389, Page 898, Deed Records, Johnson County, Texas;

Thence South 15 degrees 06'43" East with the common line between said 0.46 acre tract and said Tract I generally along a portion of a fence a distance of 150.82 feet to a fence post found for corner in the west line of said Tract I, being a northeast corner of a 0.12 tract conveyed to J. Friou by deed recorded in Volume 4481, Page 590, Deed Records, Johnson County, Texas, being the southeast of said 0.46 acre tract;

Thence South 75 degrees 12'54" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 114.35 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;

Thence North 14 degrees 13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 40.00 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;

Thence South 75 degrees 34'05" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 9.00 feet to a fence post found for corner, being a corner of said 0.12 acre tract and said 0.46 acre tract;

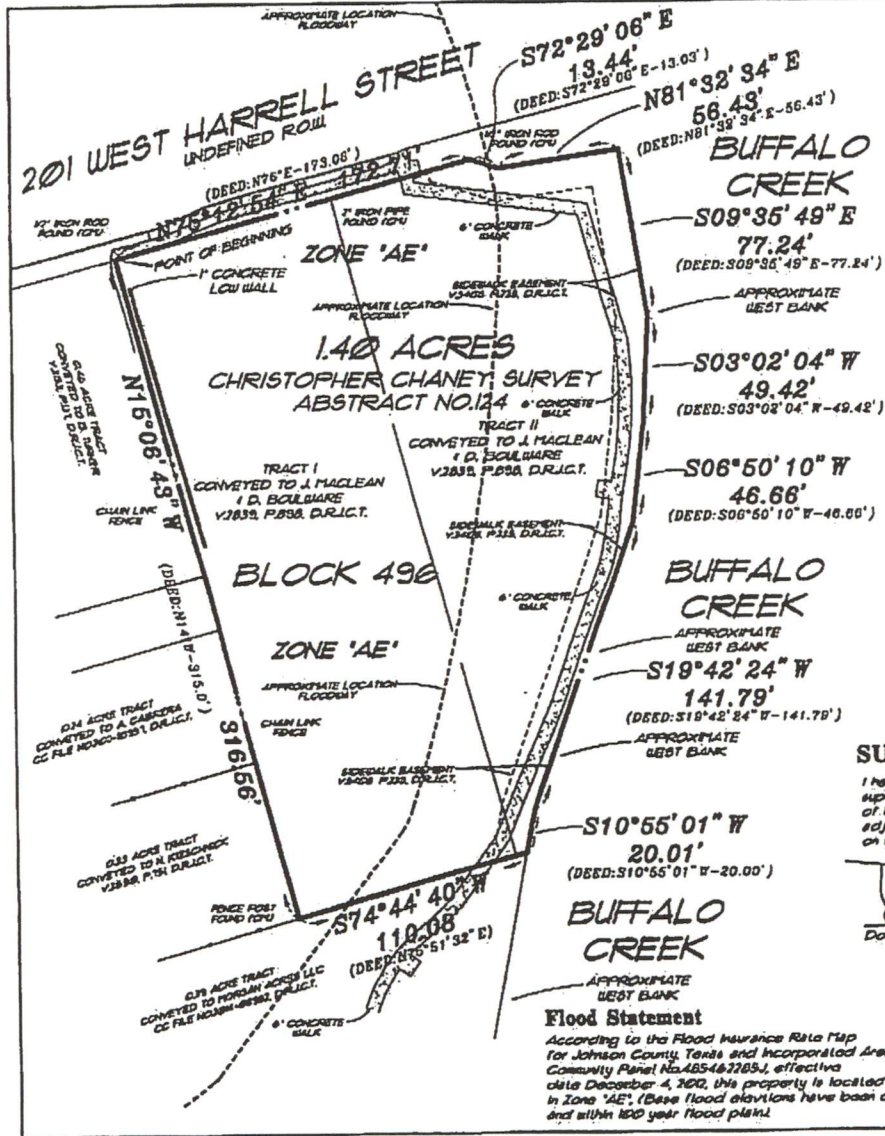
Thence North 14 degrees 13'14" West with the common line between said 0.12 acre tract and said 0.46 acre tract generally along a fence a distance of 110.78 feet to a fence post found for corner in the south line of said W. Harrell Street, being the northwest corner of said 0.46 acre tract;

Thence North 75 degrees 12'54" East with the south line of said W. Harrell Street and the north line of said 0.46 acre tract a distance of 121.00 feet to the POINT OF BEGINNING and containing 0.42 acres of land, more or less as surveyed on the ground April 12, 2016 by Texas Surveyors.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

SURVEY SHOWING
1.40 Acre tract
part of Block 496
Original Town of Cleburne, Johnson County, Texas

Legal Description 1.40 acre tract
 Being a tract or parcel of land situated in the Christopher Chaney Survey, Abstract No. 124, City of Cleburne, Johnson County, Texas, being the same Tract I and Tract II conveyed to J. Maclean and D. Boulware by deed recorded in Volume 2839, Page 498, Deed Records, Johnson County, Texas and part of Original Town of Cleburne, an addition to the City of Cleburne according to the plat recorded in Volume 24, Page 590, Deed Records, Johnson County, Texas, and being lots 4, 6, and part of Lots 2 and 3, in Block 496 as designated by Johnson County Central Appraisal Tax Office, being more particularly described as follows:
 Beginning 1/2" iron rod found for corner in the south line of W. Harrell Street (undefined right-of-way), being the northeast corner of a 0.46 acre tract conveyed to B. Turner by deed recorded in Volume 3153, Page 137, Deed Records, Johnson County, Texas and the northwest corner of said Tract I;
 Thence North 75°12'54" East with the south line of said W. Harrell Street and the north line of said Tract I and Tract II passing a 2" iron pipe found at 103.00 feet continuing in all a distance of 172.71 feet to a 1/2" iron rod found for corner in the south line of said W. Harrell Street, being a corner of said Tract II;
 Thence South 72°29'06" East with a north line of said Tract II a distance of 13.44 feet to a point for corner in the south line of said W. Harrell Street, being a corner of said Tract II;
 Thence North 81°32'34" East with a north line of said Tract II a distance of 56.43 feet to a point for corner in the south line of said W. Harrell Street, being a northeast corner of said Tract II and in the approximate west bank of Buffalo Creek;
 Thence South 09°35'49" East with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 77.24 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 03°02'04" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 49.42 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 06°50'10" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 46.66 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 19°42'24" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 141.79 feet to a point for corner in the approximate west bank of Buffalo Creek;
 Thence South 10°55'01" West with a east line of said Tract II and the approximate west bank of said Buffalo Creek a distance of 20.01 feet to a point for corner in the approximate west bank of Buffalo Creek, being the southeast corner of said Tract II;
 Thence South 74°44'40" West with a south line of said Tract II a distance of 110.08 to a fence post found for corner, being the southwest corner of said Tract I and the southeast corner of a 0.33 acre tract conveyed to N. Kieschnick by deed recorded in Volume 3605, Page 751, Deed Records, Johnson County, Texas;
 Thence North 15°06'43" West with the common line between said Tract I and said 0.33 acre tract a distance of 316.56 to the POINT OF BEGINNING and containing 1.40 acres of land, more or less as surveyed on the ground March 14, 2018, by Texas Surveyors.



SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground under my supervision on March 14, 2018, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated herein, except as shown, noted or described on this survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker
 Donnie L. Tucker, RPLS No. 5144



TEXAS
 "LAND SURVEYING"
 (ANY WHERE IN TEXAS)

SURVEYORS

P.O. Box 1855
 Burleson, Texas 76097
 Office: 817-295-2999
 Fax: 817-295-3311

Job No. 21603014

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BOUNDARY LINE
---	ASPHALT
---	CONCRETE
---	FENCE LINE
---	POWER POLE
---	OVERHEAD POWER
---	CONTROLLING INSTRUMENT
---	DIRECTION OF DAMAGE

General Notes

NOTE: BEARINGS BASED PER GPS NAD-83
 NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER DEED.
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Plan No. 48548-2285-J, effective date December 4, 2010, this property is located in Zone "AE". (Base flood elevations have been determined and within 100 year flood plain).

