ALVARADO PLANNING AND ZONING AGENDA
REGULAR - MAY 14, 2026 - 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE.
ALVARADO, TEXAS 76009

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened Planning & Zoning Commission of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened Planning & Zoning Commission to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the Board Secretary prior to the start of the meeting.

CONSENT AGENDA

1. Consideration and action to approve Minutes from the 4/16/2026 Regular Planning and Zoning Commission Meeting.

NEW BUSINESS

2. Public hearing, consideration and action on the application of L. Wayne Powell represented by Ted Murphy with Avalon Development Group LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive. (Chambers Creek Rezone – French)

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council or other Board may convene in closed session to deliberate regarding the following matters: §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

COMMISSIONER COMMENTS

The Commission may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above agenda was posted on the bulletin board at the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said agenda was posted on or before May 8, 2026, and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

Justin French

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

ACCESSIBILITY STATEMENT
The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: taylorb@cityofalvarado.org. Please call at least two (2) working days before the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT
The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

Planning and Zoning Management Report
Meeting Date: 5/14/2026
Contact:

AGENDA ITEM:
Consideration and action to approve Minutes from the 4/16/2026 Regular Planning and Zoning Commission Meeting.

BACKGROUND & FINDINGS:

FINANCIAL IMPACT:

RECOMMENDATION:

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
1. 4-16-2026 P&Z Minutes_Draft

CITY OF ALVARADO
County of Johnson
State of Texas
4/16/2026
Planning and Zoning Regular Meeting Minutes

CALL TO ORDER

Roll Call

The Planning and Zoning of the City of Alvarado met in a Regular Called Session on Thursday, April 16, 2026, at 6:30 PM. The following were present:

PRESENT:
Joshua Rendon
Kelly Richardson
Lisa Deese
Coleman Reed
Barbara Fuller

ABSENT:
Ryan Banister
David Garay

OTHERS PRESENT:
Justin French, Community Development Director
Ashley Dierkier, City Attorney
Tiffany McLead, LJA

Chairman Joshua Rendon called the meeting to order at 6:33 PM.

INVOCATION

An opening invocation was offered, asking for guidance in the Commission's deliberations and safety for all in attendance and their families.

PLEDGE OF ALLEGIANCE

The Commission and those present recited the Pledge of Allegiance to the United States flag.

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened Planning & Zoning Commission of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened Planning & Zoning Commission to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the Board Secretary prior to the start of the meeting.

The Chair opened the floor for citizen participation; no one came forward to speak.

CONSENT AGENDA

1. Consideration and action to approve Minutes from the 3/12/2026 Regular Planning and Zoning Commission Meeting.

Commissioner Kelly Richardson motioned to approve the March 12, 2026 Regular Meeting Minutes.
Commissioner Coleman Reed seconded the motion.
No opposition, No abstentions.
Vote: 5/0 Motion passed unanimously.

NEW BUSINESS

2. Public Hearing, consideration, and action related to a text amendment to the Alvarado zoning ordinance.

A public hearing was opened at approximately 6:36 p.m.

Consultant Tiffany McLeod (LJA) presented proposed text amendments to the Zoning Ordinance to generally align it with the newly adopted Comprehensive Plan, including the Downtown Master Plan, Parks, Recreation Master Plan.

Commissioners had no questions or concerns.

The Chair invited public comment; no one from the audience spoke.

The public hearing was closed at 6:49 p.m.

Commissioner Coleman Reed motioned to approve the amendment to the Alvarado zoning ordinance.
Commissioner Kelly Richardson seconded the motion.
No opposition, No abstentions.
Vote: 5/0 Motion passed unanimously.

3. Public hearing, consideration and action on the application of Kavre Investment represented by Sailesh Kharel for a zoning change from General Commercial (C-2) District to Single-family Residential (SF-1) District on 0.2388 acres known as Lot 2 and a portion of Lot 3, Block 19 of the New Town Addition (aka Missouri Pacific Addition), addressed at 1111 Travis Avenue. (French)

A public hearing was opened at approximately 6:50 p.m.

Community Development Director Justin French presented the rezoning request for 1111 Travis Avenue. Mr. French explained that the subject property is located on Travis Avenue, east of South Parkway Drive and north of Maple Avenue, mid-block between Maple and South Parkway. The property is currently zoned General Commercial (C-2), but the block is developed primarily with single-family residences. The site is already improved with a single-family residence; the requested rezoning to SF-1 is intended to bring the property's zoning into conformance with its existing use and with the surrounding neighborhood. The request is consistent with the "Existing Neighborhoods" land use designation in the City's 2026 Comprehensive Plan adopted the previous month. Notices were mailed to all property owners within 200 feet and a rezoning sign was posted on the site per state law; no responses were received in favor or in opposition, and no inquiries were received regarding the request.

No members of the public came forward to speak.

The public hearing was closed at 6:56 p.m.

Commissioner Barbara Fuller motioned to approve the amendment to the Alvarado zoning ordinance.
Commissioner Lisa Deese seconded the motion.
No opposition, No abstentions.
Vote: 5/0 Motion passed unanimously.

EXECUTIVE SESSION

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Although Executive Session was listed on the agenda under Section 551.071, the Commission did not convene into Executive Session.

RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

No Executive Session was held; no related action was necessary.

COMMISSIONER COMMENTS

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- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

The Chair opened the floor for Commissioner Comments. No additional comments were offered.

ADJOURNMENT

With no further business to consider, the meeting was adjourned at 6:57 p.m.

Attest:

_____
Jessica Hill, Strategic Initiatives Manager

_____
Joshua Rendon, Chairman

Planning and Zoning Management Report
Meeting Date: 5/14/2026
Contact:

AGENDA ITEM:
Public hearing, consideration and action on the application of L. Wayne Powell represented by Ted Murphy with Avalon Development Group LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive. (Chambers Creek Rezone – French)

BACKGROUND & FINDINGS:
The Future Land Use Plan (FLUP) map within the Alvarado Comprehensive Plan designates the subject site for Master Planned Community with exception of a portion designated Floodplain. The Master Planned Community land use category is intended to function as complete, thoughtfully designed neighborhoods rather than collections of isolated subdivisions. These areas integrate housing, amenities, parks, and small commercial nodes into a cohesive and recognizable place. Master Planned Communities can also be primarily commercial in nature, as long as they are designed as a neighborhood or village, with complementary residential areas. The proposed rezoning is consistent with six out of seven of the design and place principals for the Master Planned Community character. The requested Regional Mixed-Use (RMU) zoning along the IH 35W frontage road allows structures up to 55 feet in height, while the Master Planned Community vision is typically no more than three stories. The proposed Floodplain + Nature (FN) District more or less follows FEMA designated floodplain as recommended by the comprehensive plan.

FINANCIAL IMPACT:
None

RECOMMENDATION:
Because the proposed RMU District is adjacent to IH 35W frontage, part of the Chambers Creek development agreement, and buffered from future residential by the proposed FN District, the requested zoning is predominantly consistent with the FLUP's vision and the Comprehensive Plan. In other words, the zoning request is more consistent than it is not consistent with the design and place principals of the Master Planned Community character framework.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
1. Other Attachments
2. Draft Ord 2026-XXXX Zoning Map Amend

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 4/7/2026 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Avalon Development Group LLC PH: (972) 679-1039

MAILING ADDRESS: 8144 Walnut Hill Ln. Suite 750 Dallas, TX 75231

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

NAME OF OWNER: Alvarado 228 Development, LLC PH: (817) 357-2160

MAILING ADDRESS: 205 E Henderson St. Cleburne, TX 76031

STREET ADDRESS OF PROPERTY: 1303 S Parkway Dr. ACREAGE: 228.32

LEGAL DESCRIPTION: 126.0046.00470;126.0686.00280;126.0479.00380;126.0479.00381;126.0479.00400

PRESENT ZONE OF PROPERTY: AG & ETJ PRESENT USE: Vacant Land

REQUESTED ZONE: Planned Development PROPOSED USE: Residential & Commercial

REASON FOR CHANGE: Currently zoned AG to allow for residential and commercial development

USAGE OF ADJACENT PROPERTY

NORTH: Vacant Land

SOUTH: Vacant Land & RV Park

EAST: Vacant Land

WEST: Alvarado High School

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

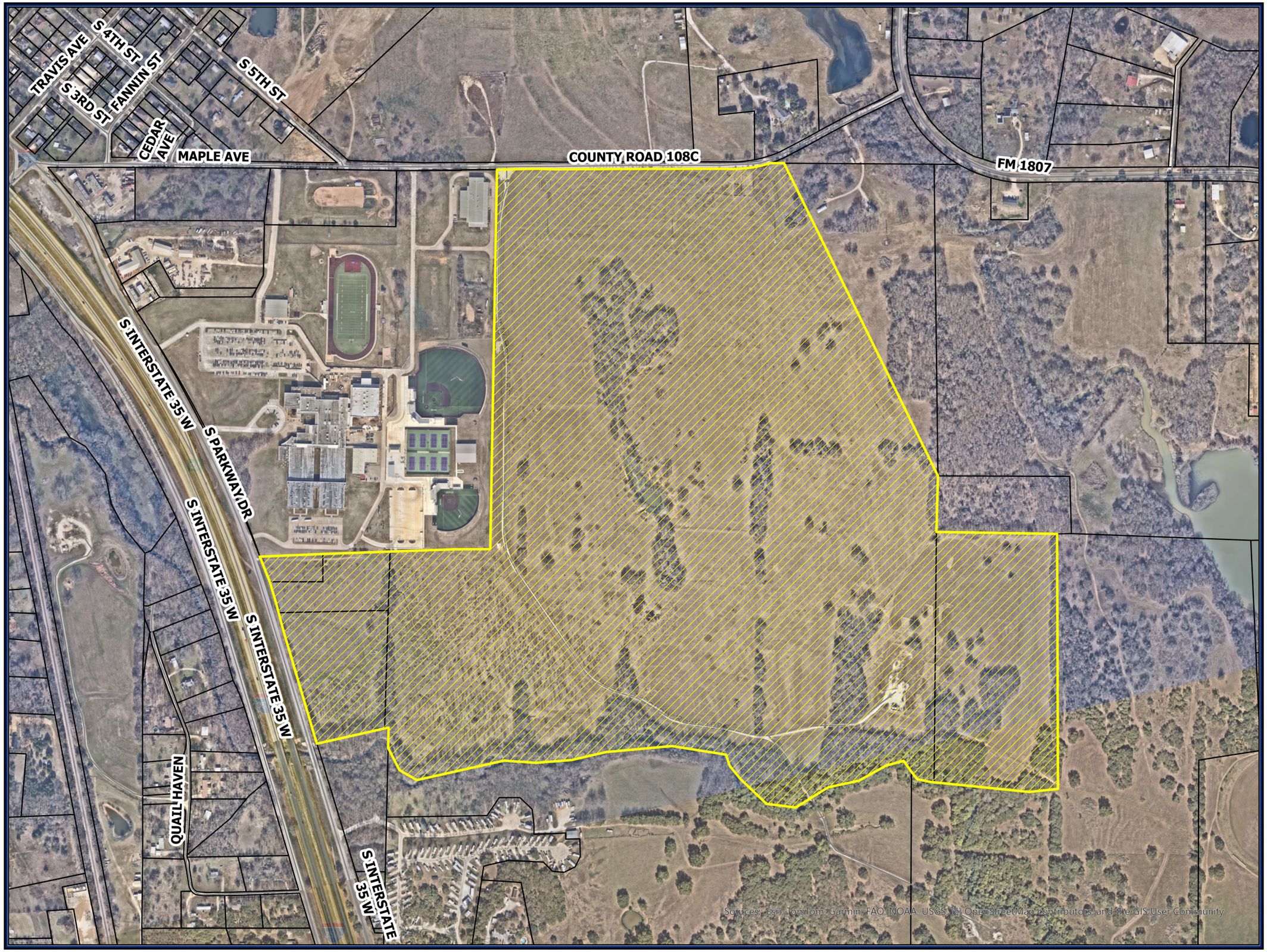
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this 7 day of April, 2026, by the person whose signature appears directly above.

ANGELIQUE WILLIAMS
NOTARY PUBLIC
STATE OF TEXAS
ID # 135518024
My Comm. Expires 06-02-2029

Angelique Williams
Notary Public in and for The State of Texas.
My Commission expires 6-2-2029



Location Map

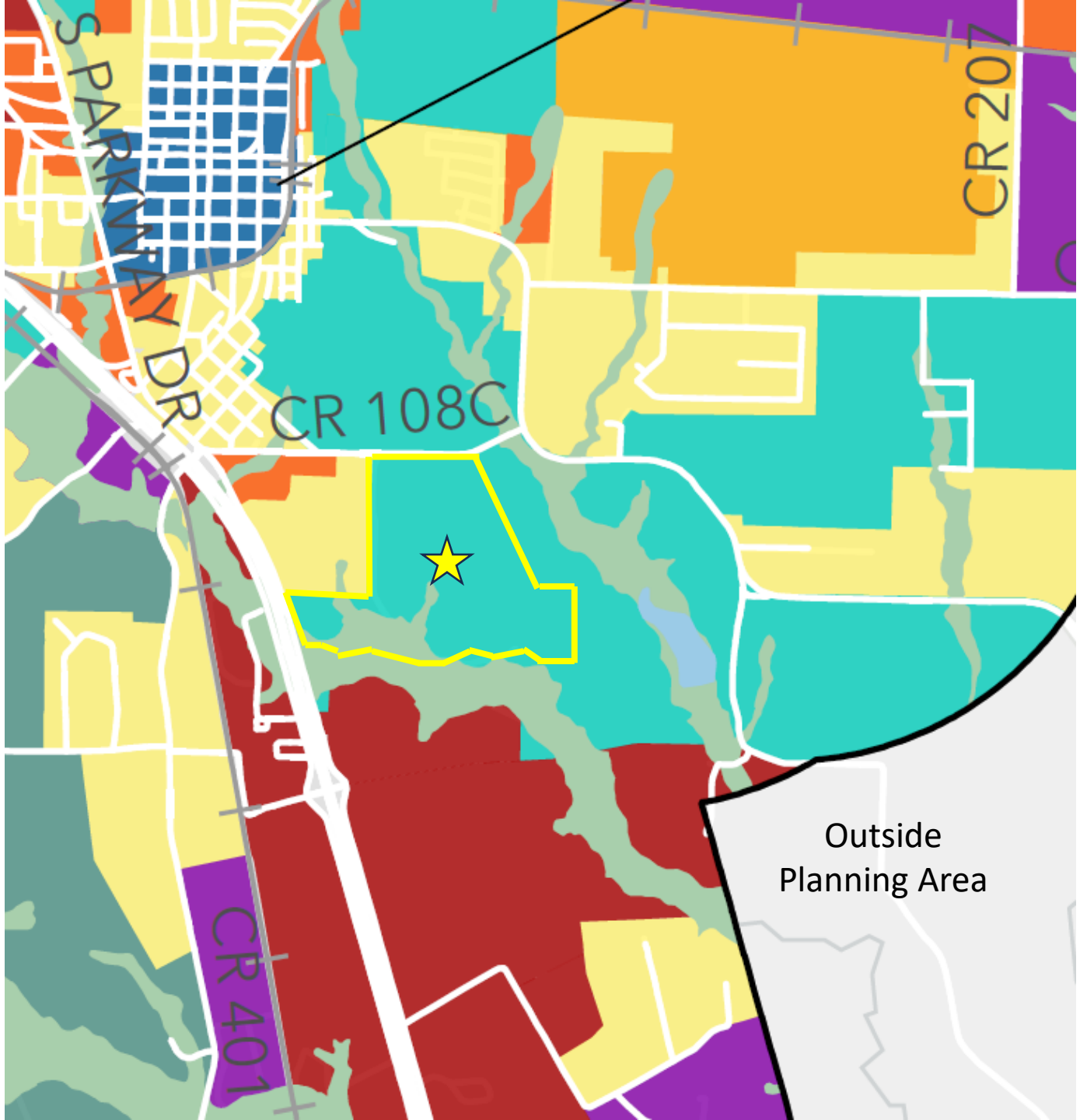
Legend

- Roads
- Subject Property
- Johnson County Parcels

N
W E
S

0 375 750 Feet

4/7/2026



Future Land Use Plan

Legend

- Floodplain
- Existing Neighborhood
- Lake Area
- Master Planned Community
- Downtown
- Neighborhood Mixed Use
- Commerce Flex
- Innovation
- Regional Mixed Use

VISION: CHARACTER FRAMEWORK

Future Land Use Plan (FLUP)

Master Planned Community

CHARACTER VISION

Master Planned Communities are intended to function as complete, thoughtfully designed neighborhoods rather than collections of isolated subdivisions. These areas integrate housing, amenities, parks, and small commercial nodes into a cohesive and recognizable place. Master Planned Communities can also be primarily commercial in nature, as long as they are designed as a neighborhood or village, with complementary residential areas.

DESIGN + PLACE PRINCIPLES

- Maintain a maximum building height of two stories, with three stories possible at key intersections
- Integrate residential uses with neighborhood commercial, parks, schools, recreation, and open space
- Organize development around neighborhood centers, small commercial nodes, and community gathering spaces
- Incorporate green space, trails, and family-friendly recreation areas throughout the community
- Preserve floodplain and natural areas where possible
- Establish strategic and branded character and design across streetscapes, architecture, and signage
- Create connected internal networks of sidewalks and trails that support walkability and daily needs

ROLE IN ALVARADO
Master Planned Communities accommodate growth while reinforcing Alvarado's values through great design and connectivity that support families and long-term identity.

VISION: CHARACTER FRAMEWORK

Future Land Use Plan (FLUP)

Floodplain + Nature

CHARACTER VISION

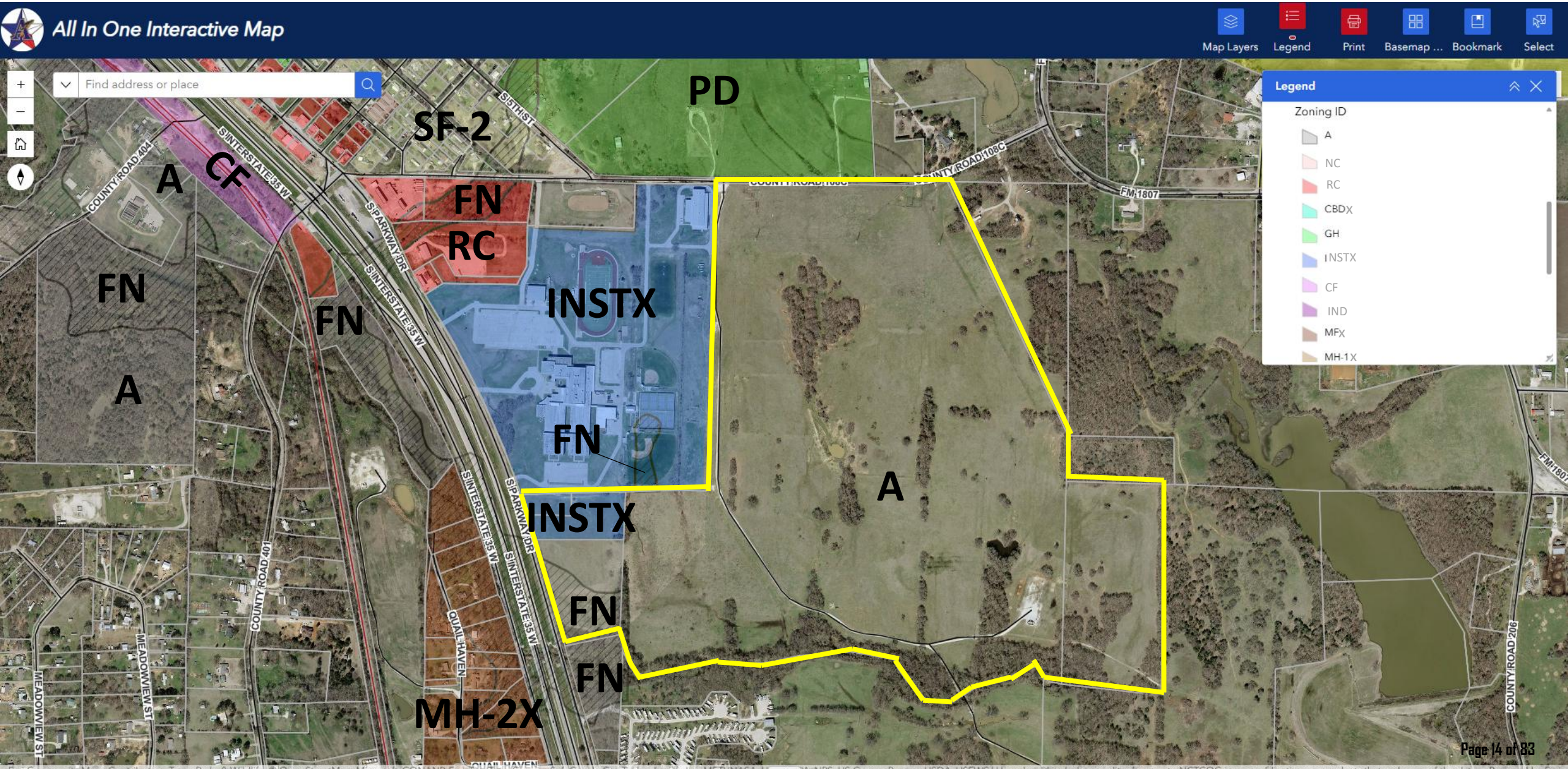
Floodplain + Nature areas form Alvarado's green space backbone. These green, natural spaces are essential to flood management, ecological health, and public access to open space. They are intentionally preserved as functional systems that protect the community, while enhancing quality of life and providing trail corridors.

DESIGN + PLACE PRINCIPLES

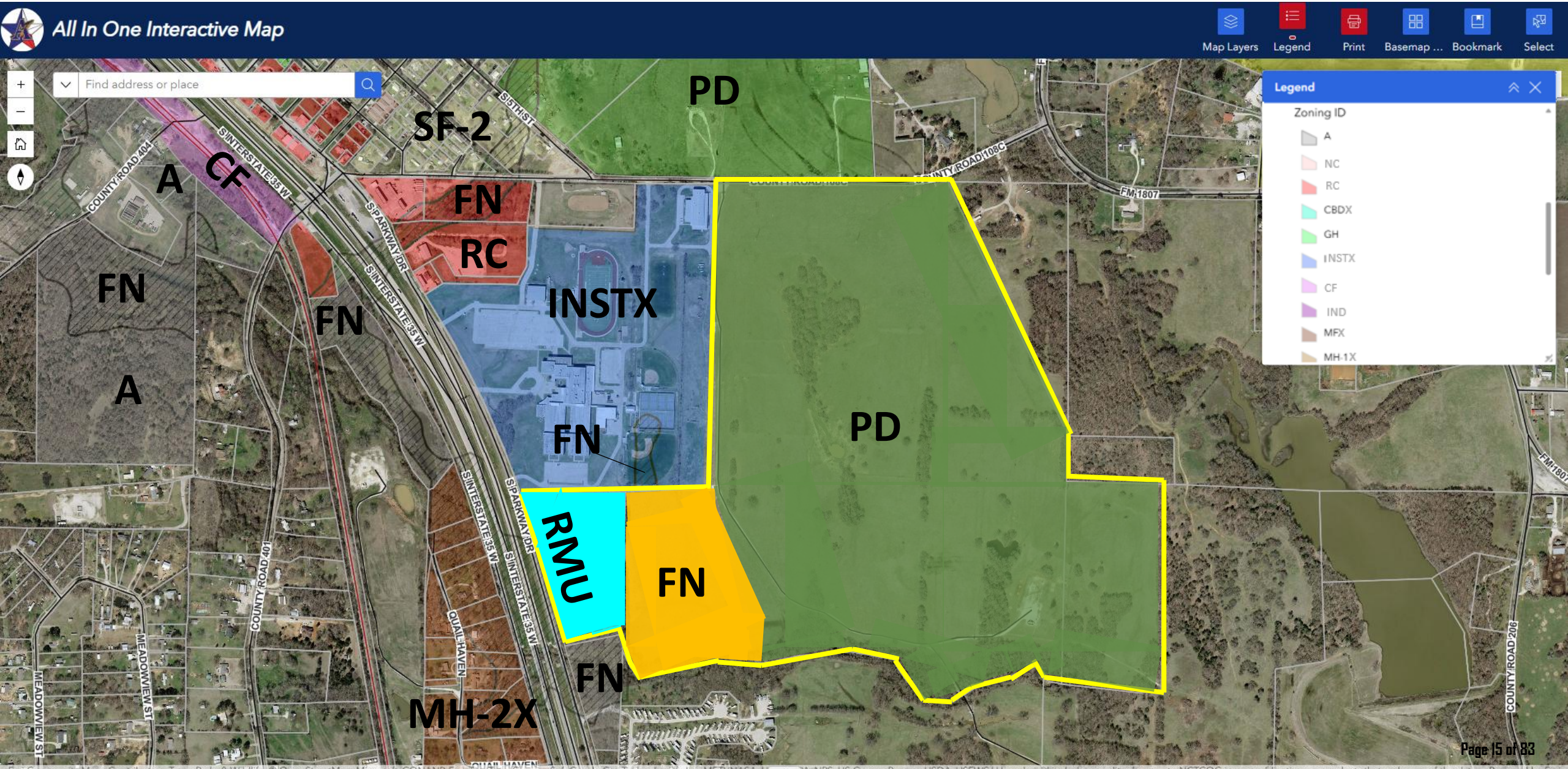
- Conserve floodplains and limit the level of development within these areas
- Support uses such as open space, parks, trails, and other low-impact amenities
- Preserve green, natural areas as functional floodplain and drainage systems
- Prioritize habitat preservation and enhancement, protection and installation of native landscaping, and natural drainage features
- Focus improvements on trails, passive recreation, and nature restoration
- Avoid development that increases flood risk or long-term maintenance obligations

ROLE IN ALVARADO
Floodplain + Nature areas shape where development should not occur while strengthening resilience, recreation, and environmental stewardship across the city.

Current Zoning Map



Zoning Map with Proposed Amendment



§ 42-40. RMU Regional Mixed Use district

(a) Purpose. The RMU district is intended to provide for high intensity mixed uses, including highway-oriented commercial, residential, and hospitality uses. The uses permitted in the RMU district are not generally carried on completely within a building or structure and an expanded range of commercial uses is permitted. This district is reserved for areas adjacent to major highways and corridors.

(b) Permitted uses and parking regulations. In the RMU district, no building or land shall be used and no building shall be hereafter erected, placed, reconstructed, altered or enlarged, unless otherwise provided in this chapter, except for the following uses:

Use	Parking Regulations
Accessory building to main use	1 space per employee to be occupying the building
Amusement, commercial (indoor or outdoor)	1 space for every 1,000 square feet of gross floor area
Antique shop	1 space for every 200 square feet of floor area
Arts, crafts store (indoor or outdoor sales)	1 space for every 200 square feet of floor area
Assisted living facility	1 space per employee, plus 1 space for each 6 beds
Auto laundry	1 space per 200 square feet of floor space
Auto parts sales (inside)	1 space for every 200 square feet of floor area
Auto repair, minor	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Automobile and trailer sales area, new or used	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Automobile service station	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Bakery and confectionery, retail sales	1 space per 300 square feet of gross floor area
Bank, savings and loan, credit union	1 space per 200 square feet of gross floor area

Bar, tavern, nightclub	1 space per 300 square feet of gross floor area
Barber school or college	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Barbershop	1 space per 200 square feet of gross floor area
Beauty culture school; cosmetology spec. shop	6 or 1 space per 300 square feet of gross floor area
Beauty shop	1 space per 200 square feet of gross floor area
Bed and breakfast inn	2 enclosed spaces per unit, must be attached to main structure
Boat sales and storage	1 space per 300 square feet of gross floor area
Bowling alley	6 spaces for each lane
Building materials, hardware (inside storage)	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Bus terminal	1 space per intended user
Business service	1 space per 300 square feet of gross floor area
Candle manufacturing	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Carwash	1 space per employee
Child care center	1 space per ten pupils/clients (design capacity)
Civic center	10 spaces plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet. If an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.
Clinic, medical or dental	1 space per 200 square feet of gross floor area
Community center, private	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.
Community center, public	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.

Concrete, asphalt batching plant (temporary)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Construction yard (temporary)	1 space per employee to be occupying the area
Convenience store	1 space per 300 square feet of gross floor area or 32 [sic]
Custom personal service shop	1 space per 200 square feet of gross floor area
Dance hall	1 space per 100 square feet of gross floor area
Discount, variety, or department store	1 space per 200 square feet of gross floor area
Drapery, needlework, or weaving shop	1 space per 300 square feet of gross floor area
Electrical substation	1 space per employee
Electrical transmission line	0 spaces
Engine and motor repair	3 spaces per service bay, plus 1 space per employee (maximum shift), plus 1 space per tow truck or other service vehicle
Exhibition area	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Farm equipment, sales and service	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Feed and farm supply (inside sales/storage)	1 space per 300 square feet of gross floor area
Feed and farm supply (outside sales/storage)	1 space per 300 square feet of gross floor area
Field or sales office, temporary	1 space per employee
Florist	1 space per 300 square feet of gross floor area
Food store; grocery store	1 space per 300 square feet of gross floor area
Fraternal organization, lodge or civic club	1.25 spaces per 200 square feet
Furniture and appliance repair and storage	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Furniture, appliance store	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Garage, private	1 space per employee to be occupying the garage
Garden (patio) home	2 enclosed spaces per unit, must be attached to main structure
Garden center (retail sales)	1 space per 200 square feet of gross floor area
Gas metering station	1 space per employee
General merchandise indoor auction	1 space per 300 square feet of gross floor area
General merchandise store	1 space per 200 square feet of gross floor area

Greenhouse or plant nursery, commercial	1 space per 200 square feet of floor area
Greenhouse or plant nursery, noncommercial	1 space per employee
Gymnastic or dance studio	1 space for each three seats at maximum seating capacity, plus 1 space for each 200 square feet
Handcraft shop	1 space per 300 square feet of gross floor area
Health club; gymnasium	1 space per employee plus 1 space per 100 square feet of floor area
Heliport or helistop	1 space if located on the ground
Hospital (acute care)	1 space for every 2 beds
Hospital (chronic care); long-term health care facility	1 space for each 2 beds
Hotel, motel, motor hotel, or motor lodge	1 space for each sleeping room, unit or guest accommodation, plus 1 space for each 300 square feet of commercial floor area
Laboratory, medical or dental	1 space per 300 square feet of gross floor area or 1 of the clinics
Laundry and cleaning, commercial	1 space per 300 square feet of gross floor area
Library	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.
Liquefied petroleum gas, storage and sale (no bulk plants)	1 space per employee plus 1 space for every 2,000 square feet of floor area
Local utility distribution lines	0 spaces
Medical supplies, sales and service	1 space per 300 square feet of gross floor area
Metal dealer, crafted precious	1 space per 300 square feet of gross floor area
Mobile food vendor	0 spaces
Mortuary or funeral home	1 space per 500 square feet of gross floor space in slumber rooms, parlors, or individual funeral service rooms
Motorcycle sales and service	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Multiple-family residence	For residence 1-99 units, 1.5 spaces per unit. For residence over 100 units, 1.5 spaces per unit with 20% being a covered space.

Museum or art gallery	10 spaces plus 1 additional space for each 300 square feet of gross floor area in excess of 2,000 square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of 1 space for each 4 seats that it contains.
Nonprofit animal shelter	1 space per 200 square feet of floor area
Nursery school, kindergarten	1 space per 10 pupils/clients (design capacity)
Office center	1 space per 300 square feet of gross floor area
Office, professional or general administrative	1 space per 300 square feet of gross floor area
Office-showroom/warehouse	1 space per 1,000 square feet of gross floor area for storage and warehousing, plus 1 space for each 100 square feet of office, sales or display area
Oil, gas, other mineral extraction	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space for each 1,000 square feet of gross floor area, whichever is greater
Park, playground or recreation center (public)	1 space per acre plus additional parking per facility constructed as herein provided
Parking lot or parking garage, automobile	1 space per employee, plus 1 space per vehicle to be parked
Pawn shop	1 space per 300 square feet of gross floor area
Personal service shop	1 space per 200 square feet of gross floor area
Pet shop	1 space per 300 square feet of gross floor area
Pharmacy	1 space per 300 square feet of gross floor area
Plumbing service	1 space per 300 square feet of gross floor area
Plumbing, heating, refrigeration or air conditioning business	1 space per 300 square feet of gross floor area
Post office, government and private	1 space per 300 square feet of gross floor area
Public or private franchised utility, excluding office buildings, garages, shops, railroad yards, loading yards, and warehouses	1 space per employee
Quick oil change facility	1 space per employee
Quick tune-up facility	1 space per employee
Racquetball facilities	4 spaces for each court
Radio, TV or microwave operation, amateur or commercial. (See further regulations in section 42-55(i).)	1 space per employee
Railroad station	1 space per employee, and if station is for public travel, 1 space for every 1,000 square feet of areas meant for public travel

Railroad team track and right-of-way	1 space per employee
Railroad track and right-of-way	1 space per employee
Residence hotel	1 space for each sleeping room per unit, plus 1 space for each 300 square feet of commercial floor area
Restaurant or cafeteria, with drive-in or drive-through service	1 parking space per 100 square feet of gross floor area
Restaurant or cafeteria, without drive-in or drive-through service	1 parking space per 100 square feet of gross floor area
School, commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
School, private (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, public (primary and/or secondary)	1 space for each four seats in the main auditorium or 1 space for each classroom plus 1 space for each 2 students, whichever is greater
School, trade	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Second hand store, furniture/clothing	1 space per 200 square feet of gross floor area
Service, retail	1 space per 200 square feet of gross floor area
Sewage pumping station	0 spaces
Shopping center	1 space per 200 square feet of gross floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds 10 percent of the shopping center floor area, shall require an additional 1 parking space per 100 square feet of gross floor area.
Shops, office and/or storage area of public or private utility	1 space per employee
Single-family dwelling, attached	2 enclosed spaces per unit, must be attached to the main structure
Stadium or playfield	1 parking space for each 4 seats or bench seating spaces
Studio (photographer, musician, artist)	1 space per 200 square feet of gross floor area
Studio for radio and television	1 space per 200 square feet of gross floor area
Swimming pool, commercial	1 space for each 100 square feet of gross water surface and deck area
Tanning salon	1 space per 200 square feet of gross floor area
Tattoo parlor/body piercing studio	1 space per 200 square feet of gross floor area
Teen club	1 space for every 1,000 square feet of floor area
Telephone exchange	1 space per employee

Telephone line	0 spaces
Theater (indoor)	1 space for each 4 seats or bench seating spaces
Tire dealer (with outside storage)	1 space for every 200 square feet of floor area
Tool rental shop	1 space per 200 square feet of gross floor area
Transit station or turnaround	1 space per intended user
Truck sales	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Vertically mixed-use commercial and residential	The sum of the parking ratio for commercial use(s) and the parking ratio for residential uses within the building
Washateria	1 space per 200 square feet of gross floor area
Water pumping station or well	0 spaces
Water storage, elevated or ground	0 spaces
Water treatment plant	1 space per employee

(c) District restrictions. The following restrictions shall apply to uses in the RC district:

(1) The business shall be conducted wholly within an enclosed building;

(2) Required yards shall not be used for display, sale, or storage of merchandise or for the storage of vehicles, equipment, containers, or refuse facilities;

(3) All merchandise shall be sold at retail on the premises; and

(4) Such use shall not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisance.

(d) Development criteria. Unless otherwise specifically provided in this section, the following development criteria shall apply to this district:

(1) Every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet and a maximum of ten feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yards. All outside storage shall be placed upon an all-weather hard surface. The screening requirements set forth above shall not apply to:

a. Off-street parking of motor vehicles in operable condition;

b. Off-street loading;

c. Permitted display of merchandise for sale to the public; and

d. Establishments of the drive-in type.

(2) The first ten feet of the required front yard setback, measured from the property line, shall be landscaped with trees, grass and shrubs, provided with pedestrian walks to the front of the building and maintained in a neat and attractive condition. The balance of said required setback may be utilized for off-street parking.

(3) No loading or storage of material or products shall be permitted in the required front yard.

(4) Pedestrian walkways shall be provided along the perimeter of buildings (where feasible) and connect to walkways, sidewalks, and/or trails within the development.

(e) Specific uses. The following specific uses are allowed in the RMU district when authorized under the provisions of section 42-45:

Use	Parking Regulations
Air conditioning and refrigeration contractor	1 space for every 200 square feet of floor area
Airport, landing field	1 space per employee, plus 1 space per stored vehicle
Arcade	1 space for every 200 square feet of floor area
Assisted living facility	1 space per employee to be occupying the building
Auto leasing	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Brew pub	1 space per 100 square feet of gross floor area
Building materials, hardware (outside storage)	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet
Cabinet and upholstery shop	1 space per 300 square feet of gross floor area
Cemetery or mausoleum	1 space per employee plus 1 space for every 1,000 square feet of gross floor area
Church, rectory, place of worship	1 space for every 4 seats in the main auditorium
Cleaning and dyeing, small shop	1 space per 300 square feet of gross floor area
College or university	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Community home	1 space per employee to be occupying the building
Electric power generating plant	1 space per employee
Fairgrounds	1 space per employee, plus 1 space for each 2 patrons based on maximum patron load
Farm seed and/or fertilizer sales/storage (inside)	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Flea market	1.5 spaces for each 200 square feet of gross floor area or market area
Golf driving range	1 space per employee plus 1 space per 5,000 square feet of floor area
Heavy machinery sales	2 spaces plus 1 additional parking space for each 500 square feet of gross floor area over 1,000 square feet

Kennel (with or without outside pens)	1 space per 200 square feet of floor area
Microbrewery	1 space per 200 square feet of floor area
Microdistillery	1 space per 200 square feet of floor area
Newspaper printing	1 space per 300 square feet of gross floor area
Parking lot or parking garage, truck parking	1 space per employee, plus 1 space per vehicle to be parked
Pipe sales and supply	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Print shop	1 space per 300 square feet of gross floor area
Pump sales, repair and maintenance	1 space for each 2 employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than 1 space per 1,000 square feet of gross floor area, whichever is greater
Registered family home	1 space per employee
Retirement housing	1 space for each 6 beds per unit
Sand, gravel, stone or earth sales	1 space per 300 square feet of gross floor area
School, trade or commercial	1 space for each 2 students, plus 1 space for each classroom, laboratory or instruction area
Self storage; mini-warehouse	4 spaces per complex, plus 1 space per 5,000 square feet of storage area
Servant's, caretaker's or guard's residence	1 space per unit
Service yards of government agency	1 space per employee
Sewage treatment plant	1 space per employee
Solid waste transfer station	1 space per employee
Storage/wholesale warehouse, light	1 space for each 2 employees, or 1 space per 1,000 square feet of total gross floor area, whichever is greater
Swimming pool, private	1 space for each 100 square feet of gross water surface and deck area
Theater (outdoor)	1 space for each 4 seats or bench seating spaces
Tire dealer (no outside storage)	1 space for every 200 square feet of floor area
Tobacco sales	1 space per 200 square feet of gross floor area
Trailer rental	1 space per 200 square feet of gross floor area
Travel trailer, manufactured housing or manufactured home display and sales	1 space per 200 square feet of gross floor area

Truck and bus leasing	1 space per employee, plus 1 space per stored vehicle, plus 1 space for each 500 square feet of indoor floor area or 1 space for each 1,000 square feet of outdoor area, whichever is greater
Truck or motor freight terminal	1 space per employee plus one space for each intended vehicle to be accommodated
Vendor, stationary	1 space per 200 square feet of gross floor area
Veterinarian clinic (with or without outside pens)	1 space per 200 square feet of gross floor area

(f) Development requirements.

Minimum lot area:	4,000 square feet
Minimum lot width:	50 linear feet
Minimum lot depth:	80 linear feet
Minimum front yard:	25/35 linear feet[1]
Minimum side yard:	No side yard is required except that a side yard of not less than 15 feet shall be provided on the side of a lot abutting a residential use or district.
Minimum rear yard:	No rear yard is required except that a rear yard of not less than 25 feet shall be provided upon that portion of a lot abutting a residential use or district.
Maximum ground coverage:	90 percent
Maximum density per acre:	45 du/ac
Height	55 linear feet[2]

[1] The first number in the column is the required setback for a front yard abutting a residential street; the second number in the column is the required setback for a front yard abutting a collector or major street.

[2] No building shall exceed 55 feet in height, except cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms, which may project not more than 12 feet beyond the maximum building height. The height restrictions of this district shall not apply to church steeples.

(g) Screening devices. In the event that the RC district abuts or is adjacent to a lot zoned SF-1, SF-2, GH, MH-1X, MH-2X, MH-3X, DD, TH, or MFX, no windows shall be permitted above ten feet on the building sides facing such residential district. In addition, a masonry or wood wall shall be constructed on the nonresidential property adjacent to the common property line. Except as provided by section 42-59, the wall shall have a minimum height of six feet above the average grade and shall taper to a height of three feet at the front building setback. Screening located exclusively along the front building setback must be an irrigated earthen berm, hedge, or decorative fencing only. This screening shall be maintained throughout the existence of the commercial use by the owner of the property or an associated property owners association.

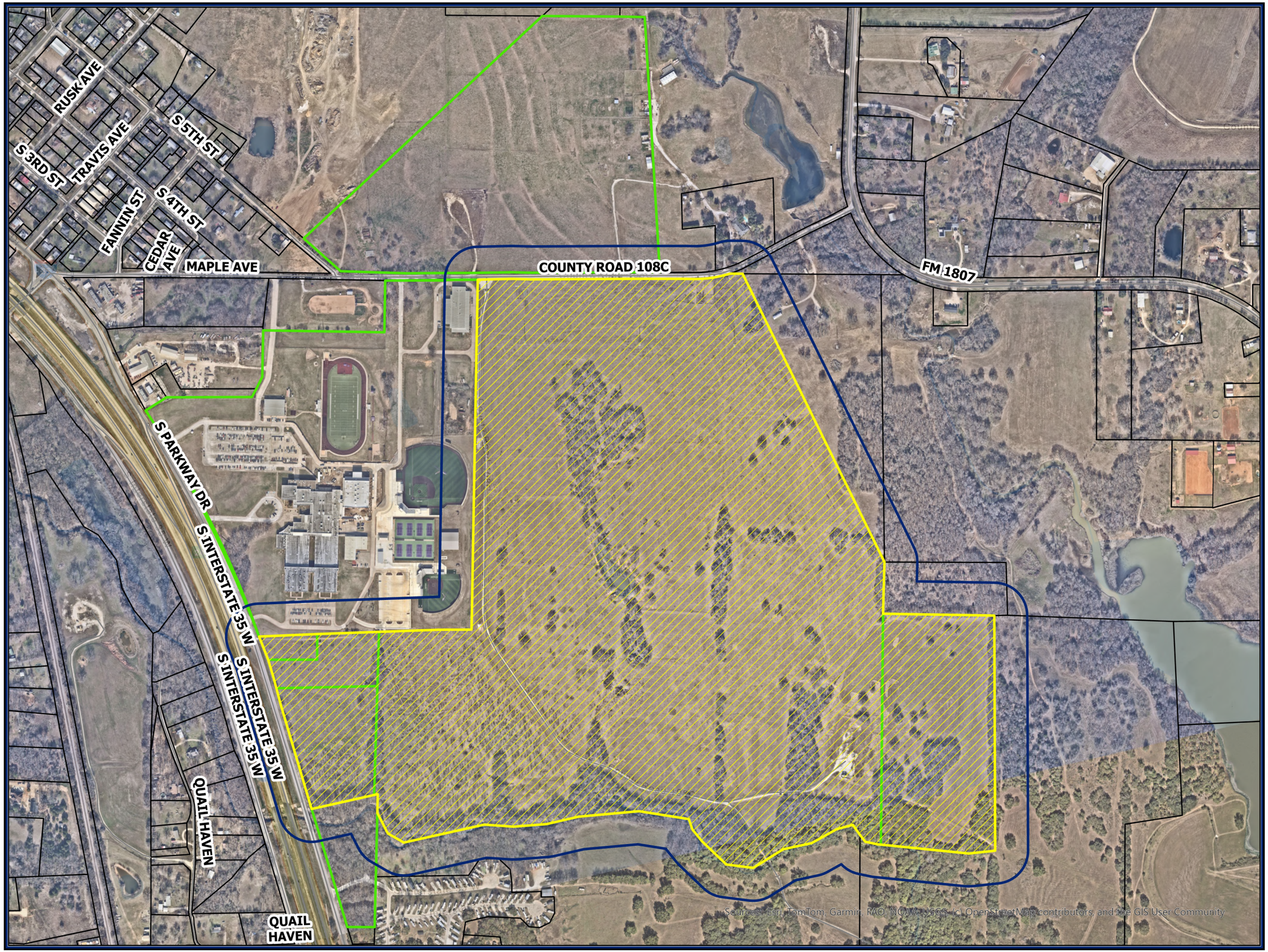
(h) Masonry requirements.

(1) All single-story buildings hereafter constructed or placed in the RMU district shall have at least 75 percent of their exterior wall surface constructed of masonry and/or glass pane.

(2) All buildings having more than a single story hereafter constructed or placed in the RMU district

shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.

(3) All additions hereafter constructed to buildings in the RMU district shall have at least 50 percent of their exterior wall surface constructed of masonry and/or glass pane.



Notification Map

Legend

- Roads
- Subject Property
- Johnson County Parcels
- 200 FT Buffer
- Notifications

N
W E
S

0 405 810 Feet

4/7/2026

Property ID	Owner Name	Owner Address
R000110924	BLOOMFIELD HOMES LP	1900 W KIRKWOOD BLVD STE 2300 B SOUTHLAKE, TX 76092-0000
R000002512	ALVARADO 228 DEVELOPMENT LLC	205 E HENDERSON ST CLEBURNE, TX 76031-0000
R000016792	ALVARADO 228 DEVELOPMENT LLC	205 E HENDERSON ST CLEBURNE, TX 76031-0000
R000012036	ALVARADO ISD	P O BOX 387 ALVARADO, TX 76009-0000
R000012038	ALVARADO 228 DEVELOPMENT LLC	205 E HENDERSON ST CLEBURNE, TX 76031-0000
R000012037	ALVARADO 228 DEVELOPMENT LLC	205 E HENDERSON ST CLEBURNE, TX 76031-0000
R000012039	ALVARADO 228 DEVELOPMENT LLC	205 E HENDERSON ST CLEBURNE, TX 76031-0000
R000012023	BERYL RESOURCES LLC	2830 S HULEN NO 384 FT WORTH, TX 76109-0000
R000125680	ALVARADO ISD	P O BOX 387 ALVARADO, TX 76009-0000

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

April 22, 2026

Dear Property Owner,

The City of Alvarado has received the request made by L. Wayne Powell represented by Ted Murphy with Avalon Development Group LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 14th day of May 2026, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 18th day of May 2026, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

According to City and County Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the requested zoning change. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or via email below.

Sincerely,

Justin French

Justin French, AICP, Community Development Director, City of Alvarado
frenchj@cityofalvarado.org

Member Texas Municipal League

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

April 22, 2025

Alvarado 228 Development, LLC
Attn: L. Wayne Powell
205 E. Henderson Street
Cleburne, TX 76031

The City of Alvarado has received your request for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive.

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For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

April 22, 2025

Avalon Development Group, LLC
Attn: Ted Murphy
8144 Walnut Hill Ln. Suite 750
Dallas, TX 75231

The City of Alvarado has received your request for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive.

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Sincerely,

Justin French

Justin French, AICP
Community Development Director
City of Alvarado

Member Texas Municipal League

City of Alvarado
104 W. College Ave. Alvarado, TX 76009
817-790-3351 ◆ www.cityofalvarado.org

April 22, 2026

Dear Dr. Kenneth Estes,

The City of Alvarado has received the request made by L. Wayne Powell represented by Ted Murphy with Avalon Development Group LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Garden Home (GH) District and Single Family Residential (SF-2) District uses with deviations and development plan approval on approximately 188.62 acres known as tracts in the R. Bell Survey, A-44, J. Bell Survey, A-46, T. Stephens Survey, A-778, and the A. Powers Survey, A-686; a zoning change from Agriculture (A) District to Floodplain & Nature (FN) District on approximately 26.41 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and a zoning change from Agriculture (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use (RMU) District on approximately 13.29 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway Drive. Approval of this rezoning request is anticipated to yield approximately 714 single-family, detached dwelling units, a municipal sports complex, and commercial pad sites adjacent to the IH-35W frontage road.

NOTICE OF HEARING BEFORE PLANNING AND ZONING COMMISSION

Notice is hereby given that a public hearing will be held before the Planning and Zoning Commission of the City of Alvarado on Thursday, the 14th day of May 2026, in the Council Chambers, 104 W. College Avenue, at 6:30p.m. regarding this request. The Planning and Zoning Commission will forward a recommendation to the City Council.

NOTICE OF HEARING BEFORE CITY COUNCIL

Notice is hereby given that a public hearing will be held by the City Council of the City of Alvarado on Monday, the 18th day of May 2026, in the Council Chambers, 104 W. College Avenue, at 6:30 p.m., regarding this request.

This notice is provided in accordance with Section 211.007(c-1) of the Texas Local Government Code. This is notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the Planning and Zoning Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request. For more information on the Comprehensive Plan, its land use classifications and its role in the planning and zoning process, you may contact the Community Development Director at 817.240.9585, or at frenchj@cityofalvarado.org.

Sincerely,

Justin French

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

Member Texas Municipal League

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING FROM AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR GARDEN HOME (GH) DISTRICT AND SINGLE FAMILY RESIDENTIAL (SF-2) DISTRICT USES WITH DEVIATIONS AND DEVELOPMENT PLAN APPROVAL ON APPROXIMATELY 188.62 ACRES KNOWN AS LAND IN THE R. BELL SURVEY, A-44, THE J. BELL SURVEY, A-46, THE T. STEPHENS SURVEY, A-778, AND THE A. POWERS SURVEY, A-686; REZONING FROM AGRICULTURAL (A) DISTRICT TO FLOODPLAIN & NATURE (FN) DISTRICT ON APPROXIMATELY 26.1 ACRES KNOWN AS LAND IN THE A. KIMBELL SURVEY, A-479, AND THE J. BELL SURVEY, A-46; AND REZONING FROM AGRICULTURAL (A) DISTRICT WITH A PORTION IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO REGIONAL MIXED USE (RMU) DISTRICT ON APPROXIMATELY 13.29 ACRES KNOWN AS LAND IN THE A. KIMBALL SURVEY, A-479, AND THE J. BELL SURVEY, A-46, ALL APPROXIMATELY ADDRESSED AT 1303 S. PARKWAY DRIVE, IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 11 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 16 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council finds the proposed zoning is consistent with the Future Land Use Plan; and

WHEREAS, The City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado;

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

SECTION 1. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended to change the zoning designation on the herein described properties and areas known as a 188.62-acre Parcel, a 26.1-acre Parcel, and a 13.29-acre Parcel in Exhibit "A" of this ordinance.

SECTION 2. The Permitted Uses and Development Standards attached hereto as Exhibit "B" and the Development Plan attached hereto as Exhibit "C" as incorporated herein for all purposes allowed by law, are hereby approved as the Permitted Uses, Development Standards, and Development Plan for the 188. Planned Development District.

SECTION 3. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time for two days in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 7. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 18th day of May, 2026 by a vote of ____ to ____.

ATTEST: **CITY OF ALVARADO**

_____ **By: _____**

Bobbie Jo Taylor, City Secretary **Jacob Wheat, Mayor**

Exhibit "A"
Metes & Bounds Descriptions

(See Next Page)

BEING 188.62 acres of land in the Robert Bell Survey, Abstract Number 44, J. Bell Survey, Abstract No. 46, T. Stephens Survey, Abstract No. 778, and the Ambrose Powers Survey, Abstract Number 686, Johnson County, Texas; being part of that certain tract of land described in a Warranty Deed to Alvarado 228 Development. LLC. as recorded in Book 2016 Page 2678, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a mag nail with washer set stamped “MANHARD CONSULTING” at the northernmost northwest corner;

THENCE North 89°45'44” East, a distance of 1,669.99 feet to a yellow capped 5/8” iron rod set stamped “MANHARD CONSULTING”;

THENCE North 62°48'30” East, continuing along said line, a distance of 147.84 feet to a mag nail with washer set stamped “MANHARD CONSULTING” at the northeast corner;

THENCE South 25°14'01” East, along the common line, a distance of 2,002.48 feet to a 1/2” iron rod found;

THENCE South 01°37'36” West, a distance of 314.22 feet to a found fence post;

THENCE South 89°01'16” East, a distance of 676.85 feet to a found 1/2" iron rod;

THENCE South 00°12'15” East, a distance of 1,428.77 feet to a 1/2" iron rod found at the southeast corner;

THENCE South 82°22'29” West, a distance of 160.00 feet to a capped 5/8" iron rod found stamped "RPLS 4838";

THENCE North 84°13'06” West, 557.60 feet to a point for corner;

THENCE North 78°11'06” West, 75.80 feet to a point for corner;

THENCE North 36°28'06” West, 127.40 feet to a point for corner;

THENCE South 75°02'54” West, 101.10 feet to a point for corner;

THENCE South 60°58'54” West, 175.40 feet to a point for corner;

THENCE South 77°47'51” West, 175.00 feet to a point for corner;

THENCE South 56°30'54” West, 172.60 feet to a point for corner;

THENCE North 86°37'06” West, 202.00 feet to a point for corner;

THENCE North 55°59'06” West, 54.80 feet to a point for corner;

THENCE North 45°42'06” West, 143.80 feet to a point for corner;

THENCE North 35°43'06” West, 100.00 feet to a point for corner;

THENCE North 21°54'06” West, 58.20 feet to a point for corner;

THENCE North 78°48'06” West, 186.90 feet to a point for corner;

THENCE North 80°49'06” West, 120.90 feet to a point for corner;

THENCE South 84°37'54” West, 367.50 feet to a point for corner;

THENCE South 76°51'54” West, 22.35 feet to a point for corner;

THENCE North 12°47'36” West, 333.88 feet to a point for corner;

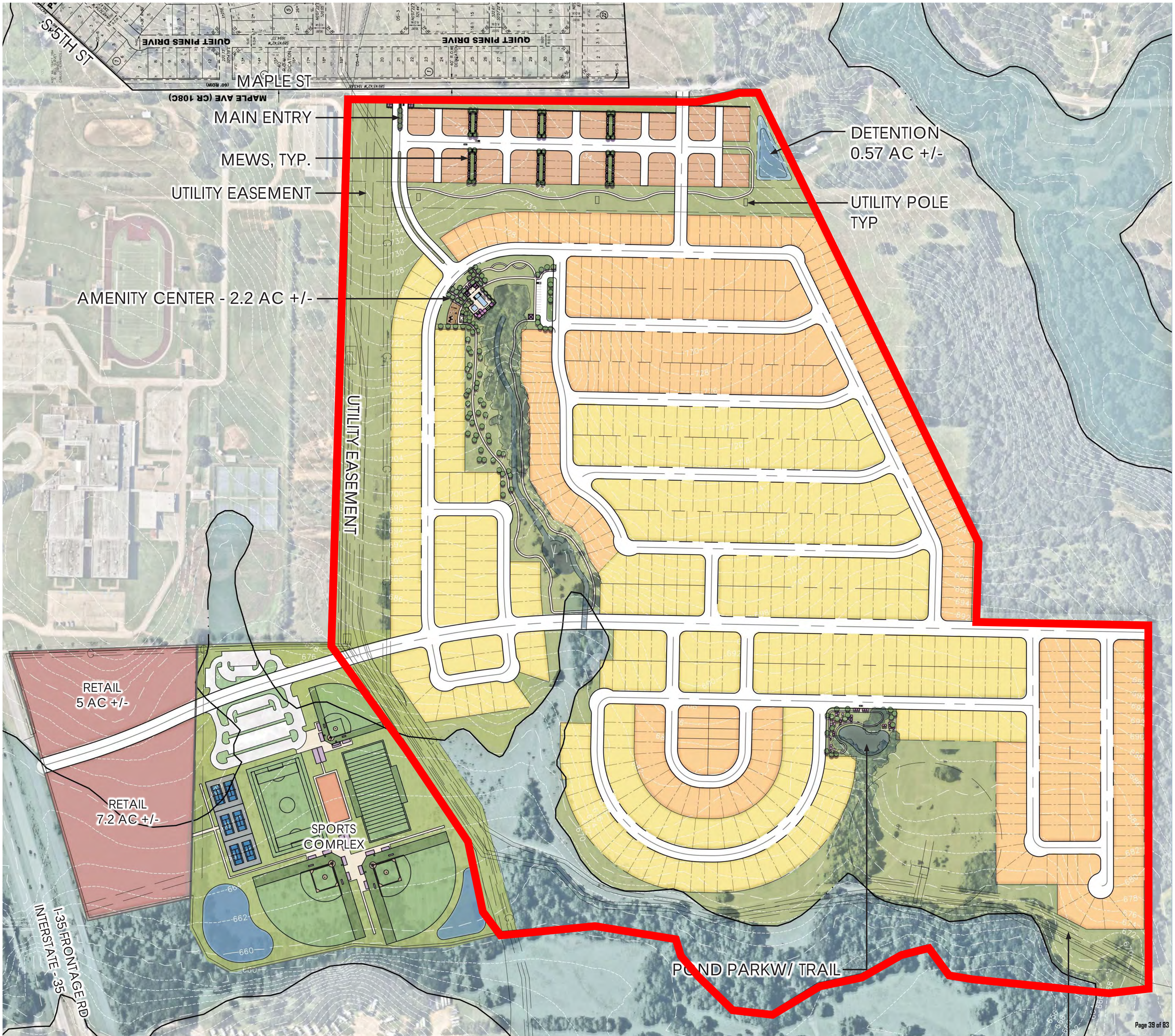
THENCE North 33°45'46” West, 978.77 feet to a point for corner;

THENCE North 89°48'52” East, 1.29 feet to a point for corner;

THENCE North 01°00'47” East, 2,128.25 feet to a point for corner;

THENCE South 89°49'45” West, 199.77 feet to a point for corner;

THENCE North 01°10'12” East, 20.88 feet to the POINT OF BEGINNING, containing 188.62 acres of land.


S 5TH ST
QUIET PINES DRIVE
QUIET PINES DRIVE
MAPLE ST
MAPLE AVE (CR 108C)
MAIN ENTRY
MEWS, TYP.
UTILITY EASEMENT
AMENITY CENTER - 2.2 AC +/-
DETENTION
0.57 AC +/-
UTILITY POLE
TYP
UTILITY EASEMENT
RETAIL
5 AC +/-
RETAIL
7.2 AC +/-
SPORTS
COMPLEX
I-35 FRONTAGE RD
INTERSTATE - 35
POND PARKW/ TRAIL

Alvarado – Sports Complex
26.41 Acres
Johnson County, Texas

BEING 26.41 acres of land in the A. Kimbell Survey, Abstract Number 479, and the J. Bell Survey, Abstract No. 46, Johnson County, Texas; being part of that called 228.322 acre tract of land described in a Warranty Deed to Alvarado 228 Development. LLC. as recorded in Book 2016, Page 2678, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described, by metes and bounds, as follows:

COMMENCING at a mag nail with washer set stamped "MANHARD CONSULTING" at the northernmost northwest corner of said 228.322 acres, and being on the centerline of Maple Street (prescriptive roadway);

THENCE South 01°10'12" West leaving said centerline, a distance of 20.88 feet to a ½-inch iron rod;

THENCE North 89°49'45" East, a distance of 199.77 feet to a capped ½-inch iron rod stamped "DANNENBAUM";

THENCE South 01°00'47" West, a distance of 2,128.25 feet to a 5/8-inch iron rod stamped "FORT WORTH SURVEYING" for the POINT OF BEGINNING;

THENCE South 33°42'00" East, a distance of 978.06 feet to a point for corner;

THENCE South 12°47'36" East, a distance of 333.88 feet to a point in Chambers Creek;

THENCE westerly with Chambers Creek as follows:

South 76°51'54" West, 180.65 feet;

South 85°21'54" West, 200.10 feet;

North 86°16'06" West, 178.50 feet;

South 75°39'54" West, 300.00 feet;

South 79°27'54" West, 200.60 feet;

North 60°35'35" West, 113.10 feet;

North 26°54'15" West, 139.50 feet;

THENCE North 01°04'35" East leaving said Creek, 113.85 feet to a fence post;

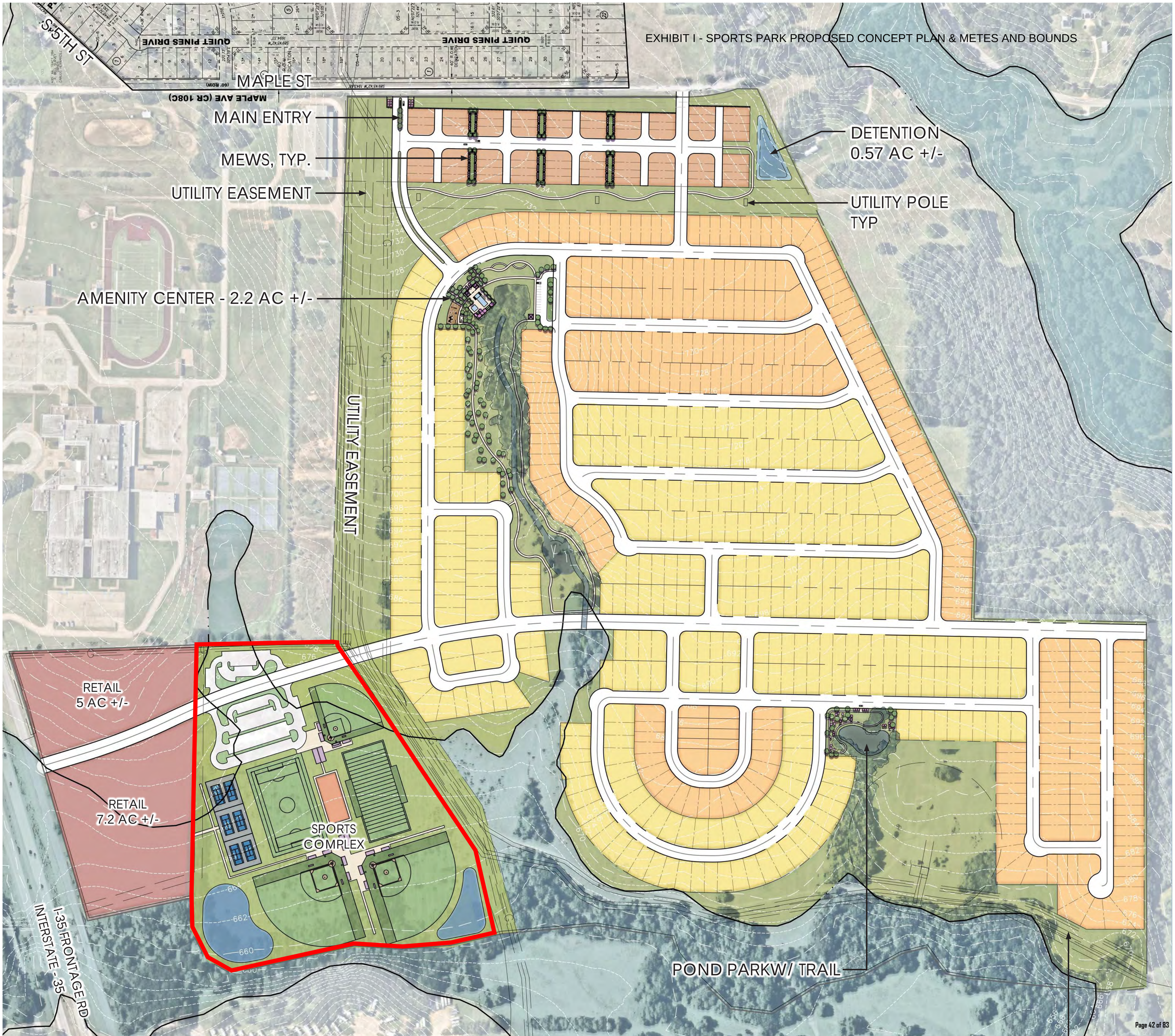
THENCE North 01°15'43" East, a distance of 989.34 feet to a ½-inch iron rod;

THENCE North 88°03'11" East, a distance of 362.87 feet to a 60d nail;

THENCE North 89°48'52" East, a distance of 199.83 feet to the POINT OF BEGINNING, containing 26.41 acres of land more or less.

P/611.174001/doc/survey/legal Desc/Alvarado Sports Plex

EXHIBIT I - SPORTS PARK PROPOSED CONCEPT PLAN & METES AND BOUNDS



13.29 Aces – Commercial Tract
Johnson County Texas

BEING 13.29 acres of land in the A. Kimbell Survey, Abstract Number 479, and the J. Bell Survey, Abstract No. 46, Johnson County, Texas; being part of that called 228.322 acre tract of land described in a Warranty Deed to Alvarado 228 Development. LLC. as recorded in Book 2016, Page 2678, Deed Records, Johnson County, Texas (D.R.J.C.T.), and being more particularly described, by metes and bounds, as follows:

COMMENCING at a mag nail with washer stamped "MANHARD CONSULTING" for the northernmost northwest corner, being on the centerline of Maple Street (prescriptive roadway);

THENCE South 01°10'12" West, a distance of 20.88 feet to a ½-inch iron rod;

THENCE North 89°49'45" East, a distance of 199.77 feet to a capped ½-inch iron rod stamped "DANNENBAUM";

THENCE South 01°00'47" West, a distance of 2,128.25 feet to a ½-inch capped iron rod stamped "FORT WORTH SURVEYING";

THENCE South 89°48'52" West, a distance of199.83 feet to a 60-d nail;

THENCE South 88°03'11" West, a distance of 362.87 feet to a ½-inch iron rod for the POINT OF BEGINNING;

THENCE South 01°15'43" West, a distance of 989.34 feet to a point for corner;

THENCE South 77°34'21" West, a distance of 401.58 feet a point for corner on the easterly right of way line for Interstate 30;

THENCE northerly with said right of way line as follows:

> North 16°34'19" West, a distance of 824.58 feet a 1-inch smooth iron rod for the beginning of a curve;
>
> Along a curve to the left, having a radius of 5,904.58 feet, a delta of 02°38'45", an arc length of 272.67 feet, and whose long chord bears North 17°50'20" West, 272.65 feet to a point for corner;

THENCE North 87°59'41" East leaving said right of way line, a distance of 733.11 feet to the POINT OF BEGINNING, containing 13.29 acres of land, more or less.

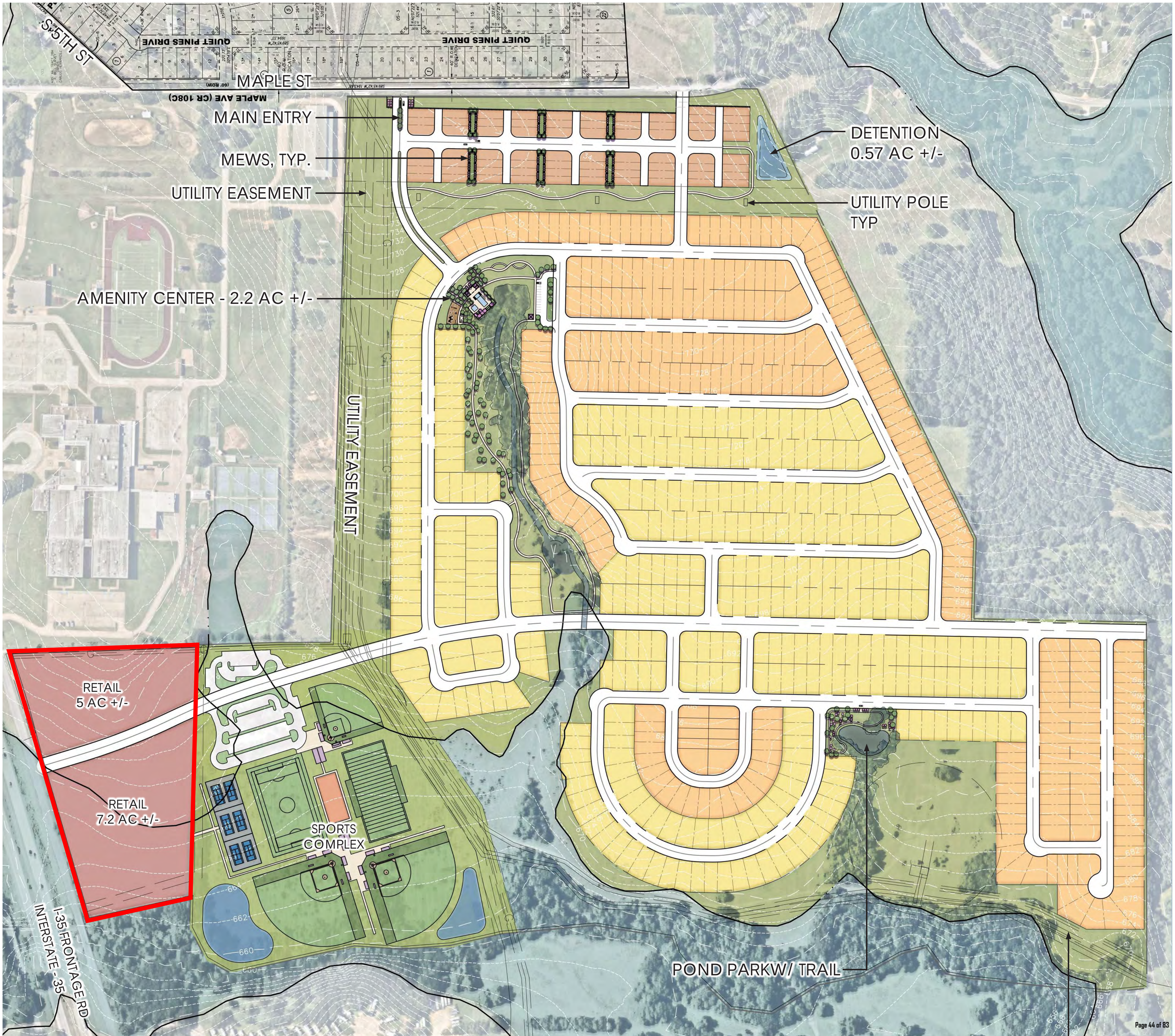

S 5TH ST
QUIET PINES DRIVE
QUIET PINES DRIVE
MAPLE ST
MAPLE AVE (CR 108C)
MAIN ENTRY
MEWS, TYP.
UTILITY EASEMENT
AMENITY CENTER - 2.2 AC +/-
DETENTION
0.57 AC +/-
UTILITY POLE
TYP
UTILITY EASEMENT
RETAIL
5 AC +/-
RETAIL
7.2 AC +/-
SPORTS
COMPLEX
I-35 FRONTAGE RD
INTERSTATE - 35
POND PARKW/ TRAIL

Exhibit "B"
PD District Permitted Uses and
Design Standards

(See Next Page)

CHAMBERS CREEK

ZONING & DEVELOPMENT STANDARDS

CHAMBERS CREEK – PURPOSE AND INTENT:

Chambers Creek will be a ±228-acre mixed-use development that creates a vibrant, interconnected community balancing urban conveniences with neighborhood charm. The development emphasizes thoughtful integration of residential, retail, and commercial spaces to foster a live-work-play environment.

The residential component will include approximately 188.62 acres and is intended to be zoned utilizing a *Planned Development District with Garden Home (GH) and SF-2 base zoning* that will feature a diverse housing mix with single-family homes designed to meet various lifestyle needs and preferences. The single-family neighborhood will offer a range of lot sizes and home styles that appeal to first-time buyers, growing families, those seeking to move up, and those seeking to downsize. Chambers Creek is designed with larger front and back yards than typical developments, enhancing curb appeal while providing residents with more private outdoor space for personal customization. The residential area of the project will be included in the Chambers Creek Public Improvement District.

Chambers Creek prioritizes community connectivity through a network of walkable spaces including trails, sidewalks, and gathering areas. The carefully planned amenities will include a full-featured amenity center, pocket parks, and trail connections that will enhance the livability of the neighborhood. Existing mature trees and natural ponds are preserved and integrated into amenity areas and open spaces, creating serene, nature-rich gathering spots.

In addition, approximately 26.41 acres of land will be donated and built by the developer for the City of Alvarado for a proposed regional sports complex, which will include baseball, softball, football, and soccer fields, pickleball courts, concessions, restrooms, and playground areas. The Sports Park District within Chambers Creek is intended to be zoned outside of the PD in a standalone district utilizing the *Floodplain & Nature (FN) base zoning designation*. This sports complex will be privately funded and reimbursed to the developer through a newly created Tax Increment Reinvestment Zone that will include all 228 acres of Chambers Creek Development within this new TIRZ boundary.

Additionally, the centralized open space and pocket parks are strategically and naturally located within the residential areas ensure that residents from both sides of the community are only a short walk away from beautiful landscaped green spaces. These amenity areas will create vibrant and natural gathering spaces that encourage active lifestyles and meaningful social interaction among residents of all ages, with a focus on connectivity, recreation, and lasting neighborhood identity which brings the community together.

The retail and business components along the I-35 corridor will encompass approximately 13.29 acres and it is proposed to be zoned outside of the PD in a standalone district utilizing the *Regional Mixed Use (RMU) base zoning designation*. The concept for this area is intended to provide convenient services to residents while creating a distinctive gateway to the development. These areas are strategically positioned to maximize visibility and accessibility, offering opportunities for everyone within the community and beyond. Chambers Creek is designed to serve families, employees of Alvarado businesses, local business owners, entrepreneurs, and visitors alike, reinforcing connectivity, recreation, and lasting neighborhood identity.

DEVELOPMENT STANDARDS - SINGLE FAMILY

The single-family residential areas of Chambers Creek are assigned the following base zoning districts in accordance with 42-35(b) of the City of Alvarado Zoning Ordinance: Lot Type 1 and Lot Type 2 carry a base zoning of GH - Garden Home District (42-23); Lot Type 3 carries a base zoning of SF-2 - Single-Family Residential District (42-22). Common areas and HOA-maintained open space within the single-family areas shall also carry the GH base zoning designation. Any development standard not expressly addressed in this PD shall default to the requirements of the applicable base zoning district.

1. Uses:

   A. Permitted uses in the Chambers Creek single-family areas shall be limited to single-family homes, amenities detailed in this Exhibit, and accessory structures as permitted by the City of Alvarado, with the exception of carports.

   B. No Specific Use Permit shall be applied for or issued on any lot in the Chambers Creek Subdivision.

   C. Model homes associated with the sale of single-family residences are permitted on the Property until all single-family residences are occupied. Temporary sales offices (i.e. Trailers) are allowed only until model homes are built and certificate of occupancy is issued. Model Homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

2. The minimum allowable lot mix shall be as follows but not to exceed an increase in lot count of 5% as shown on the preliminary plat:

Lot Type	Lot Size	Lots	% of Residential Area
Type 1	29’ x 102’	75	11%
Type 2	40’ x 120’	302	42%
Type 3	50’ x 120’	336	47%

3. Single-Family Detached Lot Development Standards:

Lot Type	Lot Type 1	Lot Type 2	Lot Type 3
Minimum Lot Width	29'	40'	50'
Minimum Lot Depth	100'	115'	115'
Mimimum Lot Area (SqFt)	2,950	4,800	6,000
Minimum Front Yard Setback	30'	25'	25'
Minimum Rear Yard Setback	15'	15'	15'
Minimum Side Yard Setback	4'*	5'	5'
Minimum Side Yard of Corner Lot	8'	10'	10'
Maximum Lot Coverage	50%	50%	54%
Maximum Height (to highest eave or parapet)	35'	35'	35'
Maximum Height (to top of roof structure)	45'	45'	45'
Minimum Off-Street Parking Spaces	2'	2'	2'

*No roof eaves or architectural projections may encroach into this setback.

4. NOTES:

A. Location of Lot Type shall be in accordance with the Concept Plan and preliminary plat

B. Lot widths to be measured at front yard setback line.

C. Outdoor living areas shall have a minimum rear setback of 10' whether or not the area is covered by a roof which is integrated into the dwelling unit.

5. Architectural standards: All structures constructed within the Chambers Creek community shall comply with the architectural standards as indicated below:

A. Streetscape Standards: Sidewalks shall be provided along all residential streets in the development and shall be constructed in compliance with the current adopted City of Alvarado Infrastructure Design Standards.

B. Garages: Decorative garage doors shall be constructed of wood, metal, or a composite material made to have the appearance of wood. No carports are allowed.

C. Landscaping: All Type 1 single-family lots shall include a minimum of one (1) 3" caliper shade tree, all Type 2 and Type 3 single family lots shall include a minimum of one (1) 3” caliper shade tree or two (2) 1½" caliper ornamental trees shall be planted (selected from the Approved Planted Materials List). Planting beds fronting the street on all lot Types will have a minimum of five (5) shrubs including at least one (1) 5-gallon shrub and four (4) one-gallon shrubs. Areas not used for buildings, tree plantings, planting beds, driveways or patios on all lots must be fully sodded and shall be improved with an automatic irrigation system. Unless otherwise noted herein, landscaping standards are intended to comply with Section 42-58, Alvarado Zoning Ordinance.

D. Open Space and Amenities: The open space, trail, and amenity features of Chambers Creek, as depicted on the Amenity Center and Trail Plan dated January 16, 2026, are intended to satisfy the design requirements of 42-35(e) of the Alvarado Zoning Ordinance.

E. Fencing: All fences shall be six (6) feet in height and shall be constructed of wood, wrought iron, or ornamental metal as depicted on the Chambers Creek Concept Wall and Fence Plan Exhibit dated January 16, 2026, and in compliance with Section 42-59, Alvarado Zoning Ordinance. Chain link fencing is prohibited.

F. Elevations/Exterior Finish Materials: Building elevations for all structures shall include a minimum of 100% masonry and/or glass. It is provided, however, that up to 20% of the outside walls may be constructed of other materials for decorative, architectural or other design purposes. Such other material for outside walls shall be impervious material that is required for outside walls by the residential building code mandated by the state and the ordinances of the city. Acceptable exterior finish materials, excluding openings for doors and windows, shall include brick, stone, cementitious fiber board with a minimum thickness of five sixteenth inch (5/16”), and stucco. Masonry materials shall include brick, stone, cementitious fiberboard with a minimum thickness of five sixteenth inch (5/16”) and stucco. Accent configurations shall adhere to the following standards:

1. All stone shall be detailed and laid to resemble structural stone walls (i.e., stone shall be chopped or saw cut).

2. All stucco shall be cement plaster made of cement sand and lime and shall be applied to elevations using a three-step process with a smooth or sand-finish.
3. Exterior insulated finishing systems (E.I.F.S.) or other synthetic stucco as defined by the International Building Code shall be prohibited on all elevations.
4. All wood shall be painted or stained.

G. Address Monuments: All homes will be required to have a decorative address display which will be mounted on the front façade of all main dwellings.

H. Roofs:

1. All dwelling units shall have pitched roofs.
2. All single-family residential units shall have a minimum roof pitch of 6:12 on primary pitches.
3. All roofs shall be clad in architectural-grade shingles.

I. Accessory buildings and structures: All accessory buildings and structures shall comply with the architectural and other design considerations in the Alvarado Zoning Ordinance in addition to the setback requirements identified herein.

J. Repetition of Floor Plan and Elevation: A minimum of three (3) platted residential lots must be skipped on the same side and two (2) lots must be skipped on the opposite side of a street before rebuilding the same single-family residential unit with an identical (or nearly identical) street elevation design and exterior masonry selection. The same floor plan and elevation shall not be repeated on neighboring, side by side lots or directly across the street. Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little to no variance in the articulation of the façade, height, or width of façade, placement of the primary entrances, porches, number and placement of windows, and other major architectural features. It does not mean similar colors, materials, or small details.

COMMUNITY DESIGN STANDARDS

1. Community Buffers:

Unless otherwise noted herein, the Community Design Standards are intended to comply with the Alvarado Zoning Ordinance.

A. Proposed Collector Roads that are a minimum 60’ ROW (Maple Ave, Maple Ave Main Entry, I-35W Main Entry):

1. A landscape buffer shall be provided adjacent to both sides of each Collector Road and include 3-inch caliper overstory trees planted every 50 feet as depicted in the Chambers Creek Street Section 60 FT ROW Collector Road Exhibit dated January 16, 2026. Berms and retaining walls may be constructed within the buffer to enhance the visual appeal.

2. Additional plantings shall also be installed throughout the buffer. Planting material includes, but is not limited to shrubs, ornamental grasses, turf, and mulched planter beds. Decorative hardscape features may also be incorporated in the buffer design.

3. A minimum 5' wide concrete walking path shall be provided within the right-of-way along both sides of any proposed Collector.

4. Privacy wall and fencing along collector roads to be as depicted on the Chambers Creek Conceptual Wall and Fence Plan Exhibit dated January 16, 2026

B. Irrigation:

1. Landscape buffers shall be maintained with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.

2. Neighborhood Entry Features:

A. Primary Entry A (Maple Ave):

1. Architectural features on masonry walls or masonry monuments shall be located at the primary entrance for Chambers Creek. as depicted on the Chambers Creek Conceptual Entry Signage Exhibit dated January 16, 2026

2. Entry features and/or community signage may be lighted, within any applicable setback.

B. Primary Entry B (I-35 Frontage):

1. Architectural features on masonry walls or masonry monuments shall be located at the primary entrance for Chambers Creek as depicted on the Chambers Creek Conceptual Entry Signage Exhibit dated January 16, 2026

2. Entry features and/or community signage may be lighted, within any applicable setback.

Sports Park Base Zoning District – Floodplain & Nature (FN)

Chambers Creek Development will include approximately 27 acres of land and will be donated and built by the developer for the City of Alvarado for a proposed regional sports complex. Preliminary design concepts include baseball, softball, football, and soccer fields, pickleball courts, concessions, restrooms, and playground areas. This sports complex will be privately funded and reimbursed to the developer through a Tax Increment Reinvestment Zone.

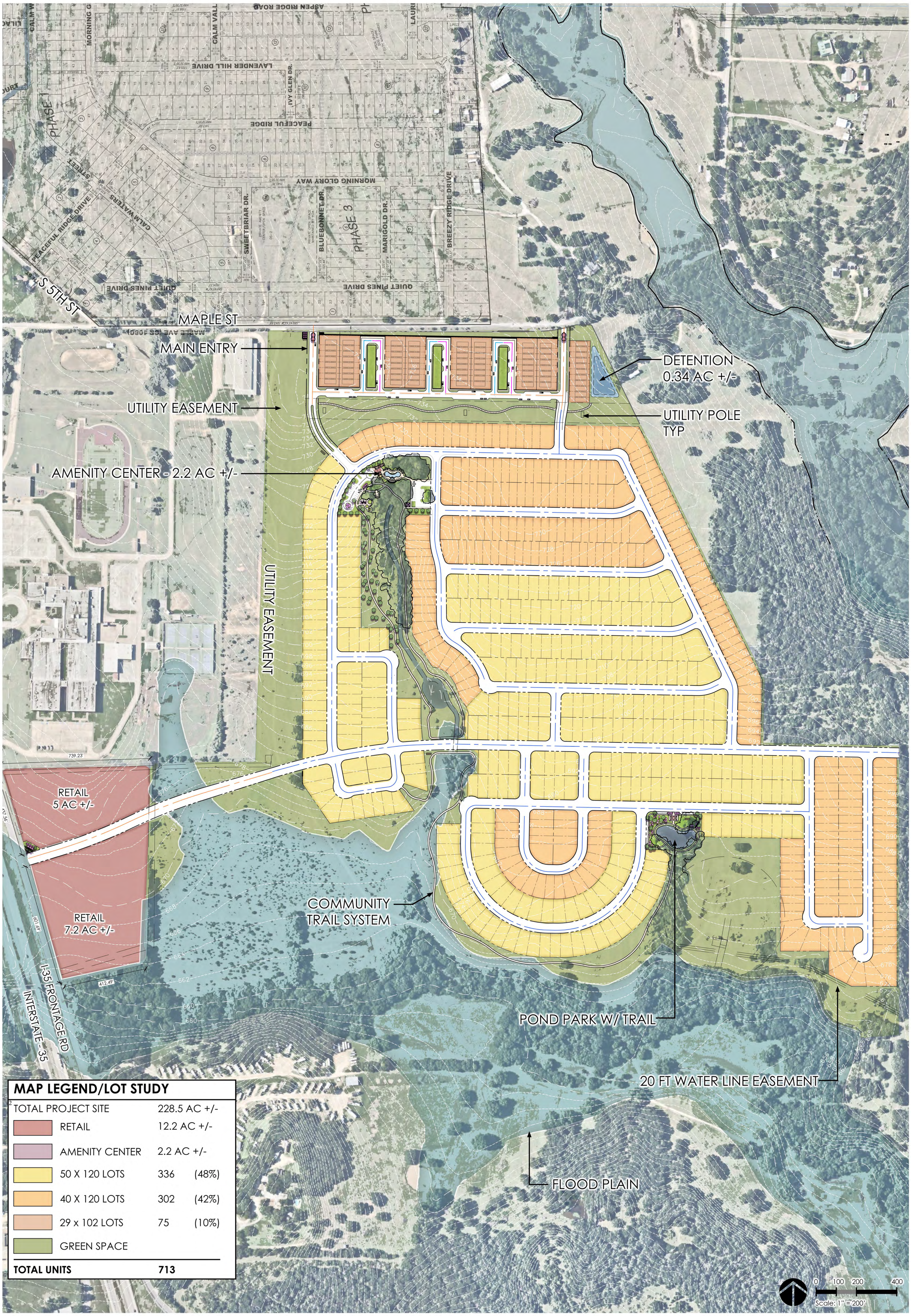
Commercial Property Zoning District – Regional Mixed Use (RMU)

The Chambers Creek Development will include approximately 13.29 acres with frontage on the I-35 W service road immediately to the South of the Alvarado High School. The initial concepts for this area include retail and commercial uses that benefit from the proximity to the I-35 frontage road, the Alvarado High School, and located at the main entry to the homes to be built in Chambers Creek. This area is proposed to be zoned utilizing the Regional Mixed Use (RMU) base zoning district to allow for the most flexibility in developing this area of Master Planned Community.

Chambers Creek Deviations to Base Zoning						
Chambers Creek Lot Type	**Type 1 Proposed**	**Base Zoning Ord.**	**Type 2 Proposed**	**Base Zoning Ord.**	**Type 3 Proposed**	**Base Zoning Ord.**
Base Zoning District	**GH**	**GH**	**GH**	**GH**	**SF-2**	**SF-2**
Minimum Lot Width	29'	25'	40'	25'	50'	50'
Minimum Lot Depth	**100'**	120'	**115'**	120'	**115'**	120'
Mimimum Lot Area	2,950'	2800'	4,800'	2,800'	6,000'	6,000'
Minimum Front Yard Setback	30'	15'	25'	15'	25'	25'
Minimum Rear Yard Setback	15'	5'	15'	5'	**15'**	25'
Minimum Side Yard Setback	4'	0'	5'	0'	**5'**	8'
Minimum Sideyard Corner Lot	8'	0'	10'	0'	10'	10'
Maximum Height	35'	35'	35'	35'	35'	35'
Mimimum Attached Parking	**1**	2	2	2	2	2
Additional Drive Parking	2	N/A	2	N/A	2	N/A
Maximum Density per Acre	7 DU	12 DU	3.6 DU	12 DU	3.6 DU	6.0 DU
Maximum Lot Coverage	**50%**	45/65	**50%**	45/65	**54%**	45/55
Note: Type 2 and 3 Lots generally have a minimum lot depth of 120' but shown as 115' to allow for odd shaped lots but will meet the min Lot Area						

Exhibit "C"
Concept Plan

(See Next Page)



MAP LEGEND/LOT STUDY

TOTAL PROJECT SITE	228.5 AC +/-	
RETAIL	12.2 AC +/-	
AMENITY CENTER	2.2 AC +/-	
50 X 120 LOTS	336	(48%)
40 X 120 LOTS	302	(42%)
29 x 102 LOTS	75	(10%)
GREEN SPACE		
TOTAL UNITS	**713**	

1/16/2026

CHAMBERS CREEK

EXHIBIT * - CONCEPTUAL SITE PLAN

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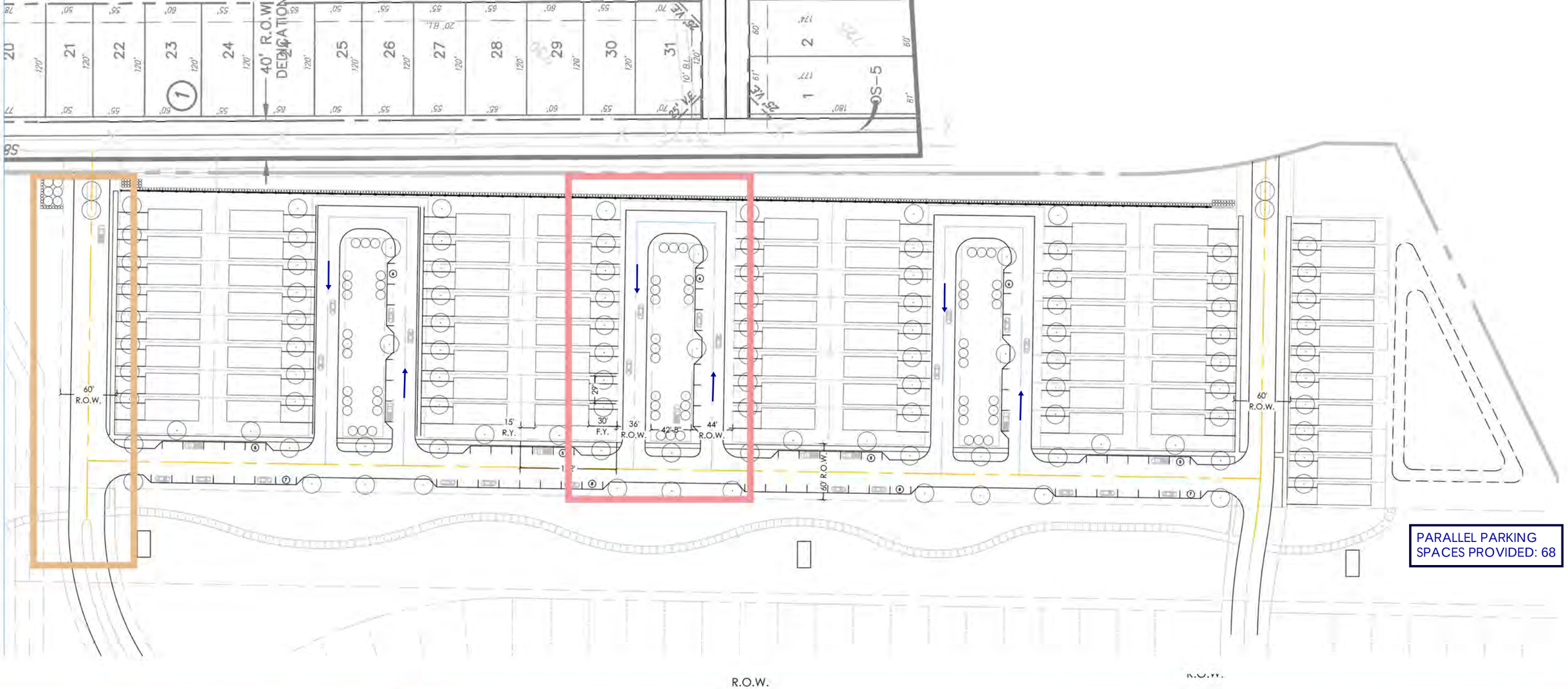
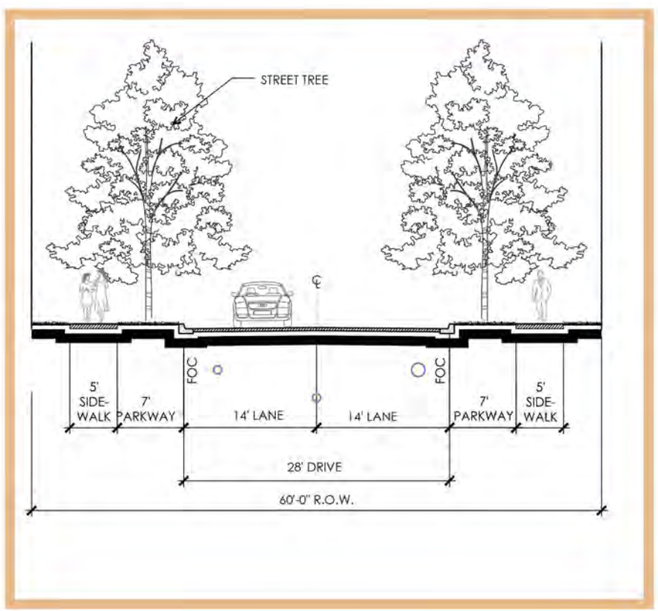
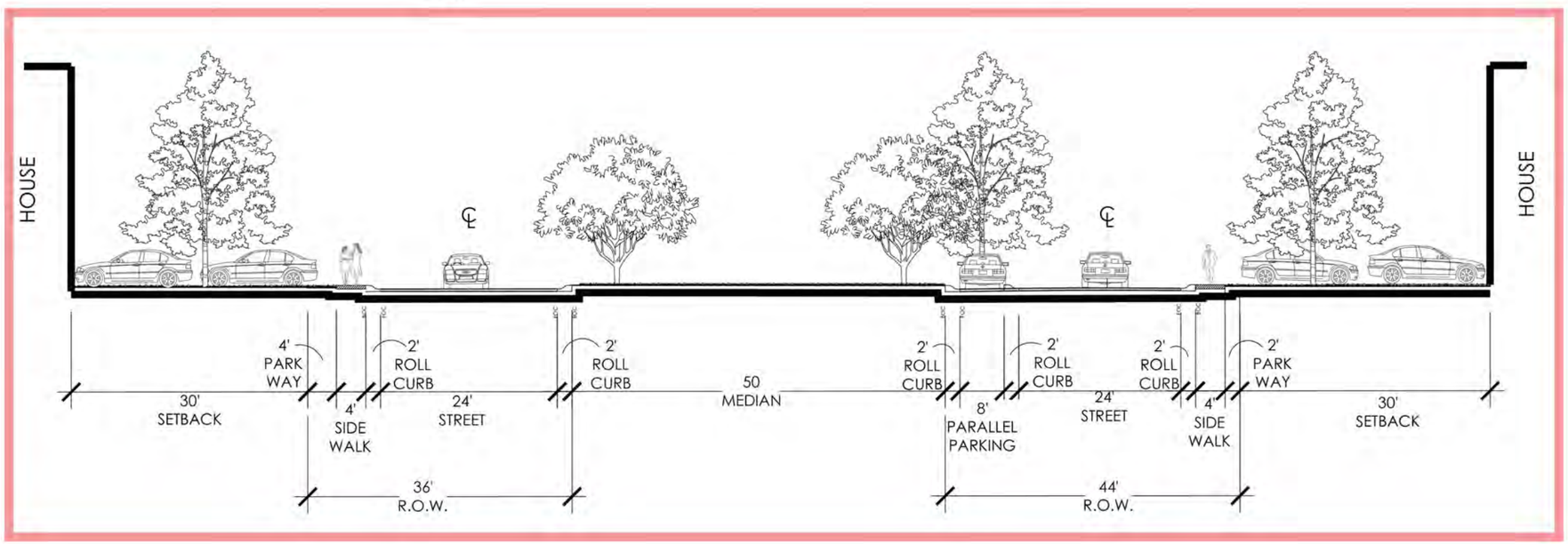
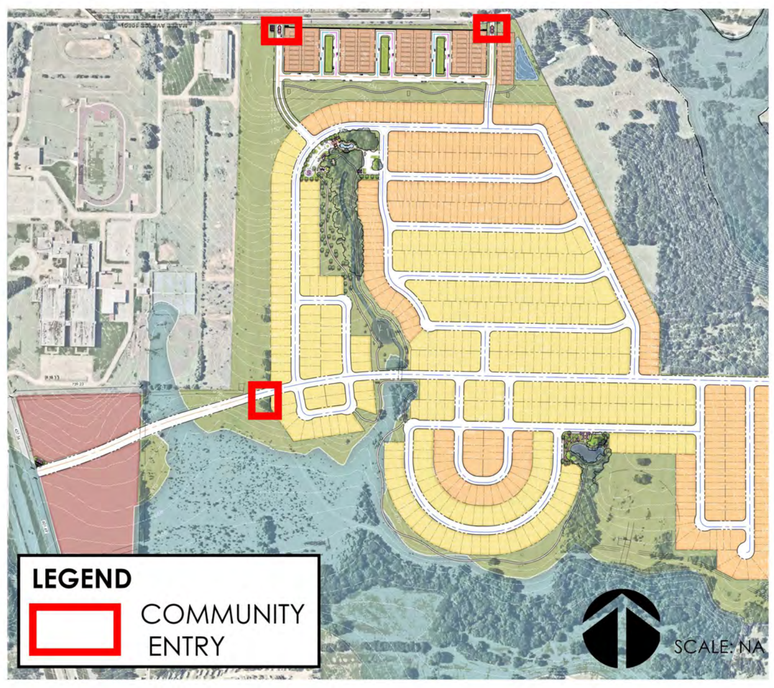

40' R.O.W. DEDICATION
60' R.O.W.
15' R.Y.
30' F.Y.
36' R.O.W.
42'-8"
44' R.O.W.
60' R.O.W.
PARALLEL PARKING SPACES PROVIDED: 68
R.O.W.


STREET TREE
FOC
FOC
5' SIDE-WALK
7' PARKWAY
14' LANE
14' LANE
7' PARKWAY
5' SIDE-WALK
28' DRIVE
60'-0" R.O.W.


HOUSE
HOUSE
4' PARK WAY
2' ROLL CURB
2' ROLL CURB
30' SETBACK
4' SIDE WALK
24' STREET
50 MEDIAN
2' ROLL CURB
2' ROLL CURB
2' ROLL CURB
2' PARK WAY
8' PARALLEL PARKING
24' STREET
4' SIDE WALK
30' SETBACK
36' R.O.W.
44' R.O.W.



KEY MAP

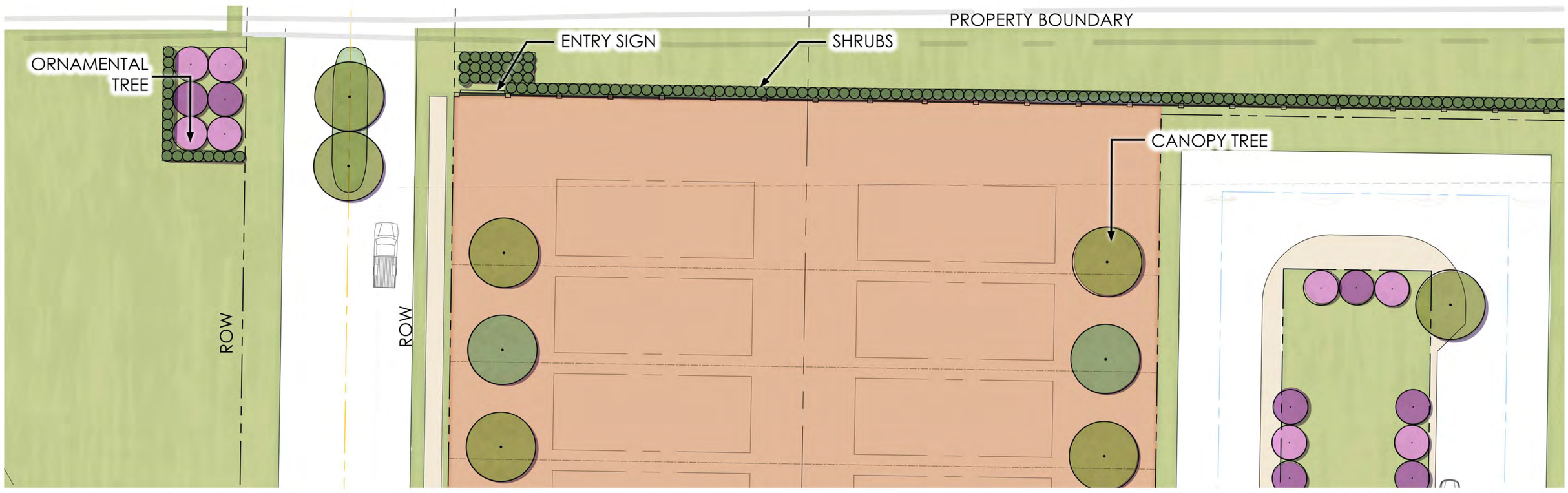
COMMUNITY ENTRY CONCEPT 1

COMMUNITY ENTRY CONCEPT 2

COMMUNITY ENTRY INSPIRATION- SOUTH

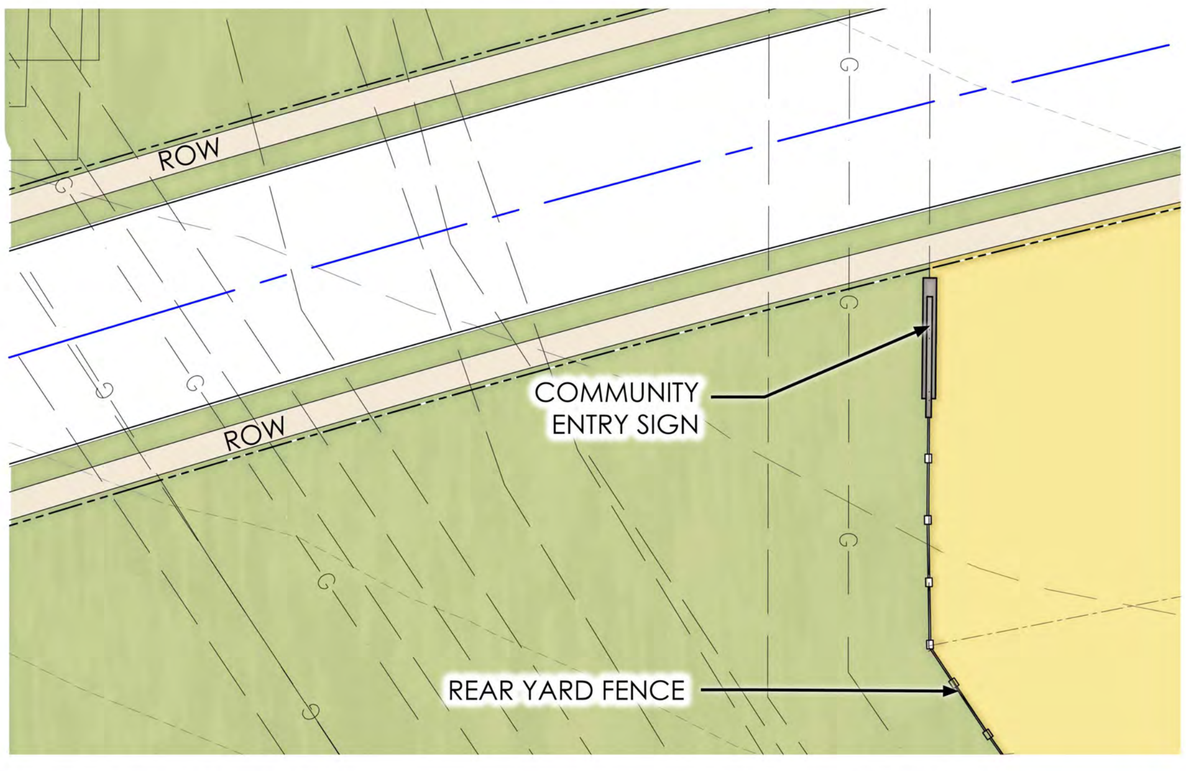
COMMUNITY ENTRY INSPIRATION- SOUTH

COMMUNITY ENTRY INSPIRATION- SOUTH



NORTHWEST COMMUNITY ENTRY

0 10 20 40
Scale: 1" = 20'



SOUTH COMMUNITY ENTRY

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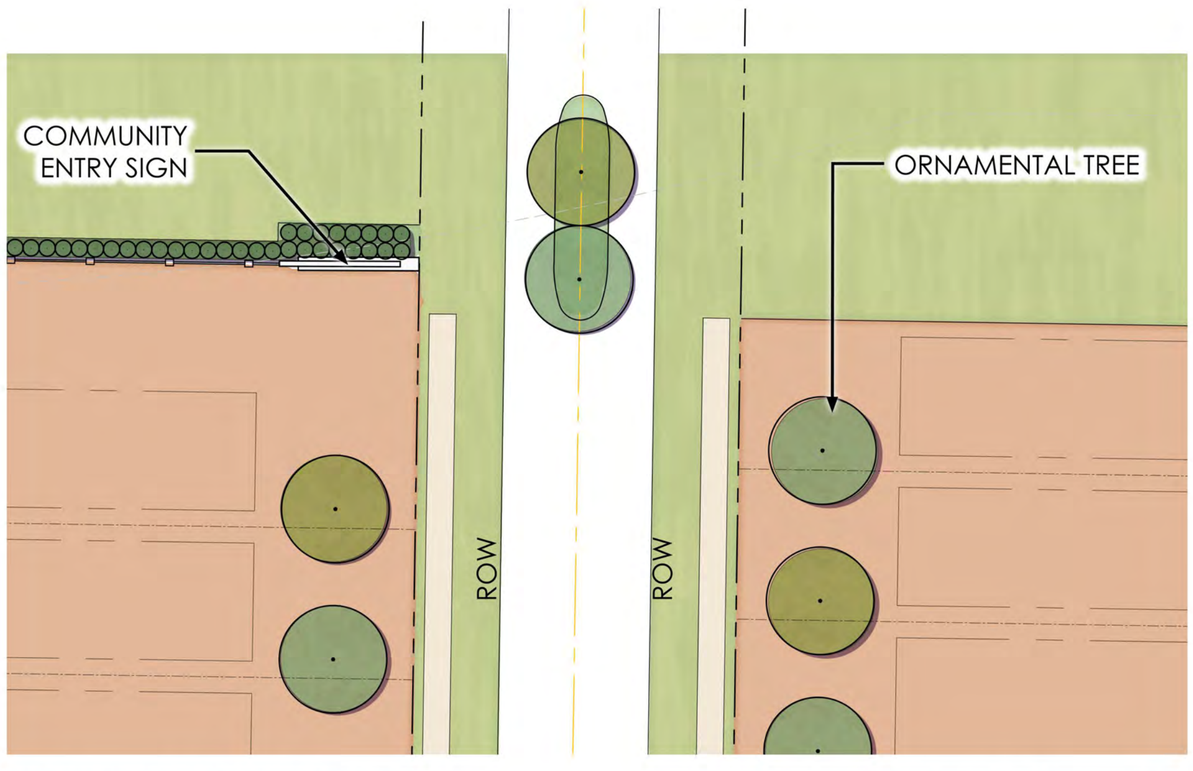
Scale: 1" = 20'



NORTHEAST COMMUNITY ENTRY

0 10 20 40
Scale: 1" = 20'

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ADG

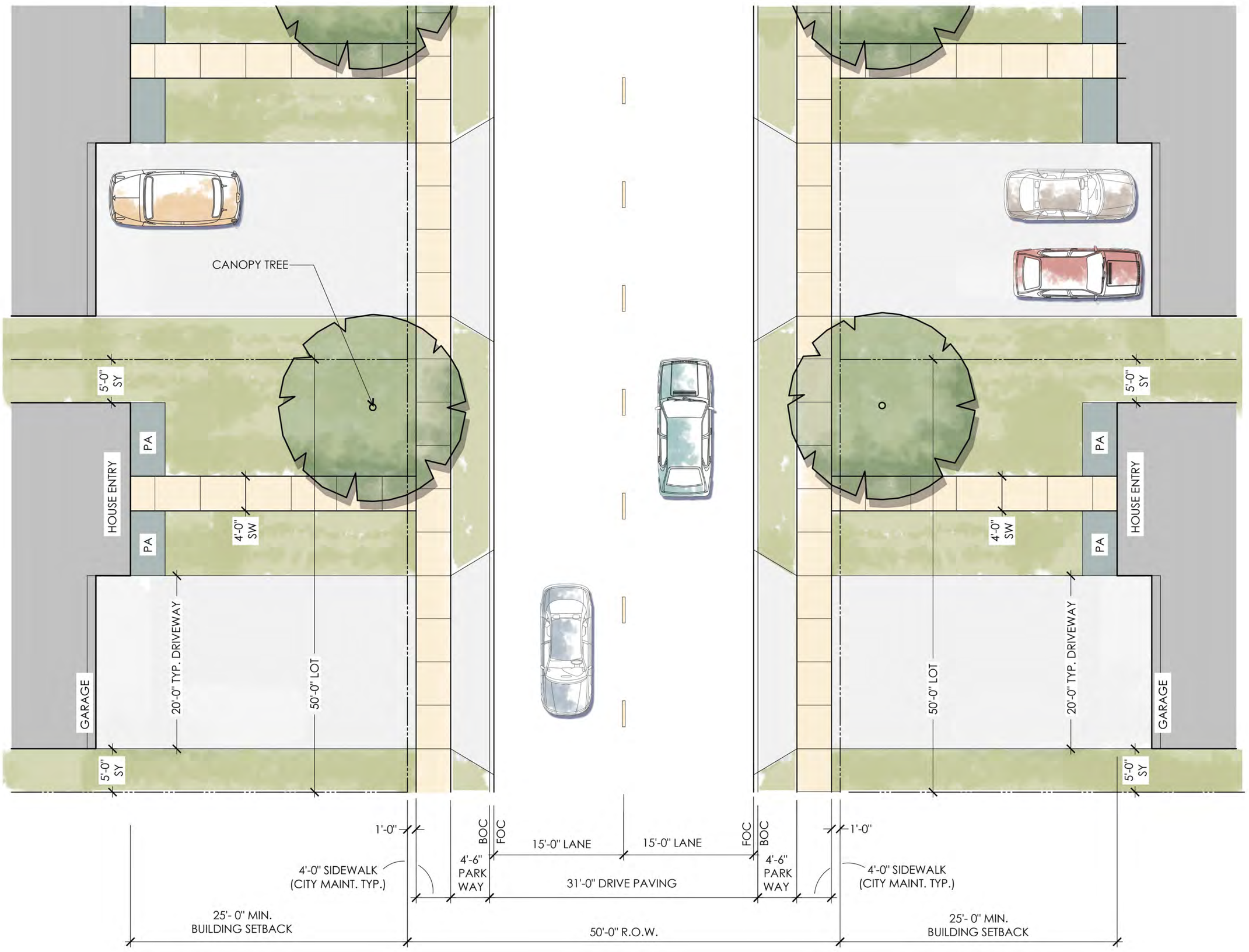
CHAMBERS CREEK

EXHIBIT * - CONCEPTUAL ENTRY SIGNAGE

1/16/2026

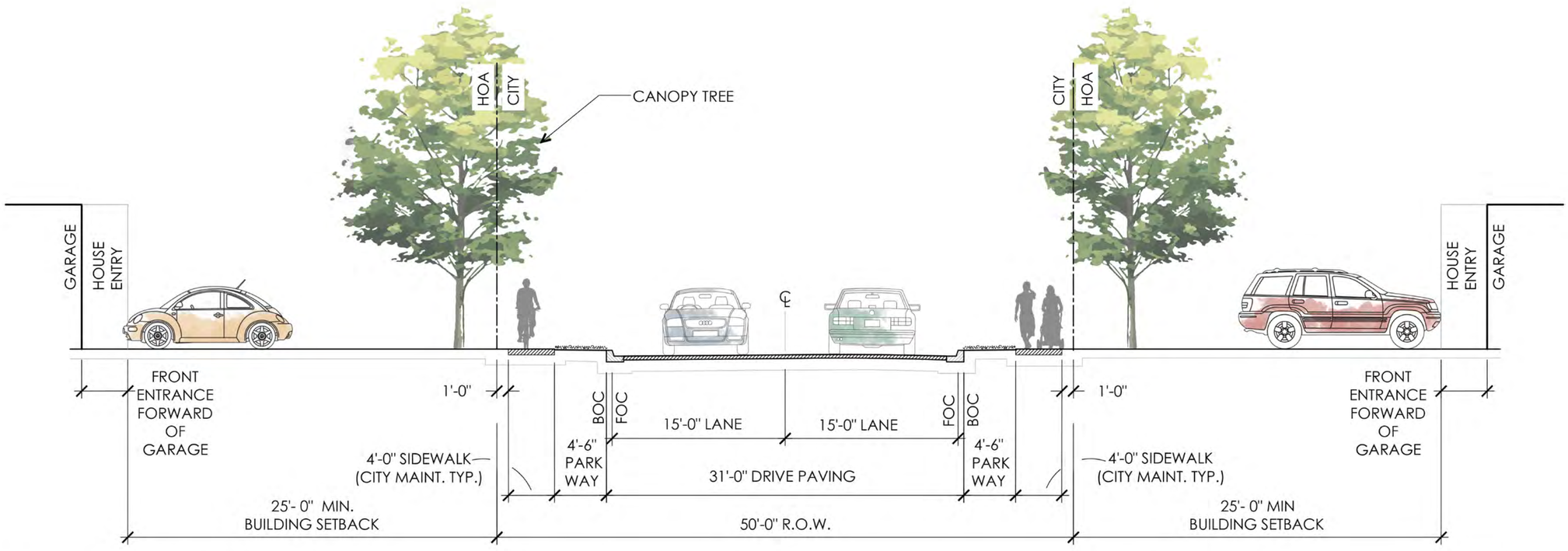
Manhard CONSULTING

RVi



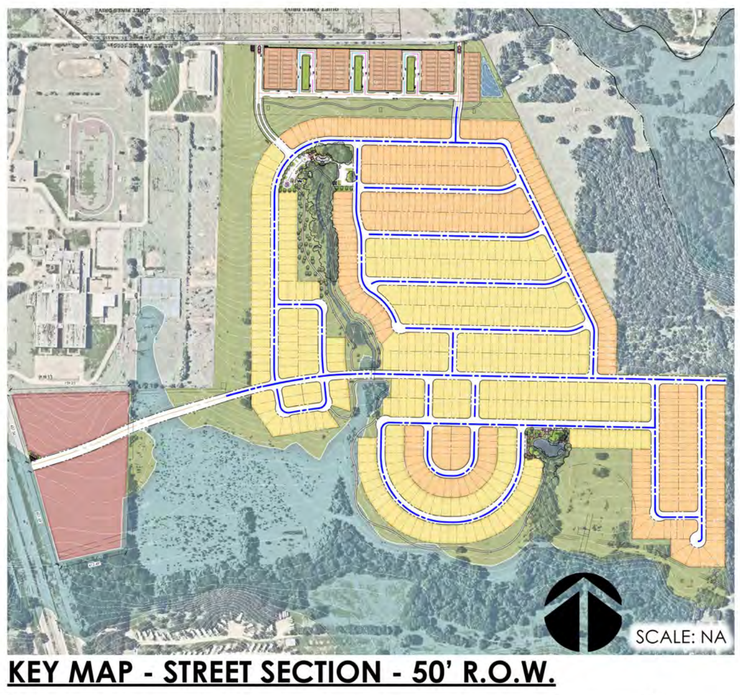
PLAN VIEW - 50' R.O.W

SCALE: NTS



STREET SECTION - 50' R.O.W

SCALE: NTS



KEY MAP - STREET SECTION - 50' R.O.W.

LEGEND

50' R.O.W. - (LOCAL 'A' RESIDENTIAL)

ADG

CHAMBERS CREEK

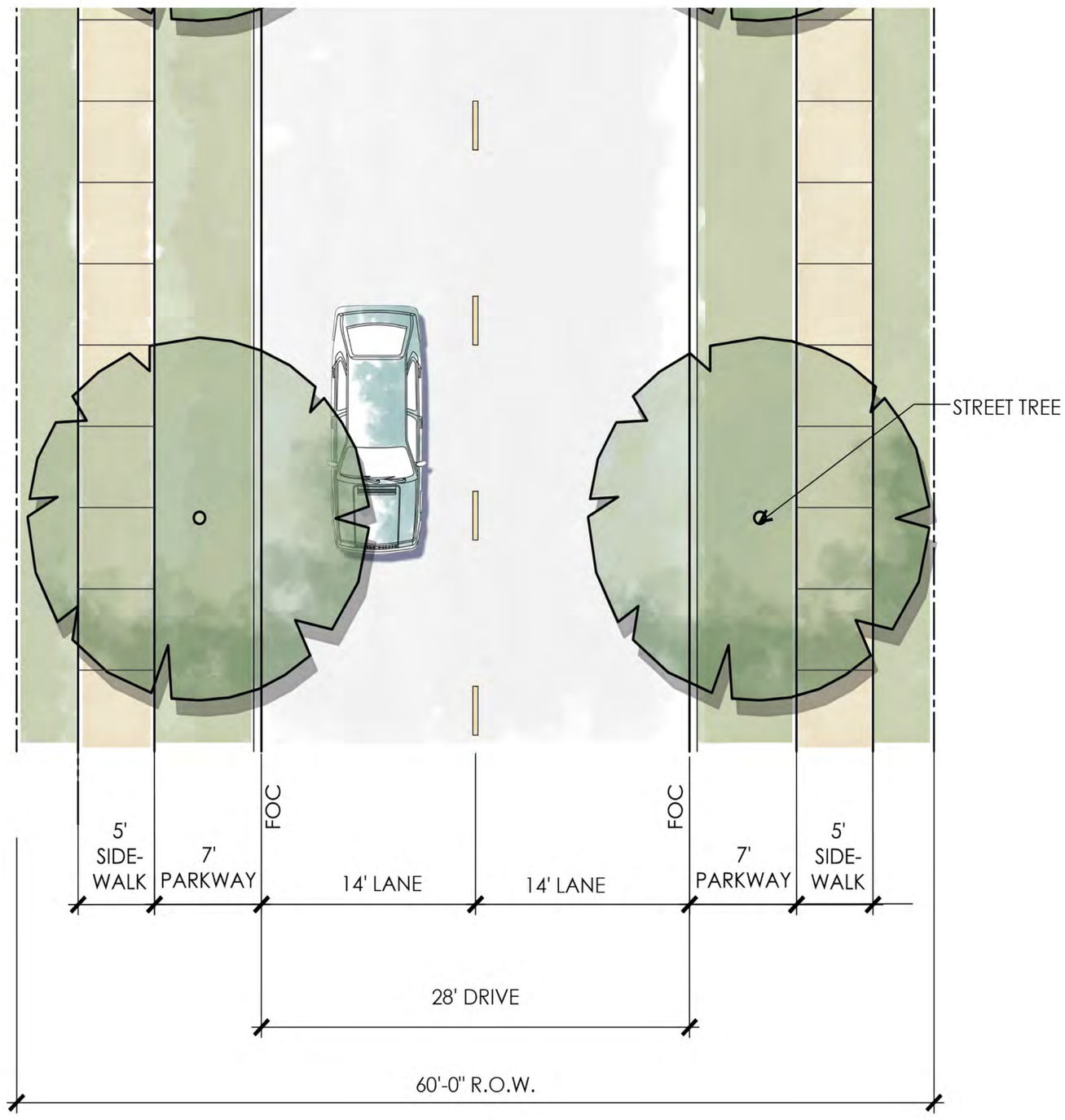
EXHIBIT * - STREET SECTION 50 FT ROW
LOCAL A RESIDENTAL

1/16/2026

Manhard CONSULTING

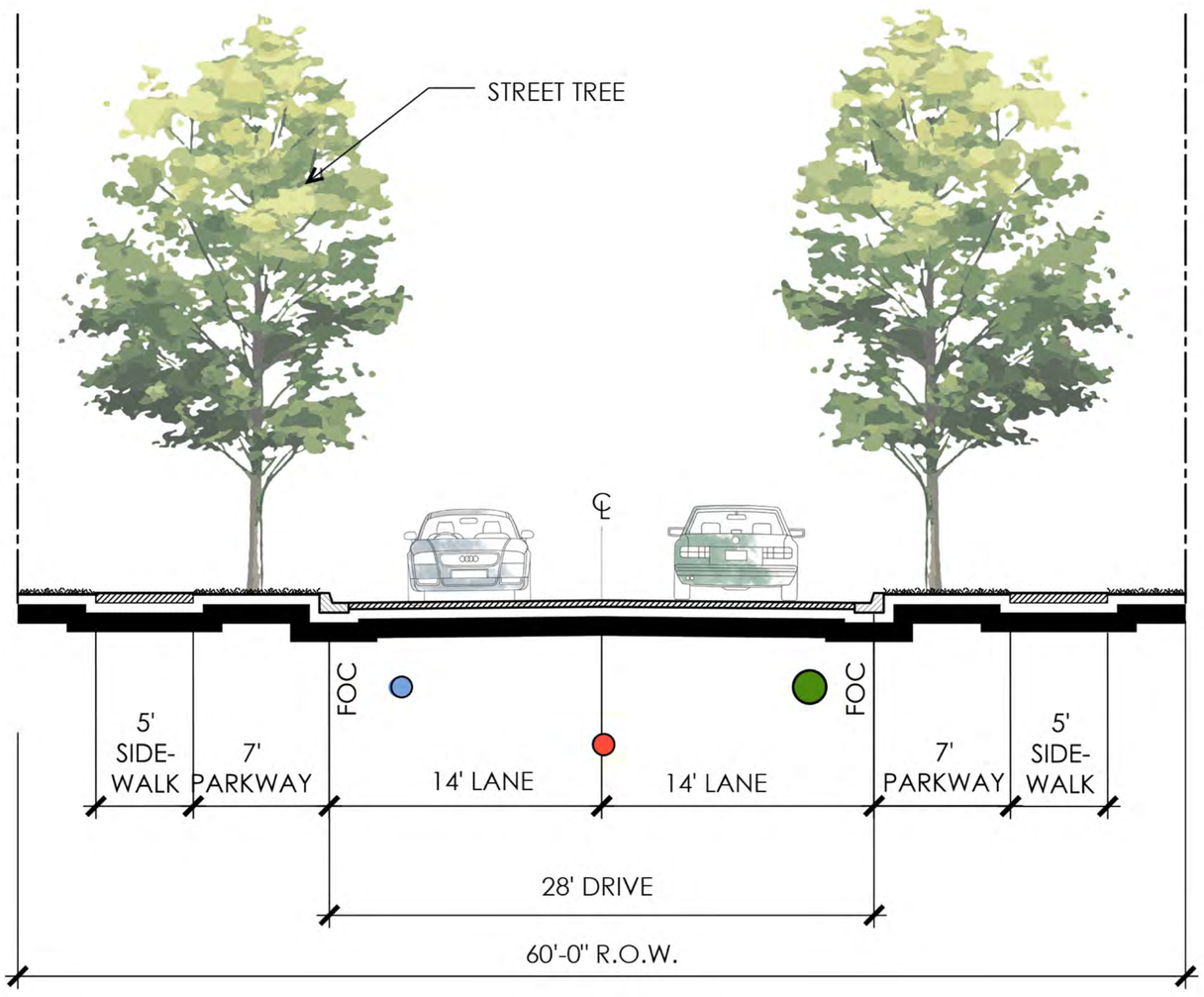
RVi

job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs



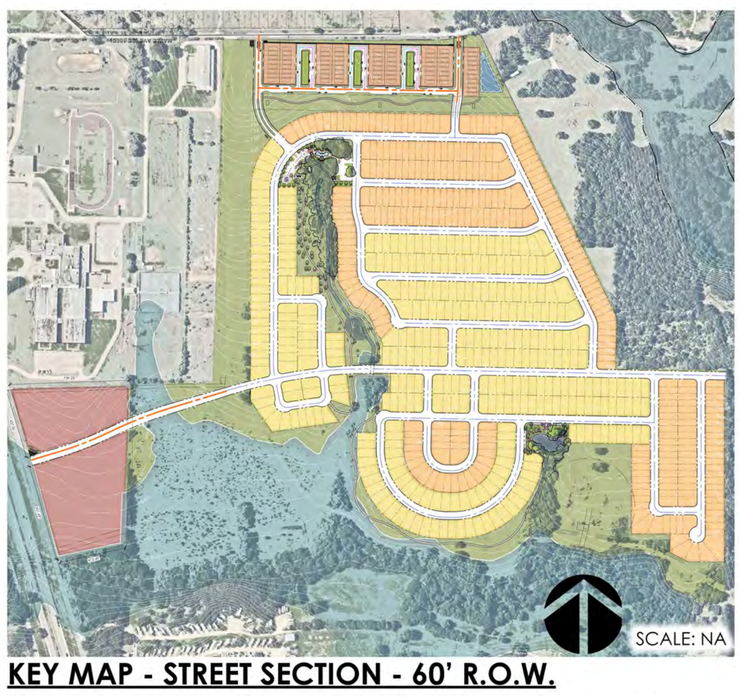
PLAN VIEW - 60' R.O.W

SCALE: NTS



STREET SECTION - 60' R.O.W

SCALE: NTS



KEY MAP - STREET SECTION - 60' R.O.W.

LEGEND

60' R.O.W. - (COLLECTOR)

1/16/2026

CHAMBERS CREEK

EXHIBIT * - STREET SECTION 60 FT ROW
COLLECTOR

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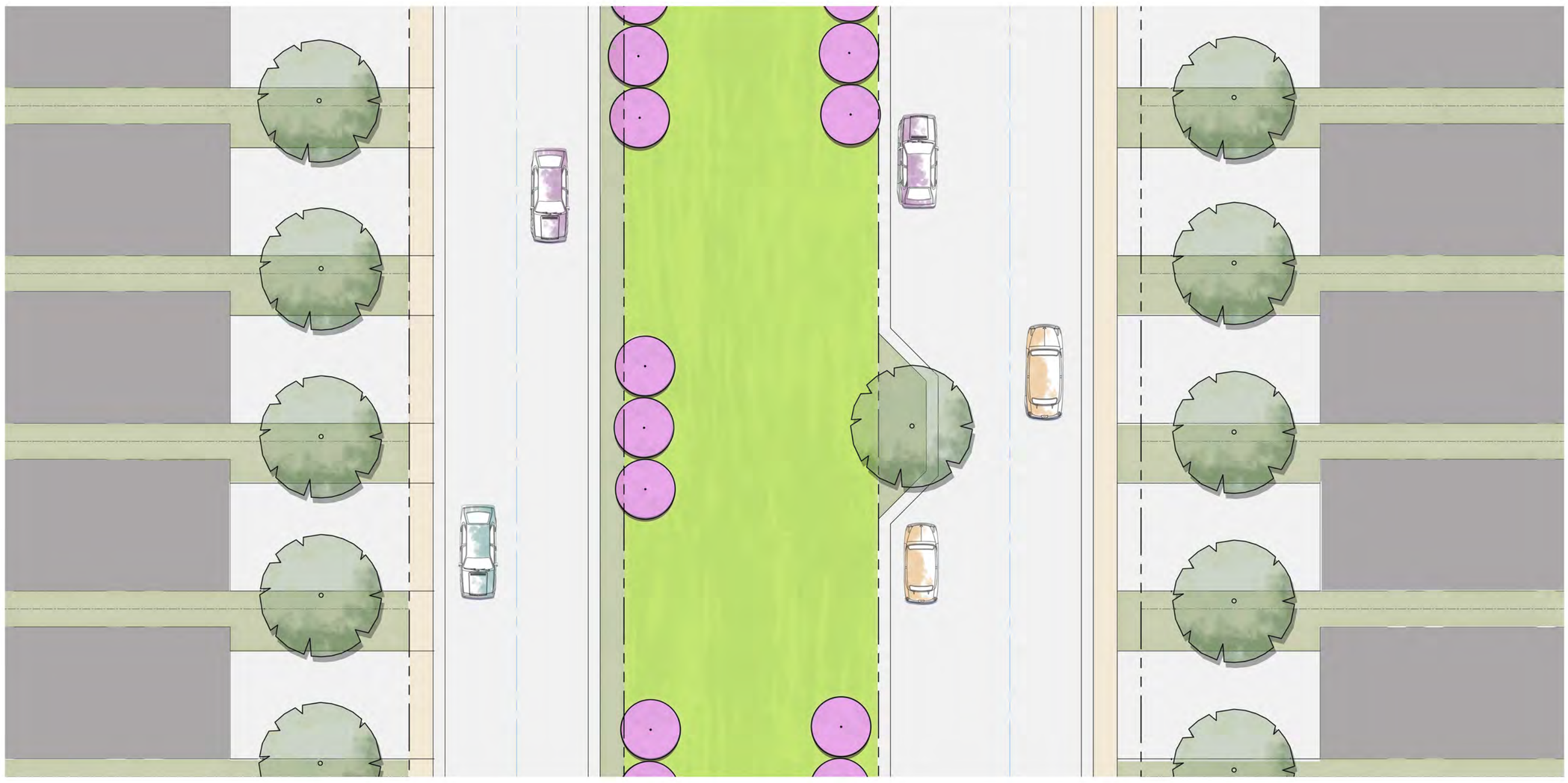
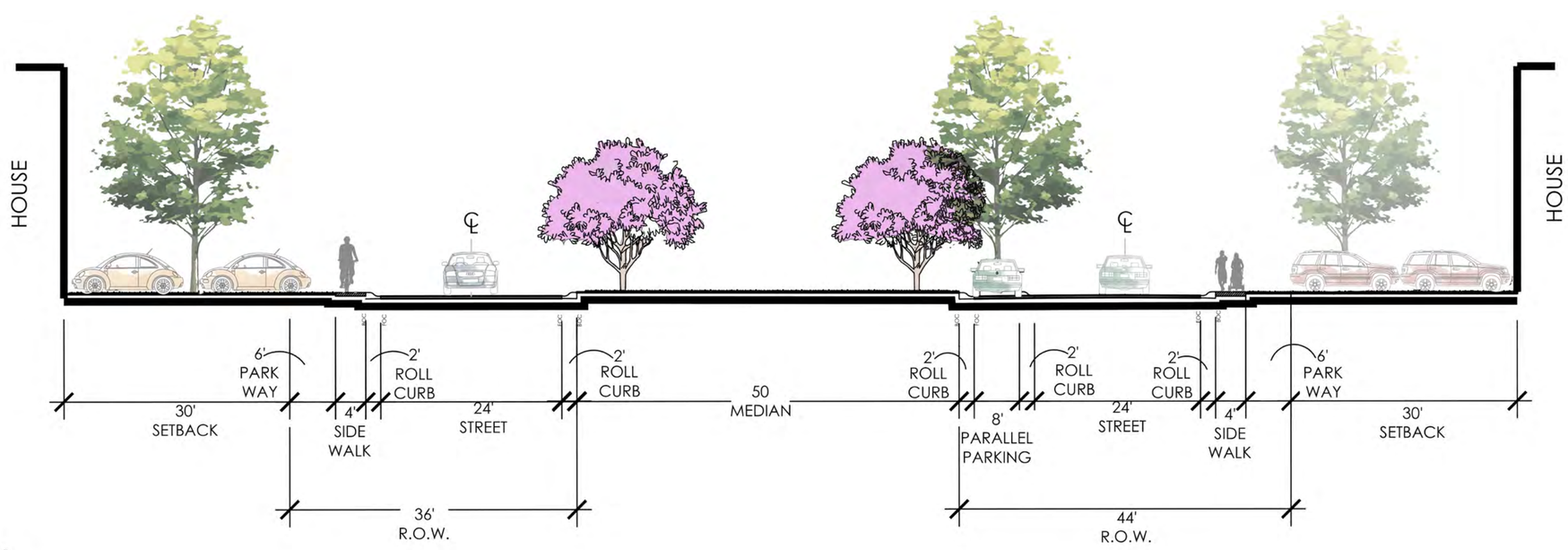
job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs



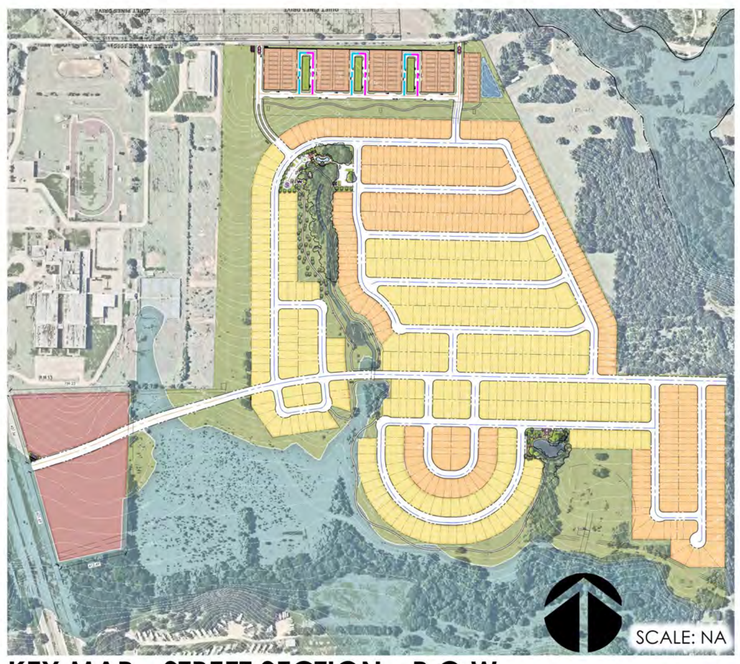
PLAN VIEW

SCALE: NTS



STREET SECTION

SCALE: NTS



KEY MAP - STREET SECTION - R.O.W.

LEGEND

36' R.O.W.

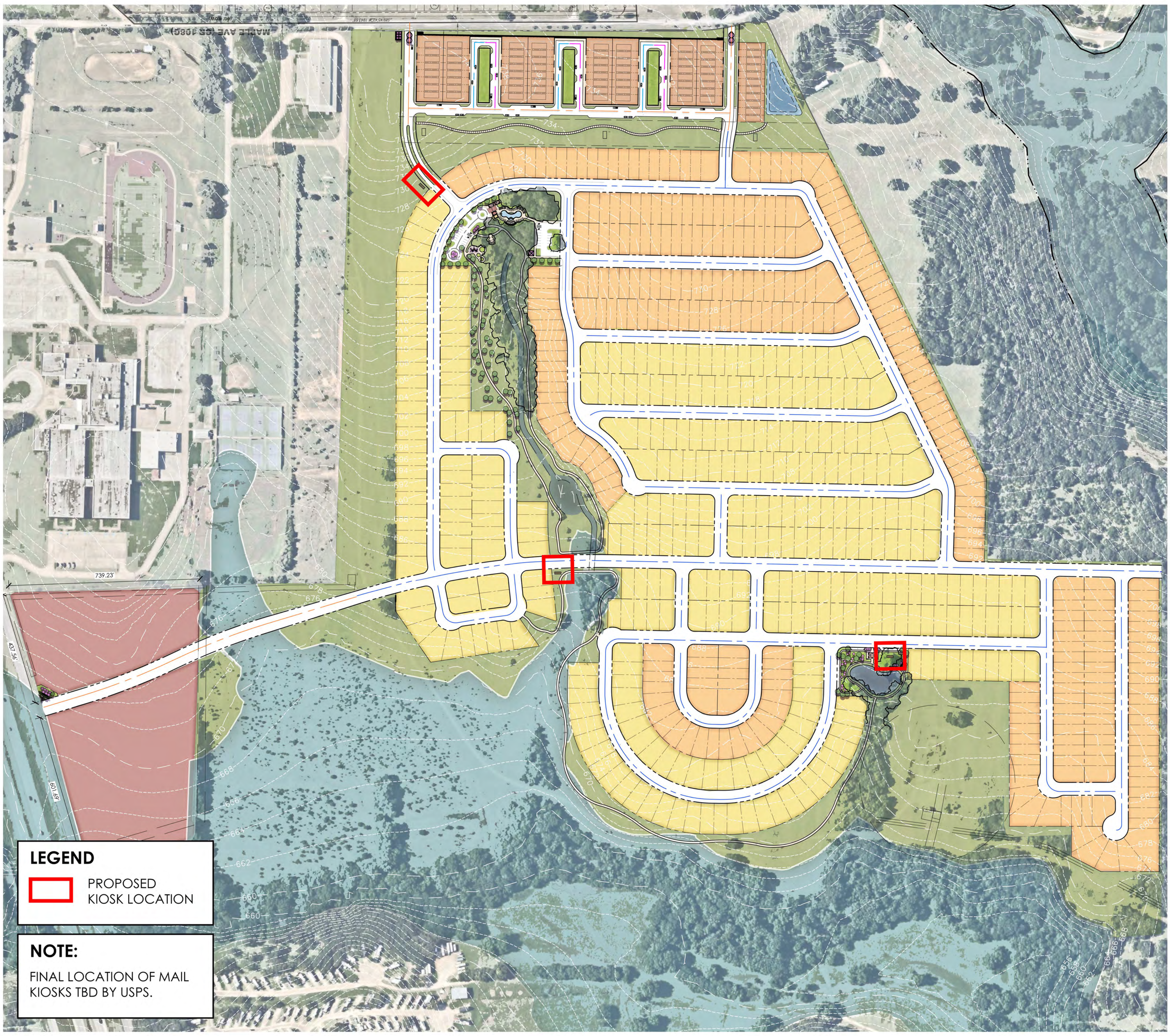
44' R.O.W.

1/16/2026

CHAMBERS CREEK

EXHIBIT * - STREET SECTION
AT 29' LOTS

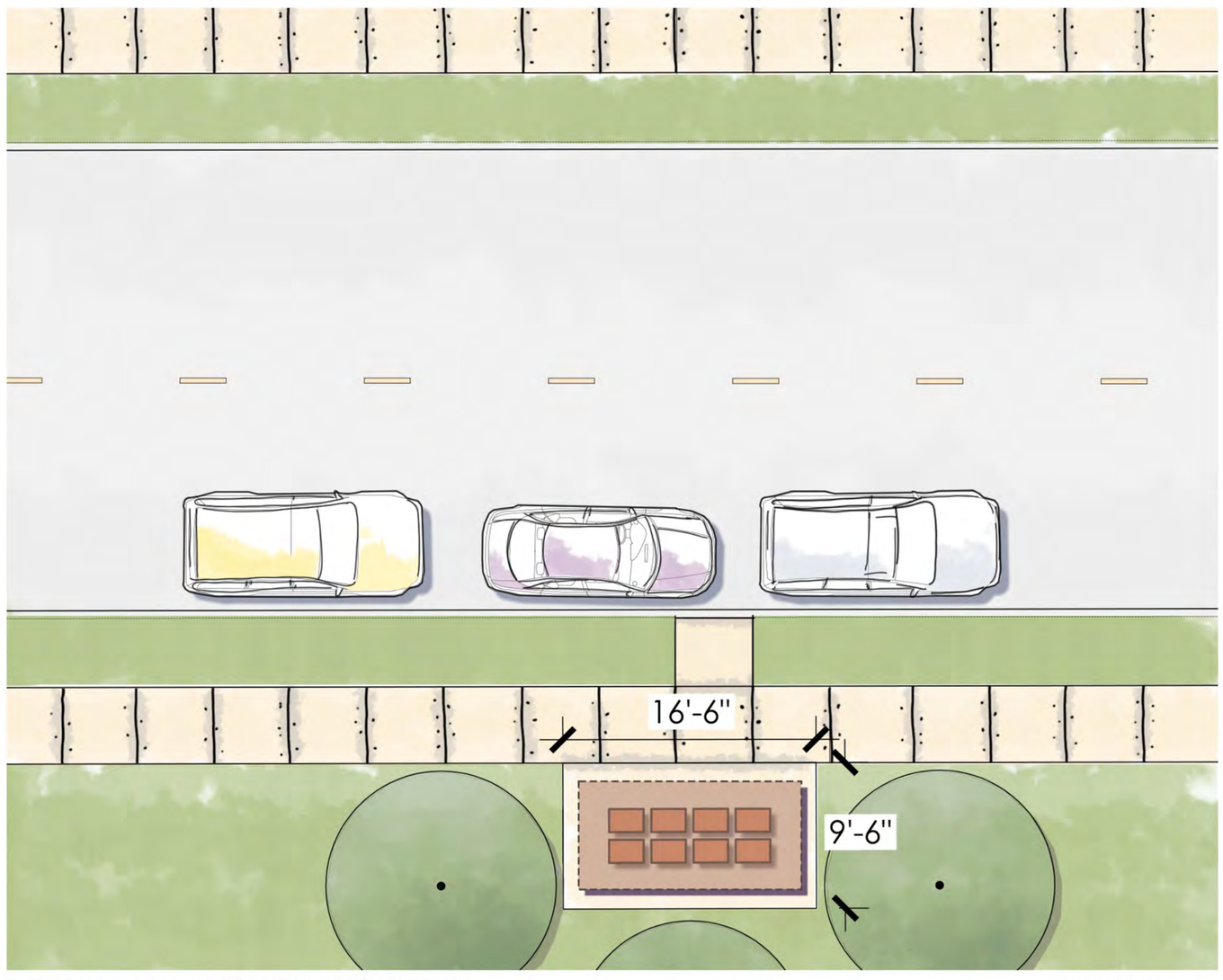
job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs



KEY MAP - MAIL KIOSK LOCATIONS

0 100 200 400
Scale: 1" = 200'

INSPIRATION IMAGERY



TYPICAL MAIL KIOSK ENLARGEMENT

SCALE: NA

job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs

ADG

CHAMBERS CREEK

EXHIBIT * CONCEPT MAILBOX PLAN

1/16/2026

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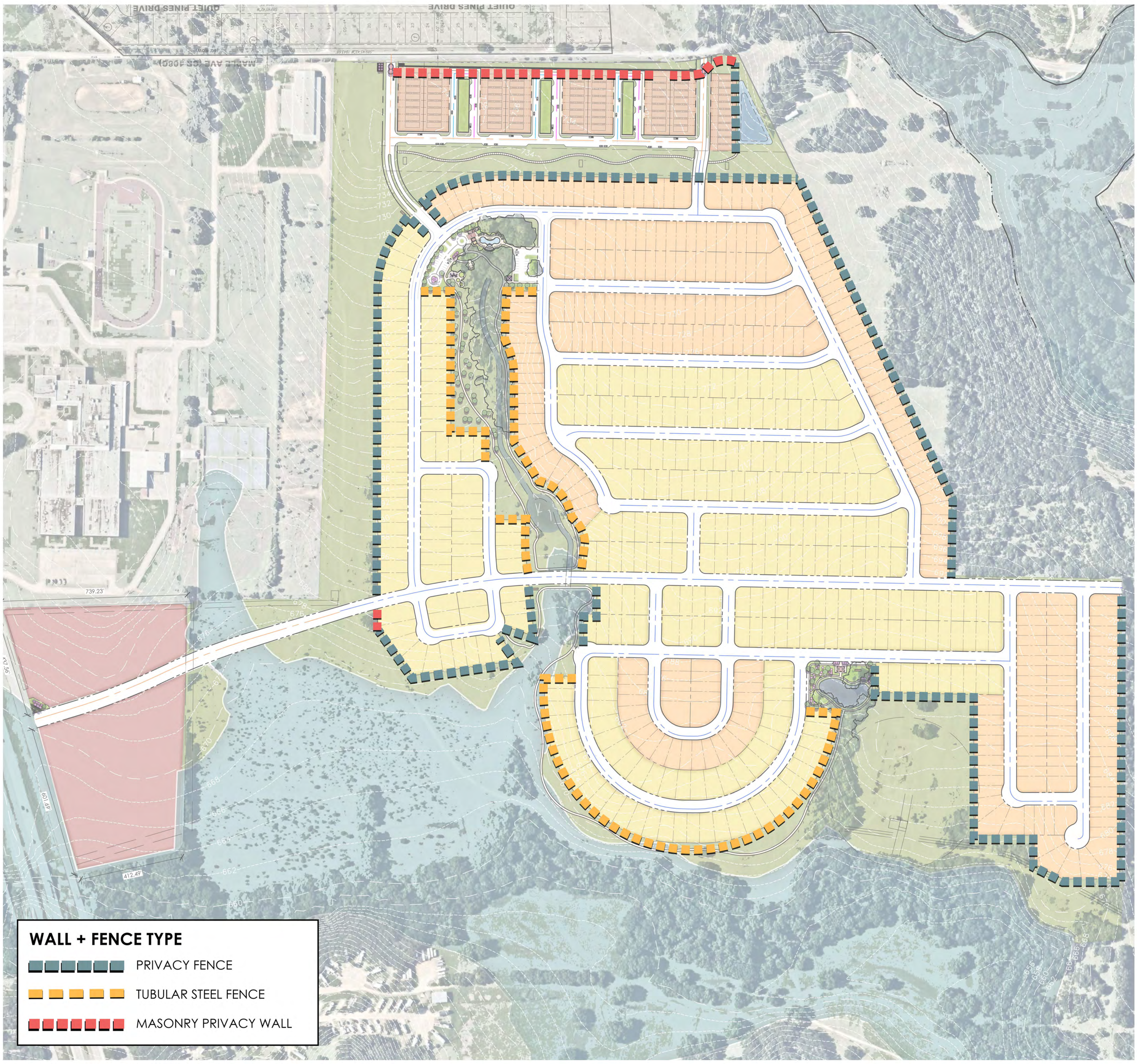
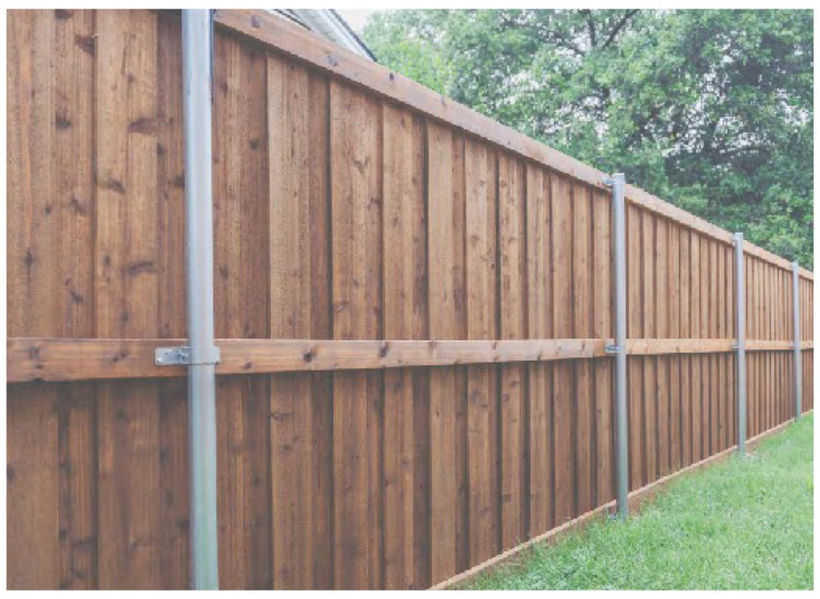


KEY MAP - FENCE TYPE LOCATIONS

0 100 200 400
Scale: 1" = 200'-0"



PRIVACY FENCE- VERTICAL WOOD PLANK

TUBULAR STEEL FENCE

MASONRY PRIVACY WALL- BRICK WITH COLUMNS

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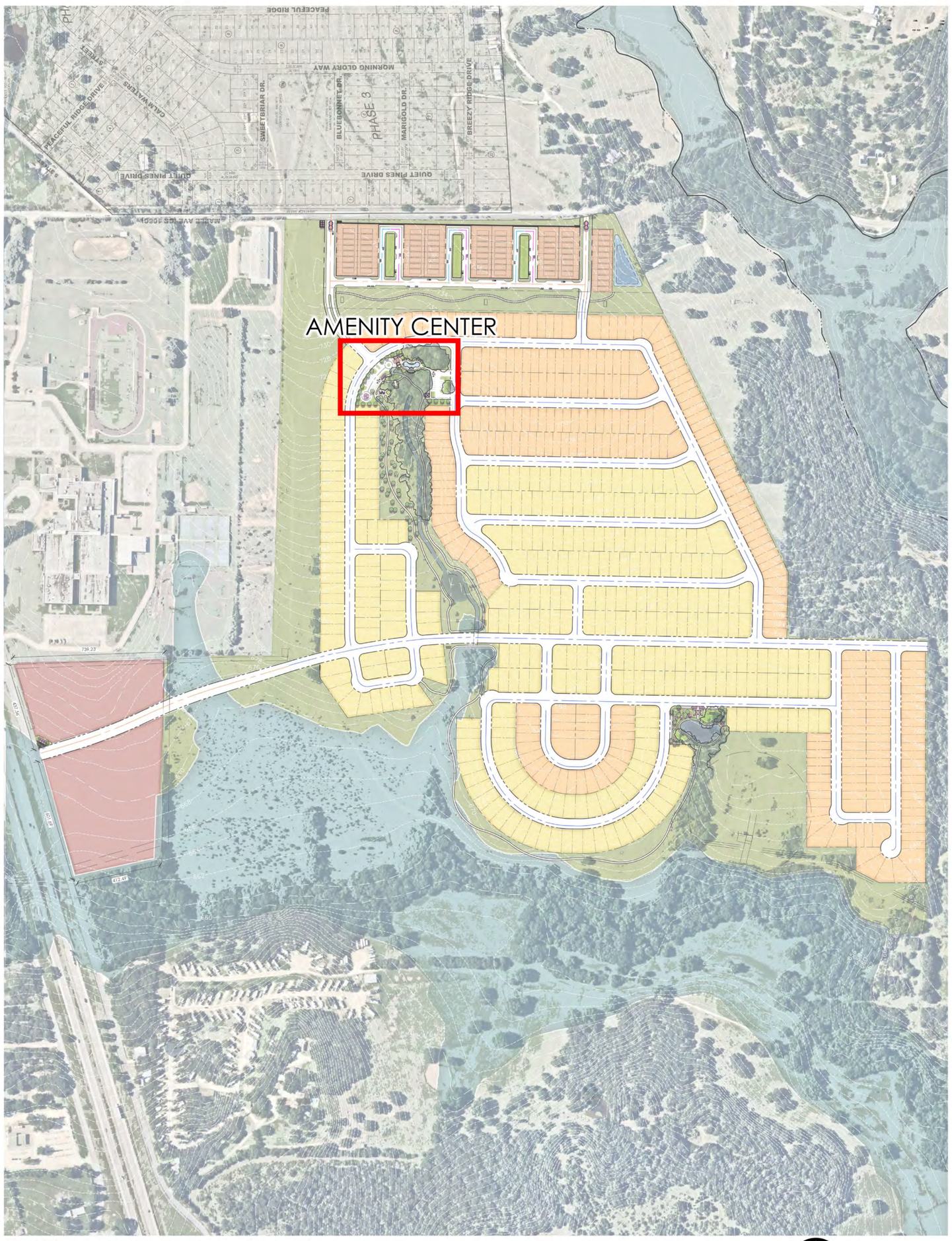
CHAMBERS CREEK

EXHIBIT * - CONCEPT WALL AND FENCE PLAN

1/16/2026



KEY MAP - AREA ENLARGEMENT

SCALE: NA

AMENITY PAVILION CONCEPT IMAGERY

AMENITY CENTER CONCEPT IMAGERY

PLAYGROUND CONCEPT IMAGERY

AREA ENLARGEMENT - AMENITY CENTER

0 15 30 60

Scale: 1" = 30'

1/16/2026

CHAMBERS CREEK

EXHIBIT * - AMENITY CENTER CONCEPT PLAN

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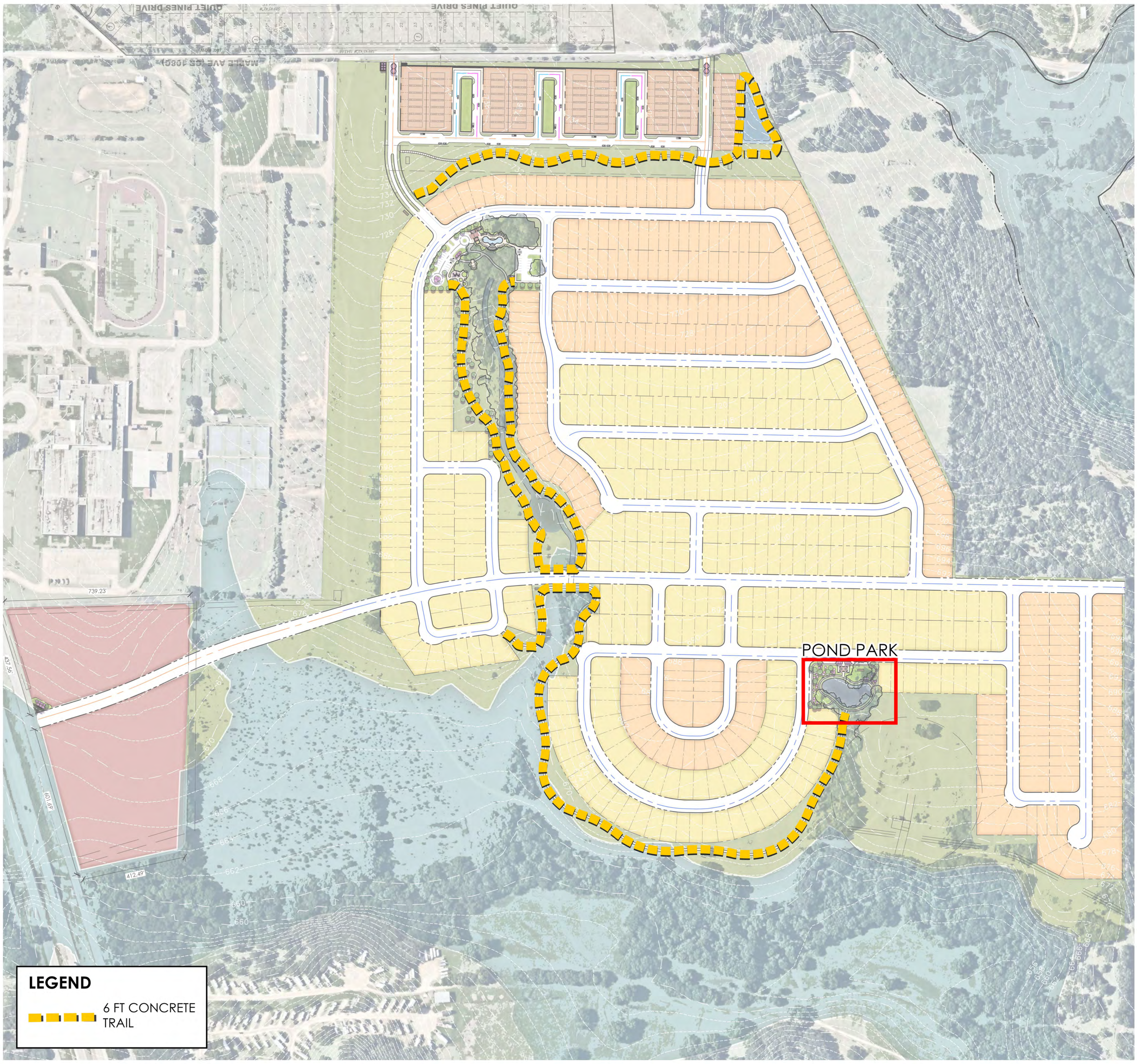
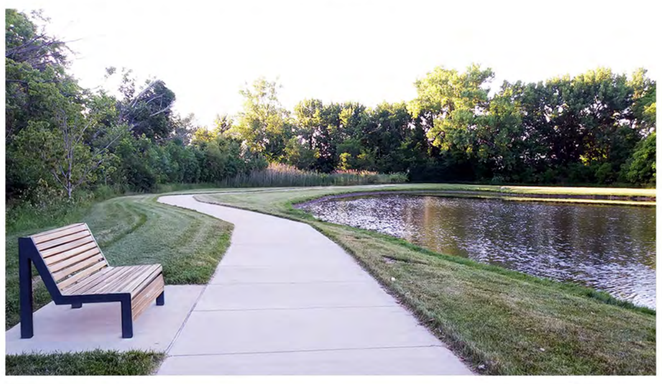


KEY MAP - TRAIL PLAN & AREA ENLARGEMENT

0 100 200 400
Scale: 1" = 200'-0"

MODERN SHADE STRUCTURE



POND WITH TRAIL

AREA ENLARGEMENT - POND PARK WITH TRAIL

1/16/2026

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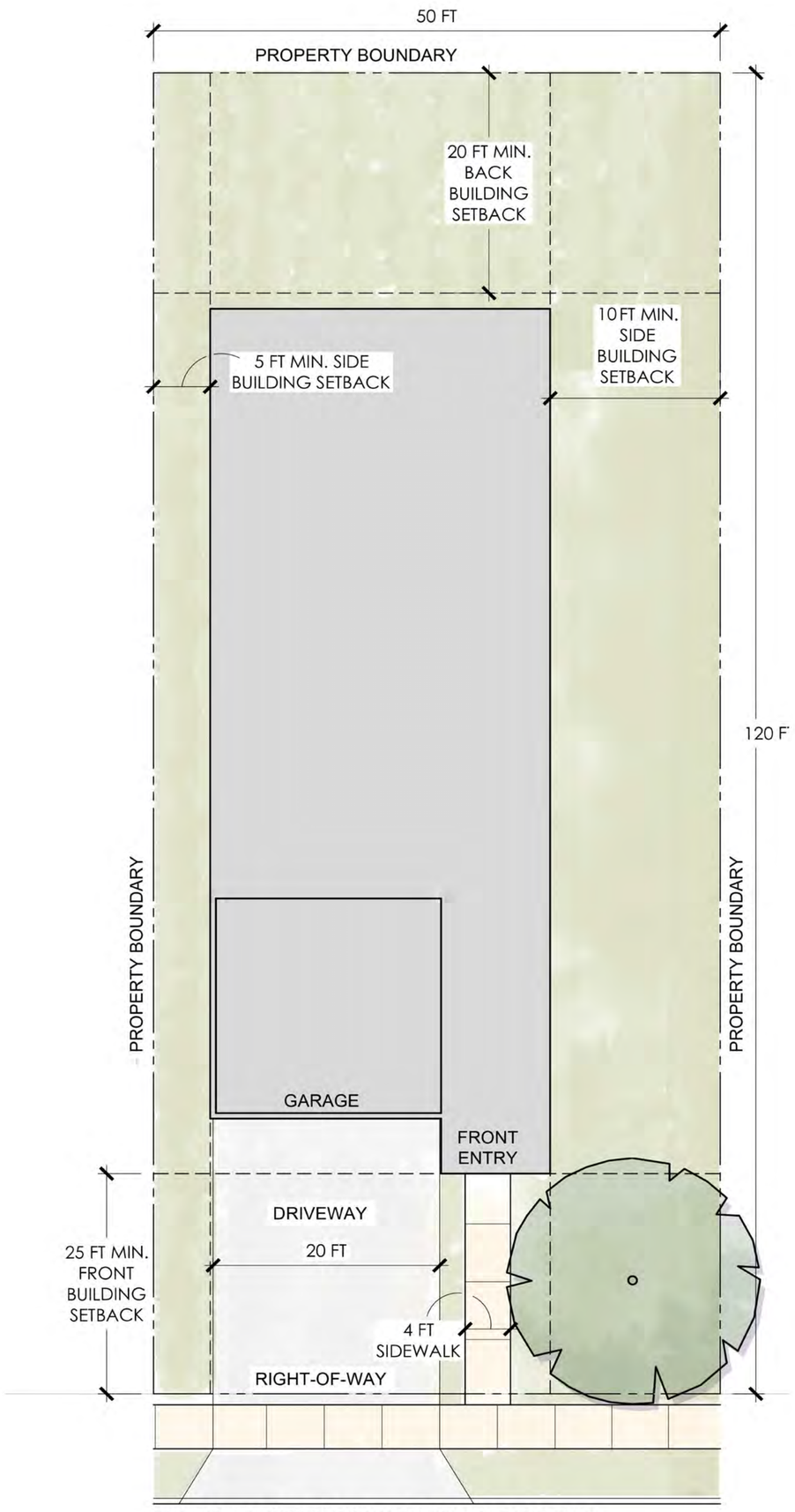
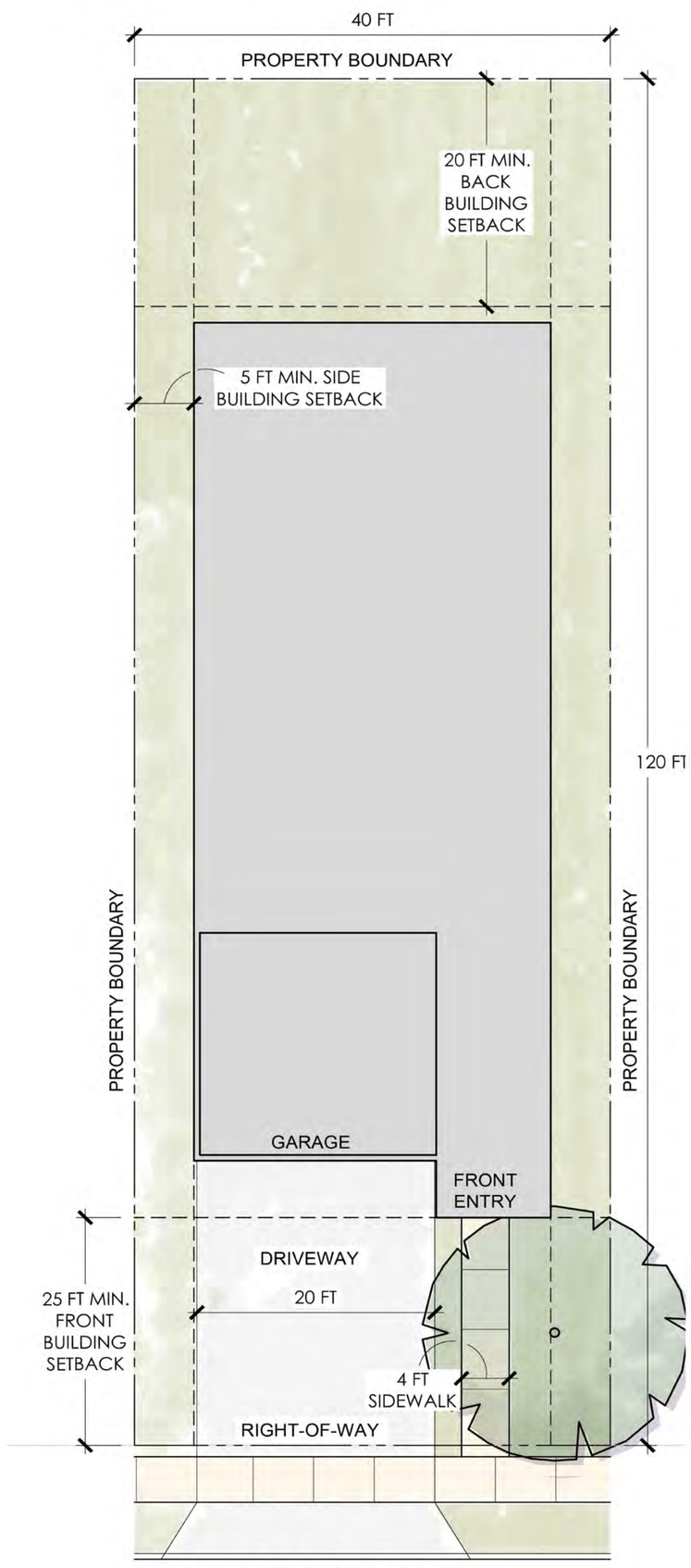
job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs

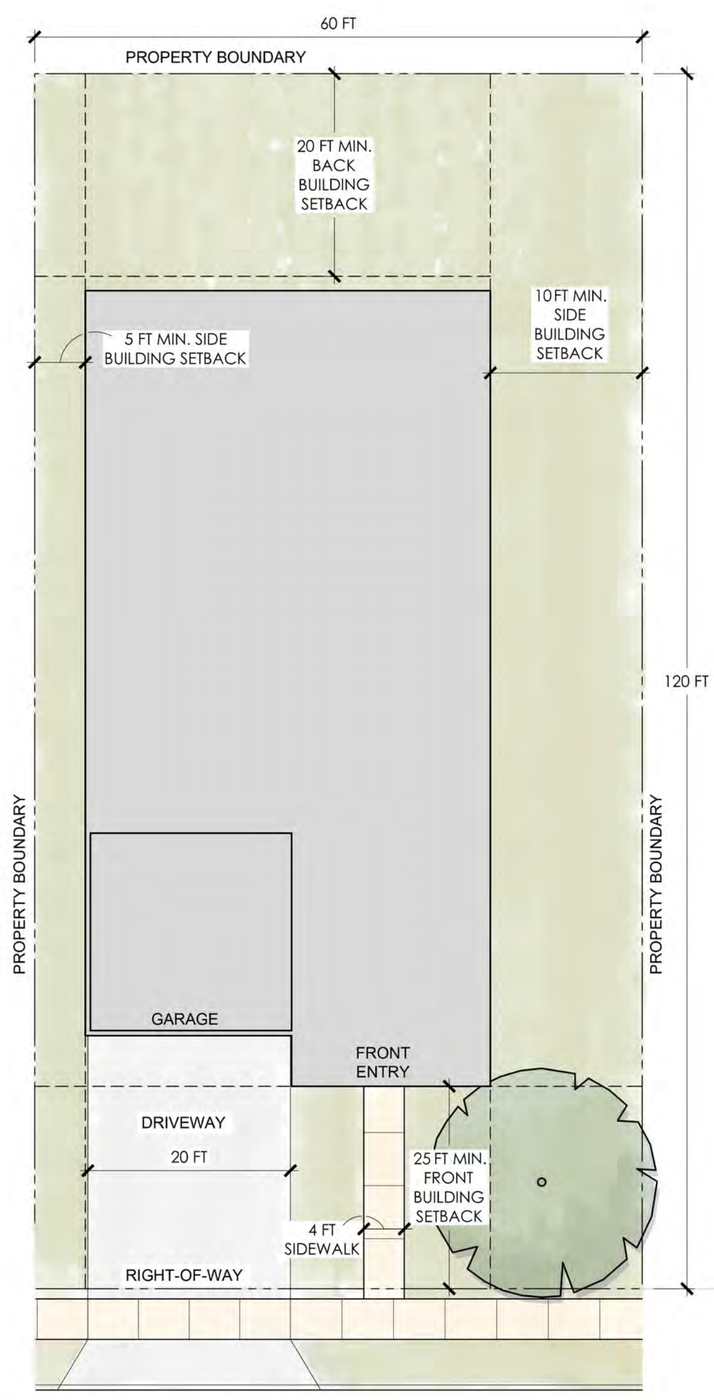


TYPICAL 40'X120' LOT TYPE CORNER



TYPICAL 40'X120' LOT TYPE

TYPICAL 50'X120' LOT TYPE



TYPICAL 50'X120' LOT TYPE CORNER

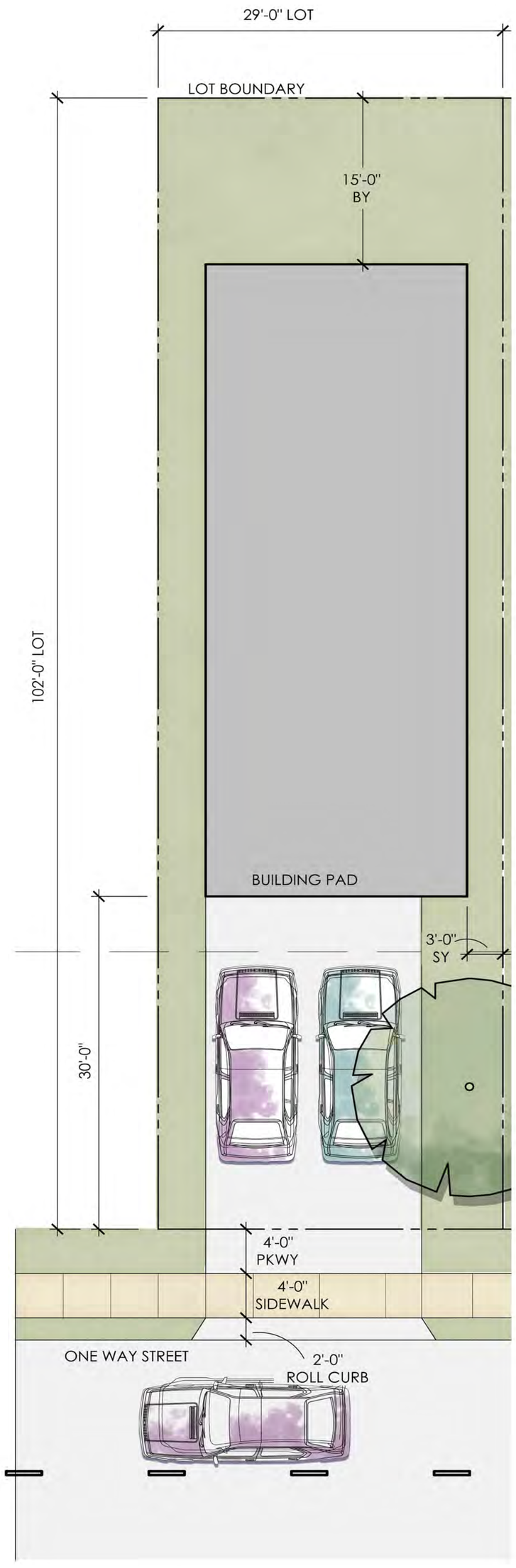
Scale: NTS

job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs

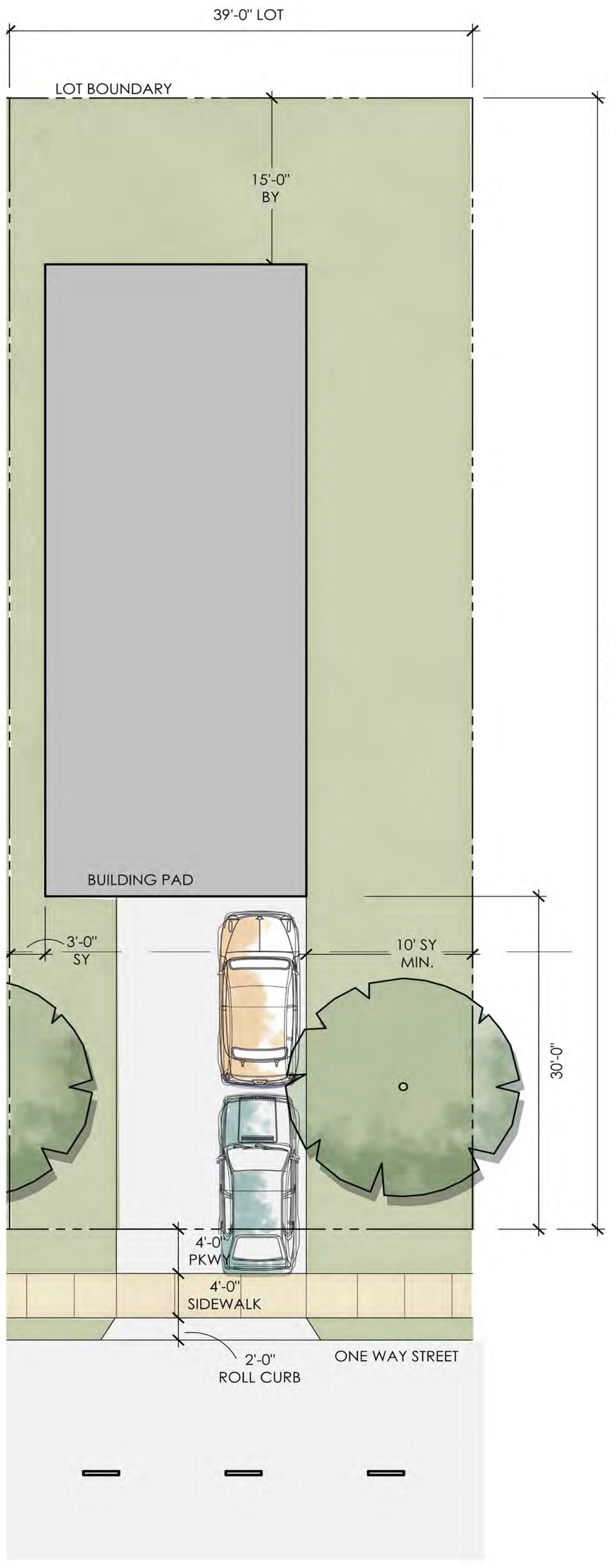
1/16/2026

CHAMBERS CREEK

EXHIBIT * - TYPICAL LOT & SIDE LOT LAYOUTS



TYPICAL 29'X102' LOT TYPE



TYPICAL 29'X102' LOT TYPE CORNER

Scale: NTS

1/16/2026

CHAMBERS CREEK

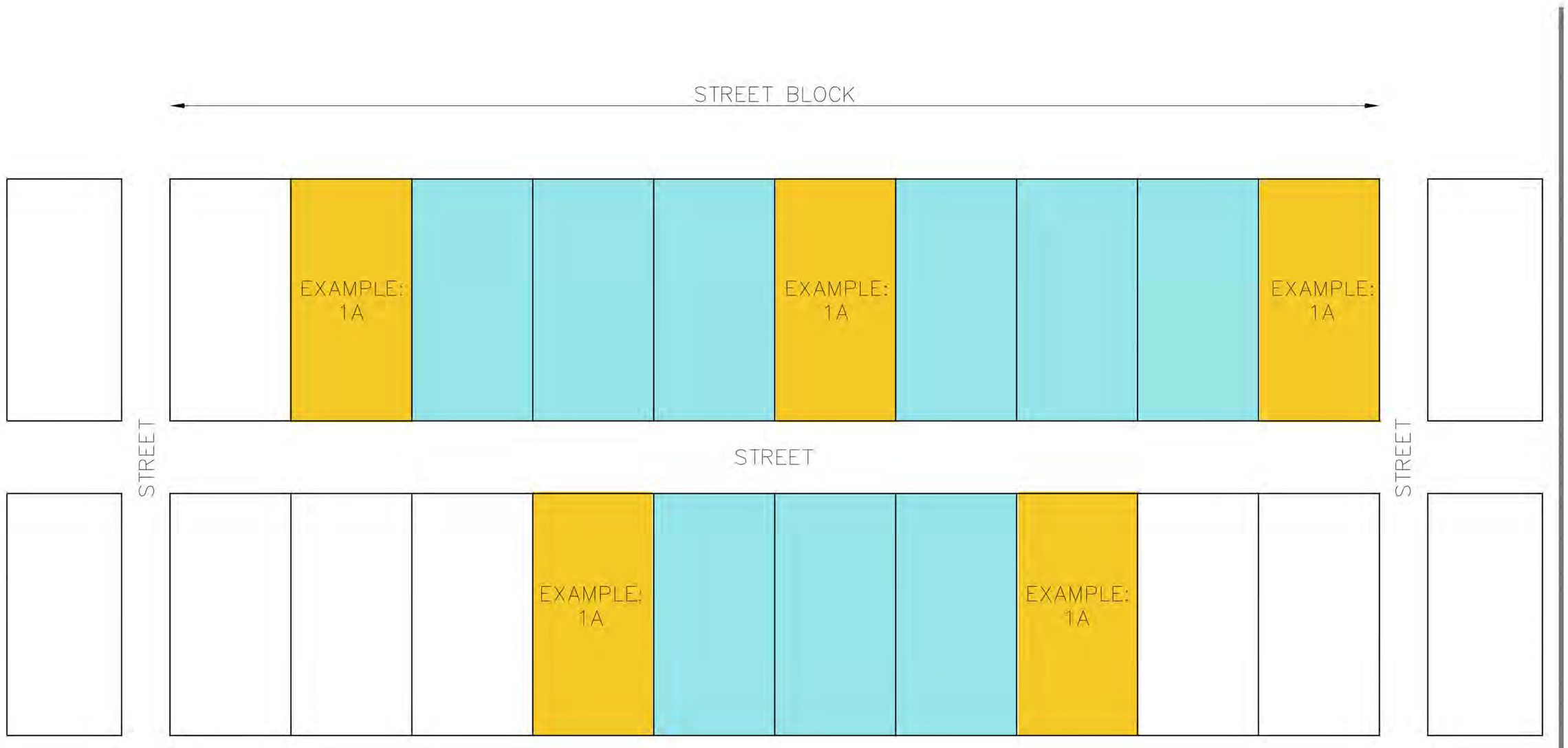
EXHIBIT * - TYPICAL LOT & SIDE LOT LAYOUT

job # / file path: P:\616.195 Meritage Homes\003 Alvarado Site Plan\Talson Design\11 Planning & Zoning\11.01 PZ Final Docs

NOTES:

1. FLOOR PLAN AND ELEVATION SHALL COMPLY WITH THE COMMUNITY DEVELOPMENT AGREEMENT.

2. SAME COMBINATION OF PLAN AND ELEVATION MAY NOT BE REPEATED DIRECTLY ACROSS THE STREET.



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ADG

CHAMBERS CREEK

EXHIBIT * - BLOCK VARIETY

1/16/2026

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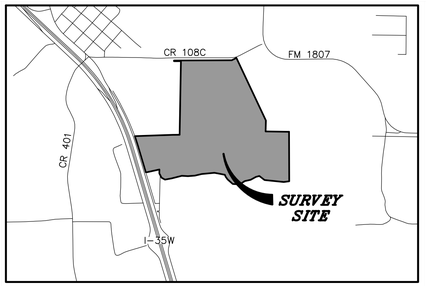
Exhibit "D"
Development Plan

(See Next Page)



VICINITY MAP

1" = 2000'

N

GRAPHIC SCALE
0 200 300 400 600
(IN FEET)
1 inch = 200 ft.

PHASE	PAD SIZE (LOT SIZE)			TOTAL
	23' (29')	30'(40')	40(50')	
1	75	25	83	**183**
2		42	164	**206**
3		166	26	**192**
4		78	55	**133**
TOTAL	**75**	**311**	**328**	**714**

LEGEND

- = EX. UNDERGROUND GAS
- = EX. OVERHEAD WIRES
- = EX. FLOOD PLAIN LIMIT LINE
- = EX. WATER LINE
- = EX. GUARD RAIL
- = EX. WIRE FENCE
- = EX. EDGE OF GRAVEL
- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. PROPOSED LOT LINE
- = EX. EXISTING LOT LINE
- P.O.B. = POINT OF BEGINNING
- D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- BL = BUILDING LINE SETBACK
- = EX. ASPHALT
- = EX. GRAVEL
- = EX. GAS VALVE
- = EX. JULIE GAS MARKER
- = EX. GAS MARKER POST
- = EX. TELEPHONE PEDESTAL
- = EX. UTILITY POLE
- = EX. GUY WIRE
- = EX. MAILBOX
- = EX. BOLLARD/POST

SURVEYOR'S NOTES

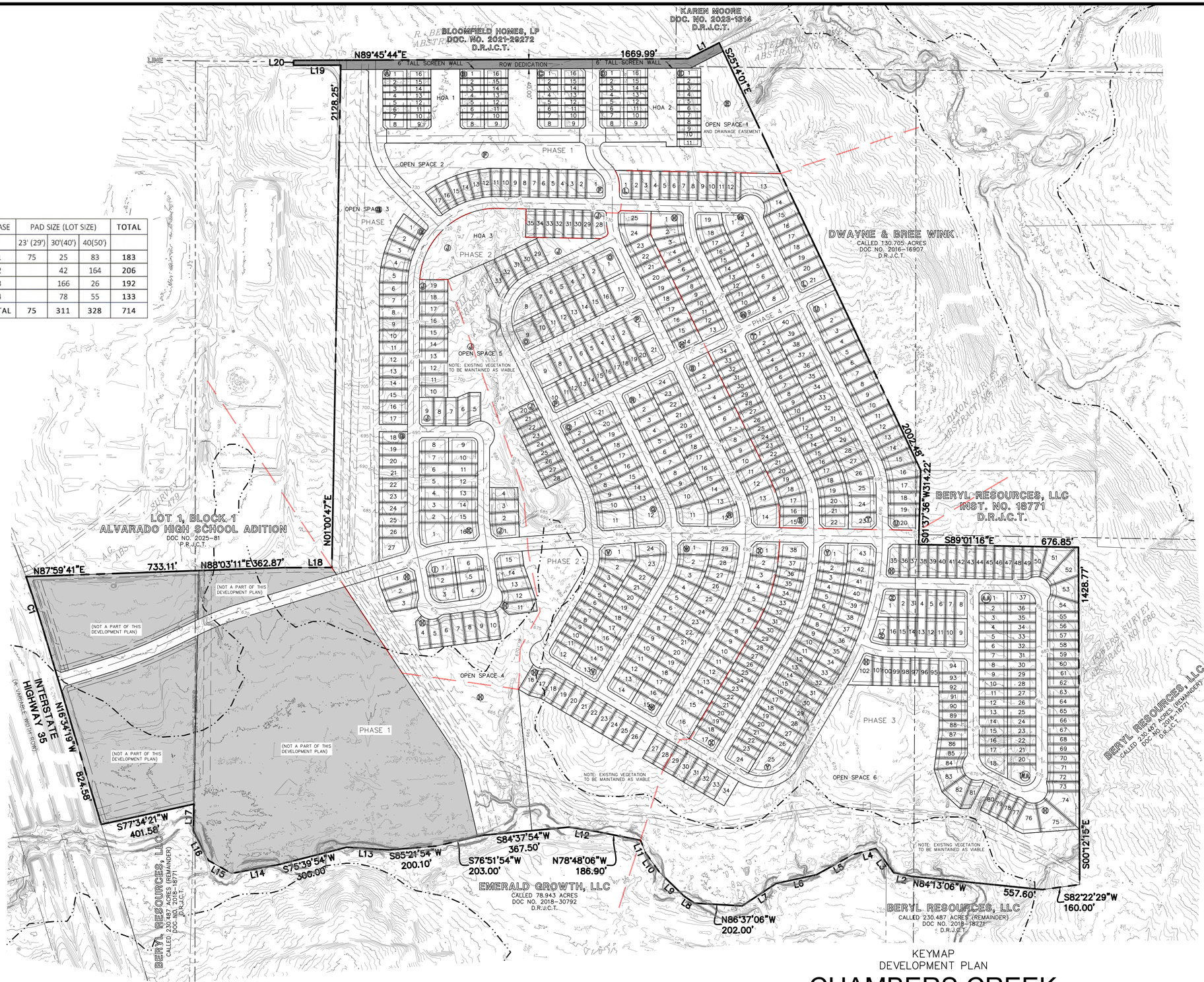
1. THIS SUBDIVISION CONSISTS OF LOTS 1-16 AND HOA 1, BLOCK A; LOTS 1-16, BLOCK B; LOTS 1-16, BLOCK C; LOTS 1-16 AND HOA 2, BLOCK D; LOTS 1-11 AND OPEN SPACE 1, BLOCK E; LOTS 1-17 AND OPEN SPACE 2, BLOCK F; LOTS 1-27, PARK LOT 2, COMMERCIAL LOT 2 AND OPEN SPACE 3, BLOCK G; LOTS 1-102, PARK LOT 1, COMMERCIAL LOT 1 AND OPEN SPACES 4 AND 6, BLOCK H; LOTS 1-6, BLOCK I; LOTS 1-33, HOA 3 AND OPEN SPACE 5, BLOCK J; LOTS 1-16, BLOCK K; LOTS 1-21, BLOCK L; LOTS 1-19, BLOCK M; LOTS 1-25, BLOCK N; LOTS 1-17, BLOCK O; LOTS 1-21, BLOCK P; LOTS 1-21, BLOCK Q; LOTS 1-24, BLOCK R; LOTS 1-34, BLOCK S; LOTS 1-40, BLOCK T; LOTS 1-20, BLOCK U; LOTS 1-24, BLOCK V; LOTS 1-29, BLOCK W; LOTS 1-38, BLOCK X; LOTS 1-43, BLOCK Y; LOTS 1-17, BLOCK Z; AND LOTS 1-37, BLOCK AA AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF CHAMBERS CREEK SUBDIVISION.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER F-10194754.
5. THE SUBDIVISION ENTIRELY LIES WITHIN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS.
6. LOT TYPICAL DETAIL SHOWN ON PLAT SHEET 4.
7. COMMERCIAL AND PARK LOTS ARE NOT A PART OF THIS DEVELOPMENT PLAN.

FLOOD HAZARD NOTE

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0215J, DATED DECEMBER 04, 2012, OF THE FEDERAL EMERGENCY AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREAS. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES.



KEYMAP
DEVELOPMENT PLAN

CHAMBERS CREEK

BEING 190.367 ACRES
SITUATED IN THE A. POWERS SURVEY, ABST. NO. 686; THE J. BELL SURVEY, ABST NO. 46; THE R. BELL SURVEY, ABST. NO. 44; THE J. DIXON SURVEY, ABST. NO. 215; THE A.G. KIMBELL SURVEY, ABST. NO. 479 AND THE T. STEPHENS SURVEY, ABST NO. 778
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
714 RESIDENTIAL LOTS; 6 OPEN SPACE LOTS AND 2 HOA LOTS
APRIL, 2026

Surveyor
Atwell, LLC
505 Pecan Street, Suite 201
Fort Worth, TX 76102
(817) 865-5344
Jeremy Deal, RPLS
jdeal@manhard.com

Engineer
Atwell, LLC
8144 Walnut Hill Lane Suite 750
Dallas, TX 75231
Reece Bierhalter, P.E.
rbierhalter@atwell.com

Owner
Alvarado 228 Development, LLC
205 E. Henderson Street
Cleburne, TX 75031
Douglas Bowyer
dbowyer@frostmartin.com

811
Know what's **below.**
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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866.850.4200 www.atwell.com
505 PECAN ST., SUITE 201
FORT WORTH, TX 76102
817.865.5344
TXPELS NO. F-10242

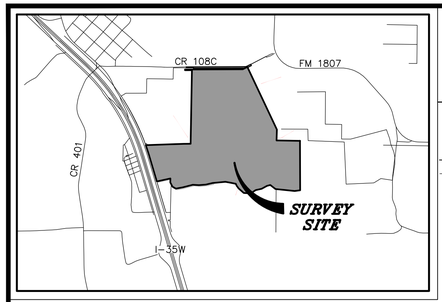
CHAMBERS CREEK
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS
DEVELOPMENT PLAN

CLIENT

DATE 04/17/26

REVISIONS

DR. JAM CH.
P.M. JLD
JOB 26000279
SHEET NO. 1 OF 4



VICINITY MAP

1" = 2000'

GRAPHIC SCALE

0 100 150 200 300

(IN FEET)
1 inch = 100 ft.

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- EX. WATER LINE
- EX. GUARD RAIL
- EX. WIRE FENCE
- EX. EDGE OF GRAVEL
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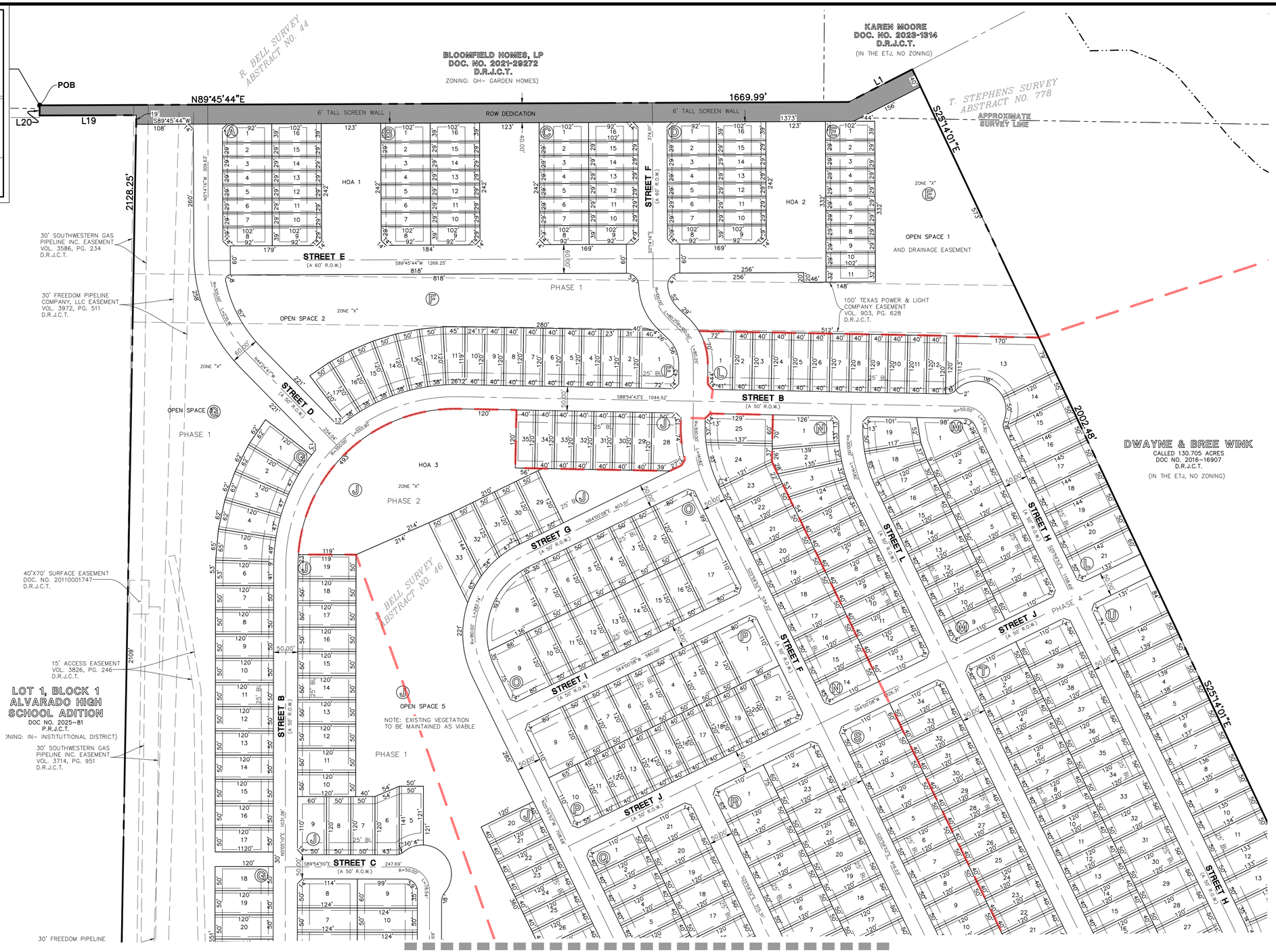

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4		78	55	**133**
TOTAL	**75**	**311**	**328**	**714**

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Reece Bierhalter, P.E.
rbierhalter@atwell.com

Owner
Alvarado 228 Development, LLC
205 E. Henderson Street
Cleburne, TX 75031
Douglas Bowyer
dbowyer@frostmartin.com

DEVELOPMENT PLAN

CHAMBERS CREEK

BEING 190.367 ACRES
SITUATED IN THE A. POWERS SURVEY, ABST. NO. 686; THE J. BELL SURVEY, ABST NO. 46; THE R. BELL SURVEY, ABST. NO. 44; THE J. DIXON SURVEY, ABST. NO. 215; THE A.G. KIMBELL SURVEY, ABST. NO. 479 AND THE T. STEPHENS SURVEY, ABST NO. 778
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
714 RESIDENTIAL LOTS; 6 OPEN SPACE LOTS AND 2 HOA LOTS
MARCH, 2026

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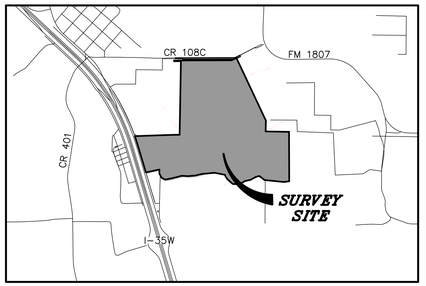
CHAMBERS CREEK
CITY OF ALVARADO
JOHNSON COUNTY, TEXAS
DEVELOPMENT PLAN

CLIENT

DATE 04/17/26

REVISIONS

DR. JAM CH.
P.M. JLD
JOB 26000279
SHEET NO. 2 OF 4



VICINITY MAP

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GRAPHIC SCALE

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LEGEND

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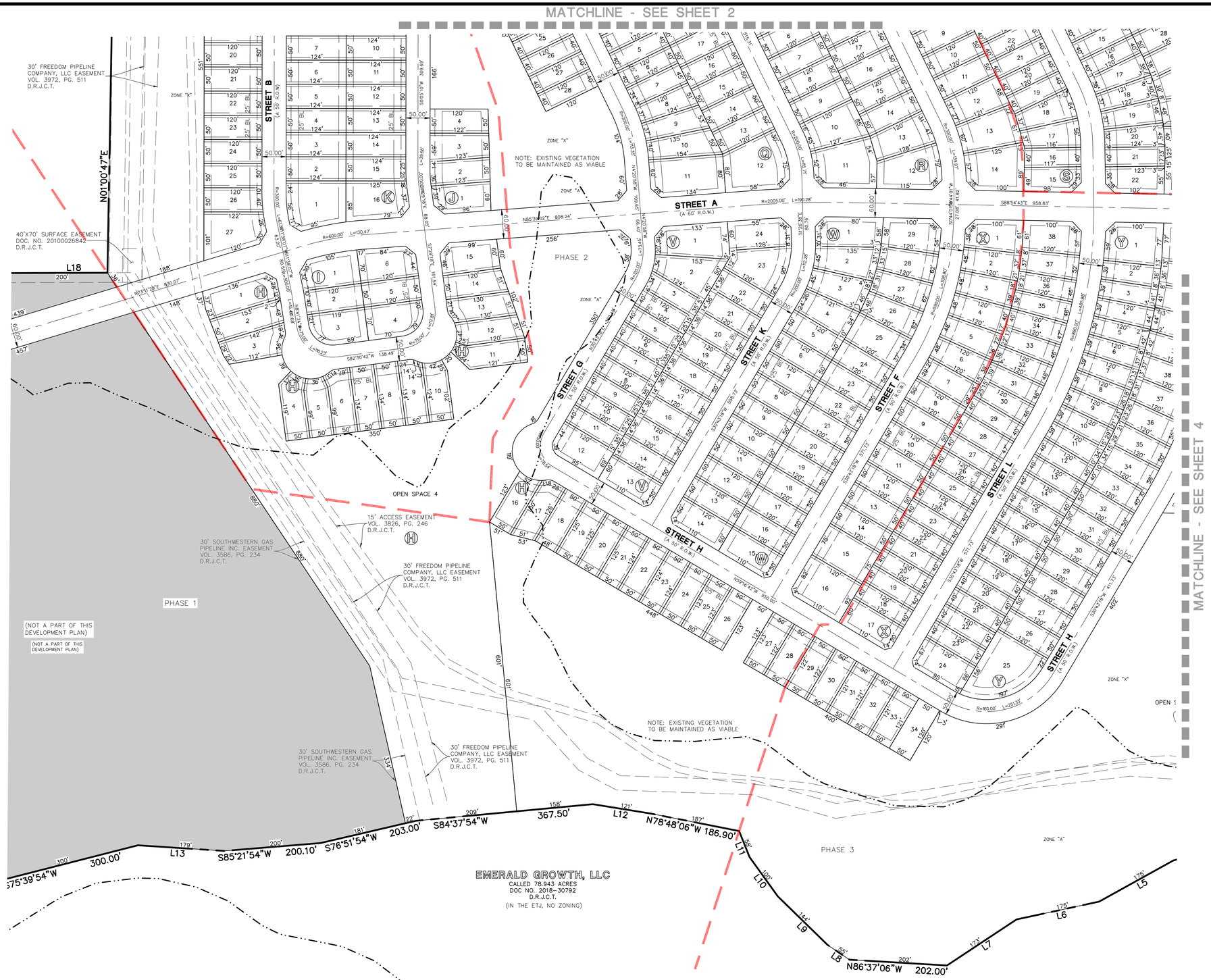

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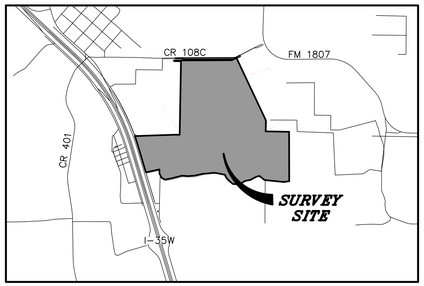
G:\2026\26 Brown Development Group\Chambers Creek\01_SURVEY\DEVELOPMENT PLAN\FIELD FILAN.dwg 4.17.26 Joshua Marshall



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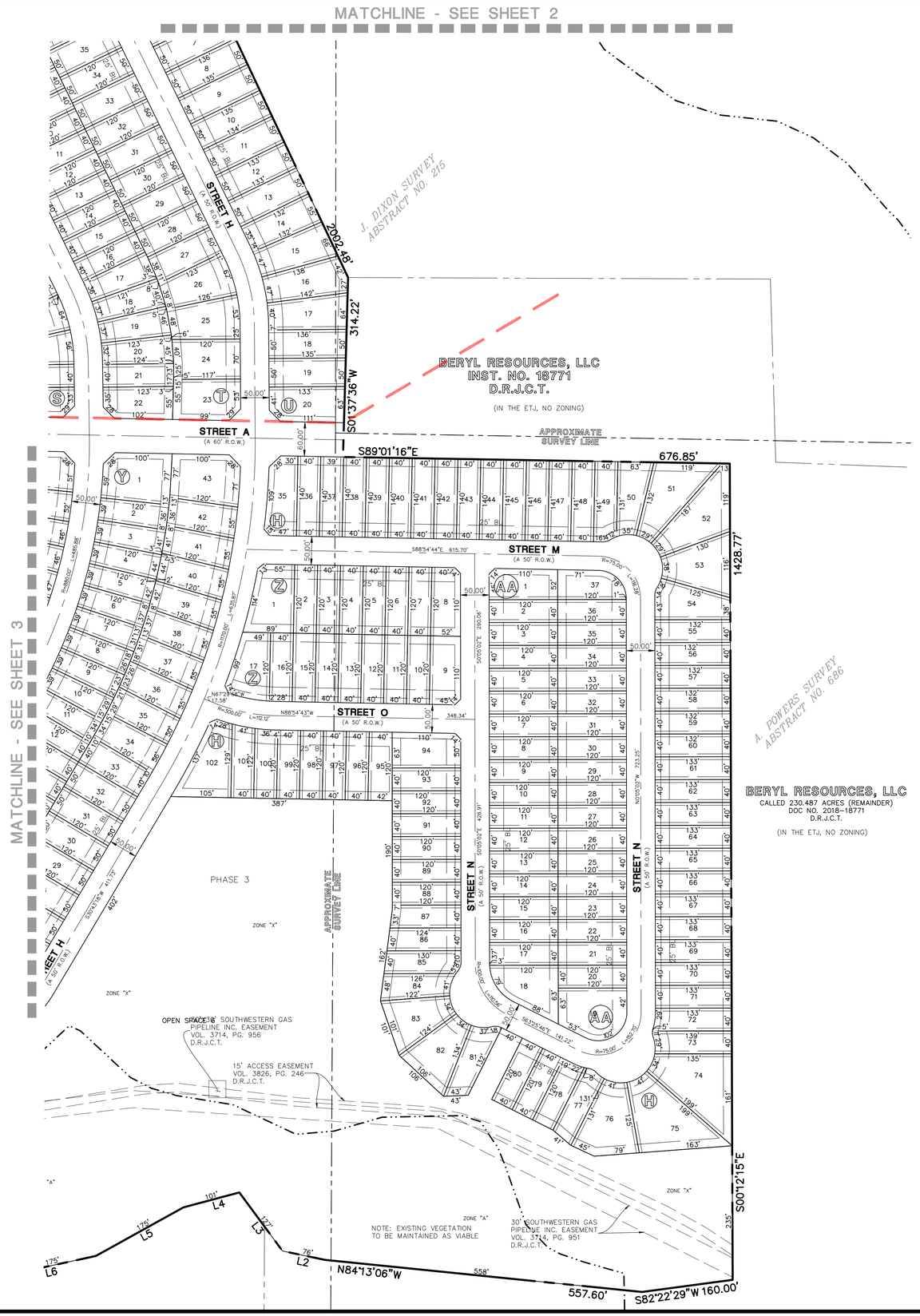


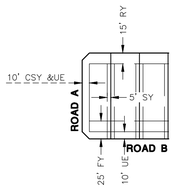
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	5904.58'	2°38'45"	272.67'	N17°50'20"W	272.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°48'30"E	147.84'
L2	N78°11'06"W	75.80'
L3	N36°28'06"W	127.40'
L4	S75°02'54"W	101.10'
L5	S60°58'54"W	175.40'
L6	S77°47'51"W	175.00'
L7	S56°30'54"W	172.60'
L8	N55°59'06"W	54.80'
L9	N45°42'06"W	143.80'
L10	N35°43'06"W	100.00'
L11	N21°54'06"W	58.20'
L12	N80°49'06"W	120.90'
L13	N86°16'06"W	178.50'
L14	S79°27'54"W	200.60'
L15	N60°35'35"W	113.10'
L16	N26°54'15"W	139.50'
L17	N01°04'35"E	113.85'
L18	N89°48'52"E	199.83'
L19	S89°49'45"W	199.77'
L20	N01°10'12"E	20.88'

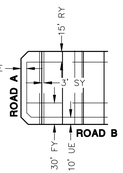
LOT TYPICAL DETAIL

1" = 100'

40' & 50' LOT WIDTH



29' LOT WIDTH



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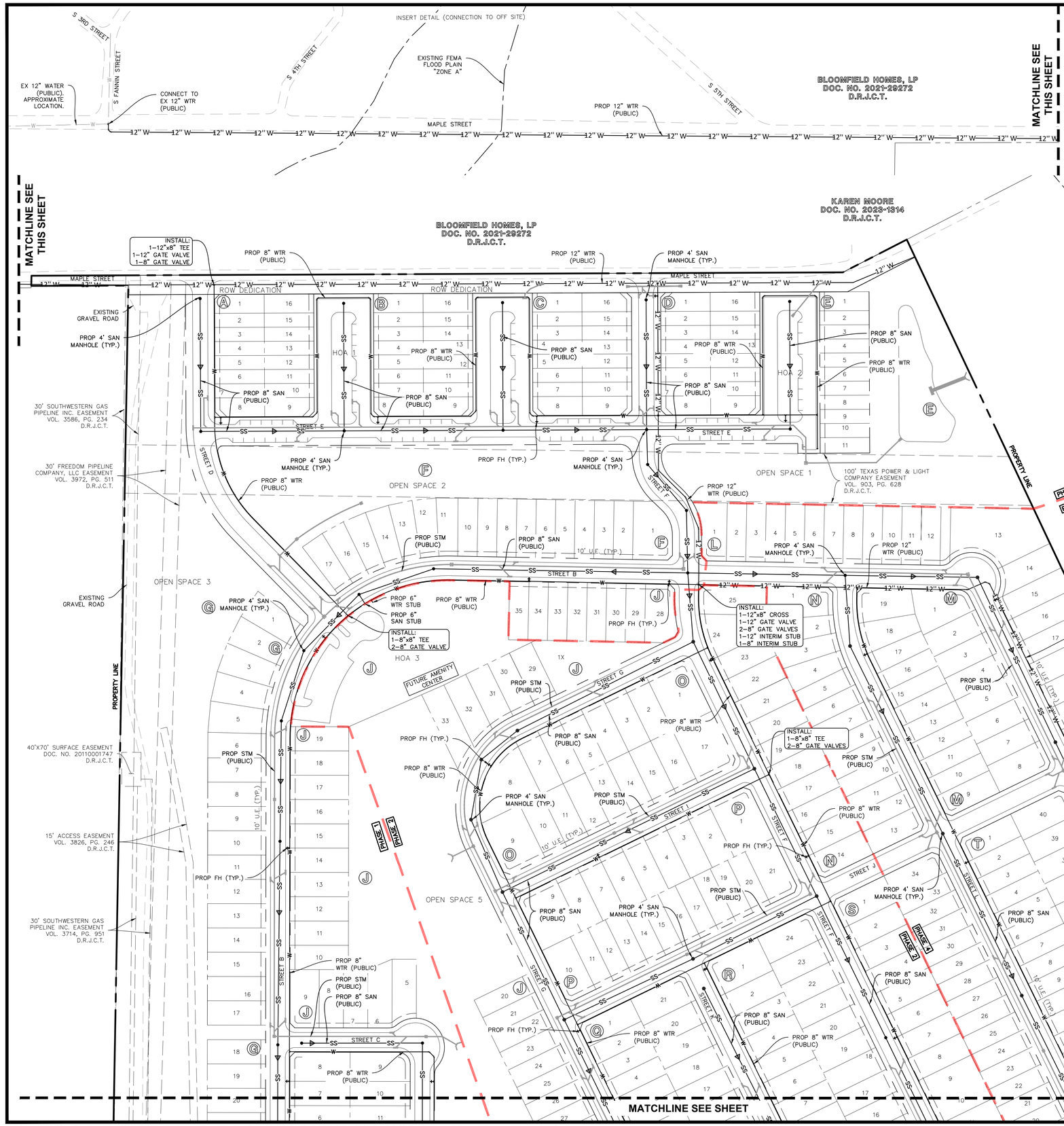
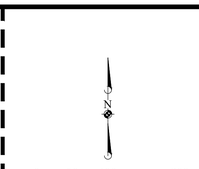
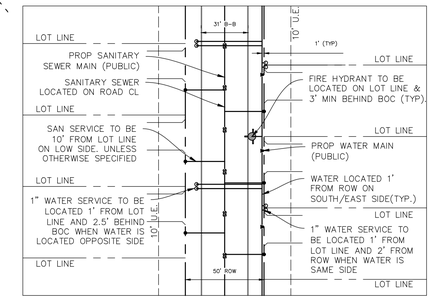
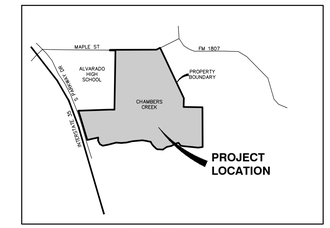


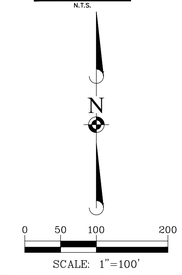




WATER & SANITARY SEWER SERVICE DETAIL
N.T.S.

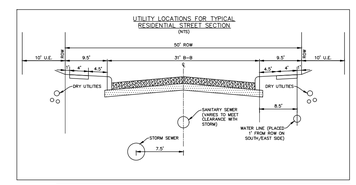


LOCATION MAP
N.T.S.



UTILITY LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER



07-17-2023

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2. WHERE CONTINUATION OF A SANITARY SEWER MAIN OR SERVICE IS SPECIFIED WITHIN THESE PLANS, THE CONTRACTOR SHALL TIE A 1" WIDE PIECE OF RED PLASTIC FLAGGING TO THE END OF THE SEWER PIPE AND SHALL LEAVE A MINIMUM OF 36" OF FLAGGING EXPOSED AFTER BACKFILL. FOLLOWING INSTALLATION OF PAVING AND CURBS, CONTRACTOR IS TO MARK THE SERVICE ACCORDING TO CITY STANDARDS.
3. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY SEWER MANHOLES.
4. UNLESS OTHERWISE SPECIFIED, EXTERNAL CHIMNEY DEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY SEWER MANHOLES.
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12. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
13. FIRE HYDRANTS TO BE PLACED 3' FROM BOC, UNLESS OTHERWISE SPECFIED.
14. SANITARY SEWER MANHOLES TO HAVE A MAXIMUM SPACING OF 500 FT.

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CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

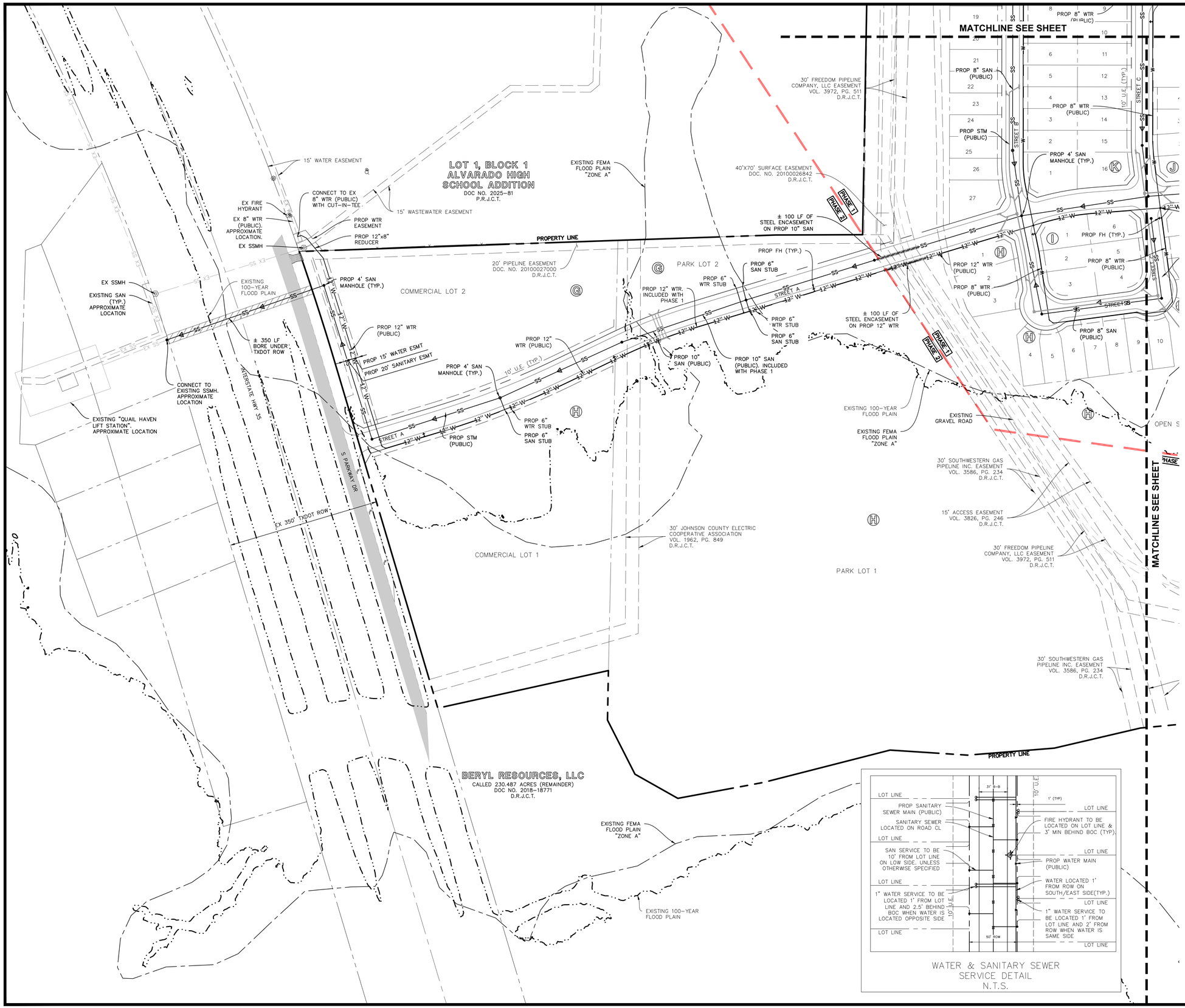
DEVELOPMENT PLAN

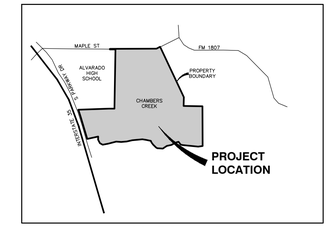
UTILITY PLAN 1 OF 3

DATE 4/17/2026

REVISIONS

DRAWN BY: JWG
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO. ----





LOCATION MAP

N.T.S.

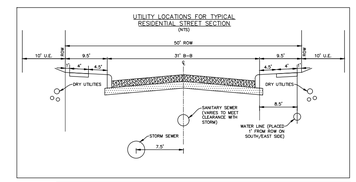
N

0 50 100 200

SCALE: 1"=100'

UTILITY LEGEND

	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY MANHOLE
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
EX W	EXISTING WATER
EX ST	EXISTING STORM SEWER
EX SS	EXISTING SANITARY SEWER



07-07-2023

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JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

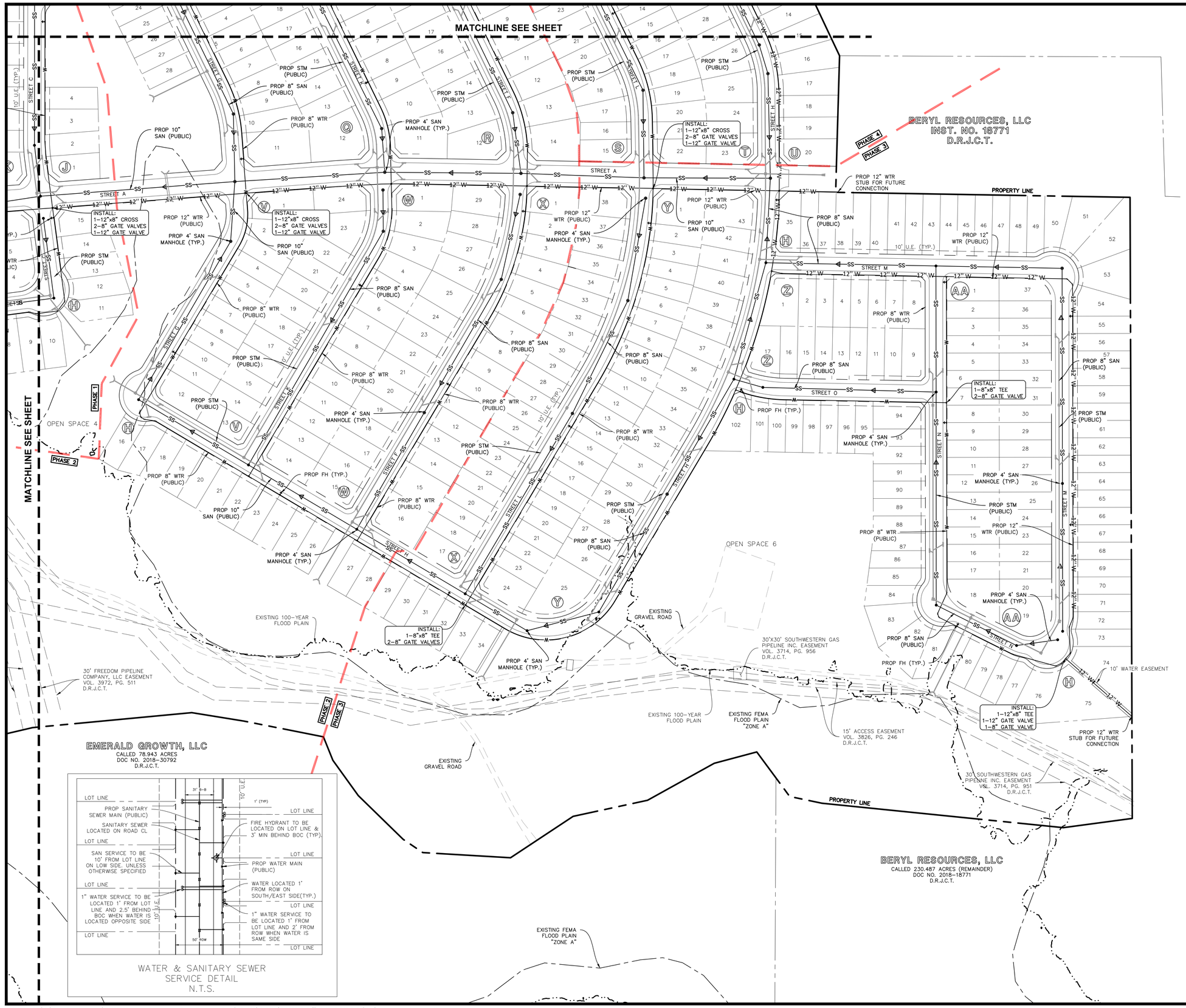
UTILITY PLAN 2 OF 3

DATE 4/17/2026

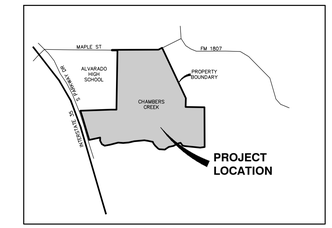
REVISIONS

DRAWN BY: JWG
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO: ----

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\Development Plan - Utility Layout.dwg Updated By: jgreene



WATER & SANITARY SEWER SERVICE DETAIL
N.T.S.



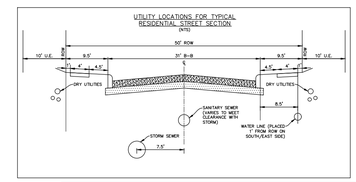
LOCATION MAP
N.T.S.

N

0 50 100 200
SCALE: 1"=###'

UTILITY LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER



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CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

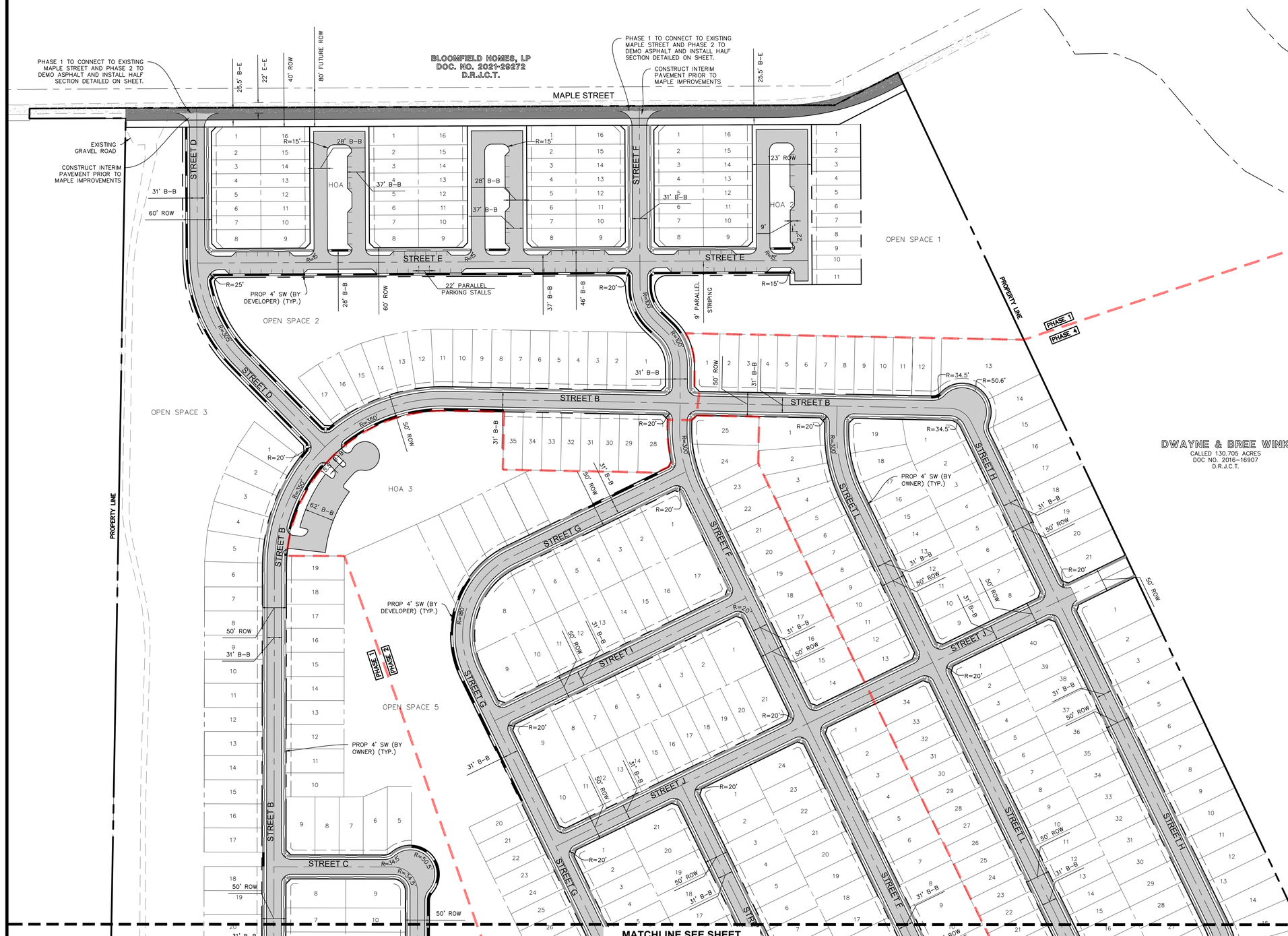
CHAMBERS CREEK - ALVARADO
AVALON DEVELOPMENT GROUP
DEVELOPMENT PLAN
UTILITY PLAN 3 OF 3

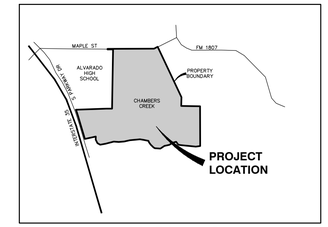
DATE 4/17/2026

REVISIONS

DRAWN BY: JWG
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO. ----

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\Development Plan – Utility Layout.dwg Updated By: jgreene





LOCATION MAP
N.T.S.

N

0 50 100 200
SCALE: 1"=100'

PAVING LEGEND

RESIDENTIAL COLLECTOR STREET
8" 4000 PSI AT 28 DAYS CONCRETE PAVEMENT WITH #4 BARS ON 24" O.C.E.W. ON 6" LIME OR CEMENT STABILIZED SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS AND GEOTECHINCAL RECOMMENDATIONS

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4' SIDEWALKS (BY DEVELOPER)
4" 3,000 PSI CONCRETE PAVEMENT PLACED ON A 2" SAND CUSHION WITH #3 BARS @ 18" O.C.E.W. WITH SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS

4' SIDEWALKS (BY OWNER)
4" 3,000 PSI CONCRETE PAVEMENT PLACED ON A 2" SAND CUSHION WITH #3 BARS @ 18" O.C.E.W. WITH SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS

BARRIER FREE RAMP (BY DEVELOPER)

06-01-16

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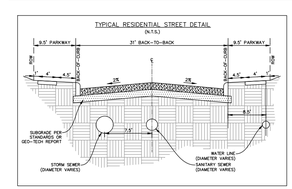

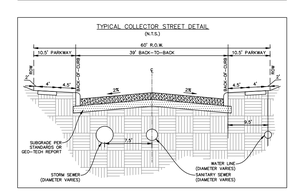

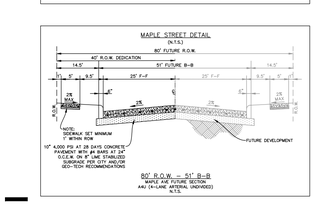

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AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

PAVING PLAN 1 OF 3

DATE 4/17/2026

REVISIONS

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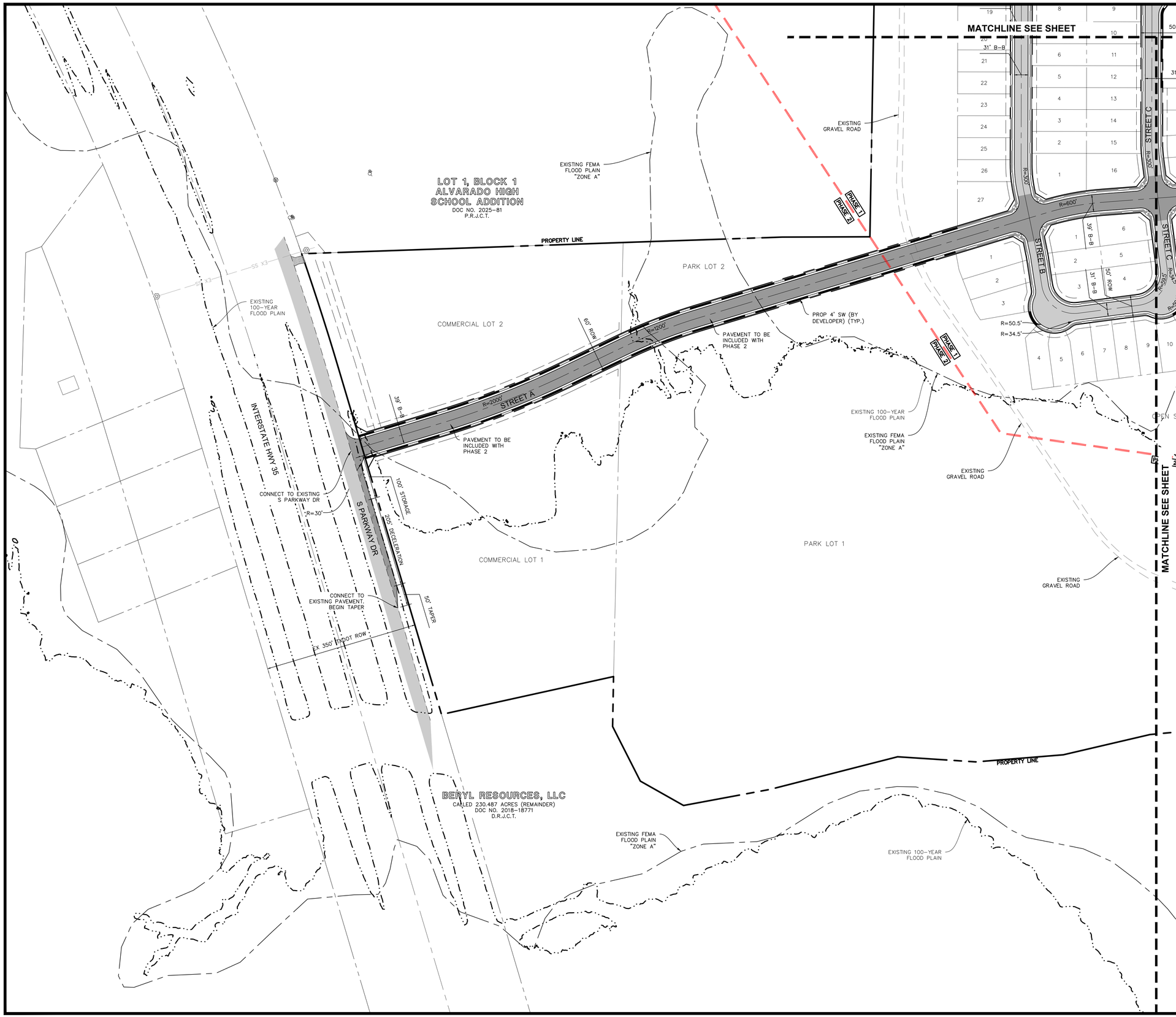

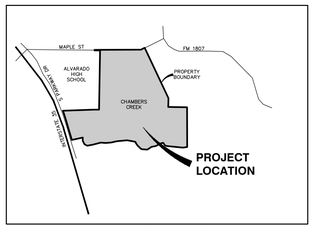

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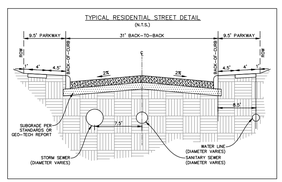
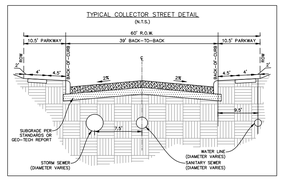
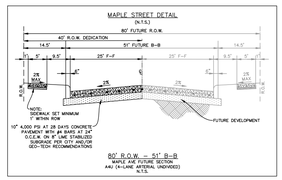
TYPICAL RESIDENTIAL STREET DETAIL
(N.T.S.)



TYPICAL COLLECTOR STREET DETAIL
(N.T.S.)



MAPLE STREET DETAIL
(N.T.S.)



80' R.O.W. – 51' B-B
MAPLE AVE FUTURE SECTION
A4U (4-LANE ARTERIAL UNDIVIDED)
N.T.S.

811
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CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

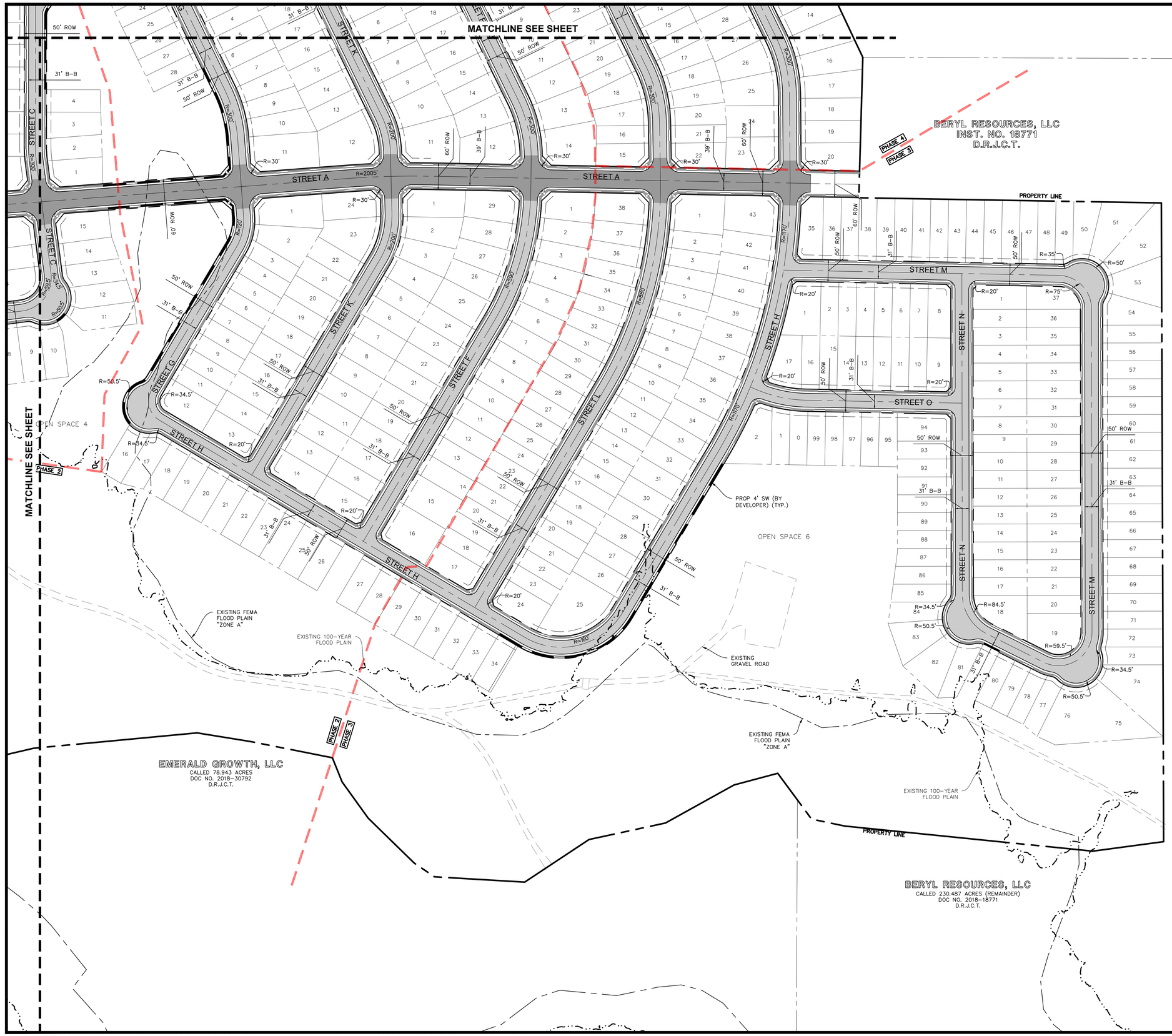
PAVING PLAN 2 OF 3

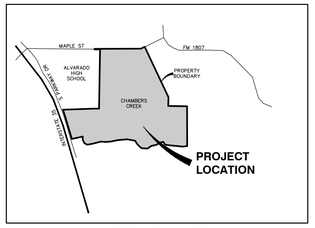
DATE **4/17/2026**

REVISIONS

DRAWN BY: **JWG**
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO. ----

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\Development Plan – Paving Layout.dwg Updated By: jgreene





LOCATION MAP

N.T.S.

N

0 50 100 200

SCALE: 1"=100'

PAVING LEGEND

RESIDENTIAL COLLECTOR STREET
8" 4000 PSI AT 28 DAYS CONCRETE PAVEMENT WITH #4 BARS ON 24" O.C.E.W. ON 6" LIME OR CEMENT STABILIZED SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS AND GEOTECHINCAL RECOMMENDATIONS

RESIDENTIAL STREET
7" 4000 PSI AT 28 DAYS CONCRETE PAVEMENT WITH #4 BARS ON 24" O.C.E.W. ON 6" LIME OR CEMENT STABILIZED SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS AND GEOTECHINCAL RECOMMENDATIONS

4' SIDEWALKS (BY DEVELOPER)
4" 3,000 PSI CONCRETE PAVEMENT PLACED ON A 2" SAND CUSHION WITH #3 BARS @ 18" O.C.E.W. WITH SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS

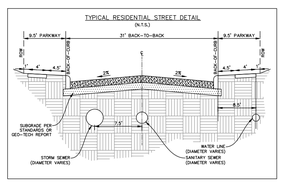
4' SIDEWALKS (BY OWNER)
4" 3,000 PSI CONCRETE PAVEMENT PLACED ON A 2" SAND CUSHION WITH #3 BARS @ 18" O.C.E.W. WITH SUBGRADE PER CITY OF ALVARADO STANDARDS AND SPECIFICATIONS

BARRIER FREE RAMP (BY DEVELOPER)

PAVING NOTES:

1. ALL DIMENSIONS ARE BACK OF CURB TO BACK OF CURB AND CURB RETURN RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE POURED INTEGRALLY, UNLESS OTHERWISE NOTED.
3. ALL ROADWAY SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
4. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
5. PROVIDE LAY DOWN CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
6. THE CONTRACTOR SHALL CONTACT TEXAS 811 PRIOR TO ANY WORK, TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

TYPICAL RESIDENTIAL STREET DETAIL
(N.T.S.)



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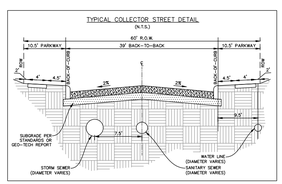
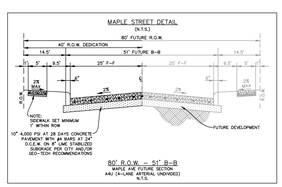


MAPLE STREET DETAIL
(N.T.S.)



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CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

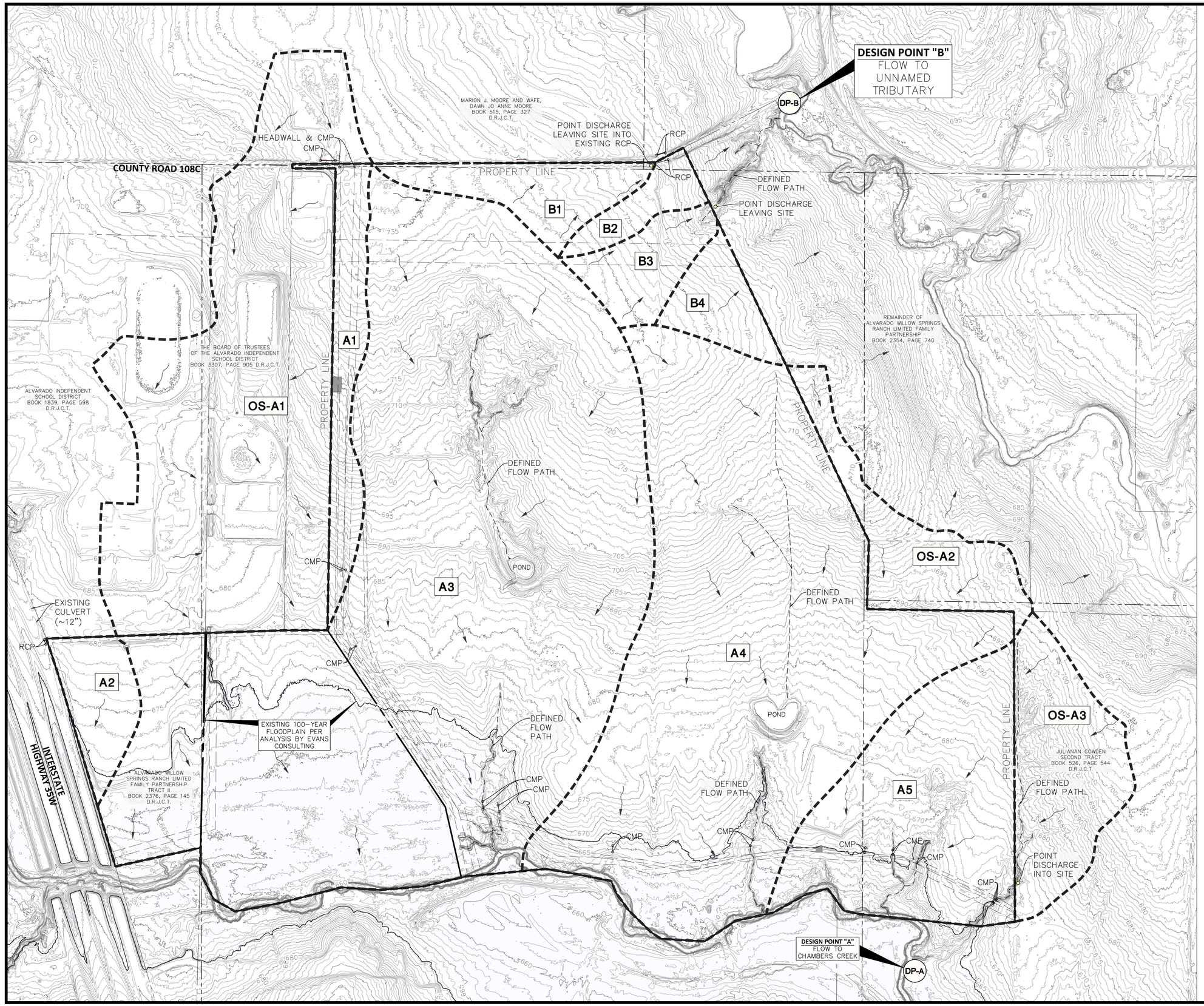
PAVING PLAN 3 OF 3

DATE 4/17/2026

REVISIONS

DRAWN BY: JWG
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO. ----

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\Development Plan – Paving Layout.dwg Updated By: jgreene



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CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

EXISTING DRAINAGE AREA MAP

DATE 4/17/2026

REVISIONS

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CHRISTOPHER M. BRYANT, P.E.
TEXAS P.E. No. 140551
ISSUED THIS DATE: 04/17/2026

DRAWN BY:
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO.

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\26000279 EXISTING DRAINAGE AREA MAP.dwg Updated By: cbryant

10. Pre-Development Drainage Area Map
    a. Project boundaries
    b. Existing topography (1 or 2 foot contour interval, 5 or 10 foot for areas more than one square mile)
    c. USDA hydrologic soil types (or separate soils maps)
    d. Perennial or intermittent stream centerlines
    e. Delineate FEMA floodplains, studied floodplains, floodplain easements and open channels
    f. Location of wetlands, dams and impoundments
    g. Existing roads, buildings and other impervious areas
    h. Locations and size major utility lines and easements
    i. Location, size, and City File Number for existing stormwater conveyance systems such as storm drains, inlets, catch basins, channels, swales, and areas of overland flow
    j. Locations and dimensions of channels, bridges, or culvert crossings
    k. Delineation of watershed or drainage area boundaries, with correctly orientated flow arrows
    l. Delineate offsite drainage areas (1 or 2 foot contour interval, 5 or 10 foot for areas more than one square mile)
    m. Contours extend beyond project limits and offsite drainage areas to ensure the entire watershed has been delineated
    n. Delineate longest flow path each drainage area
    o. Provide time of concentration calculations for each area and lag time calculations for hydrograph methods.
    p. Computation table showing drainage areas, runoff coefficients or curve numbers, time of concentration or lag times, rainfall intensities and peak discharges for the 1, 5, and 100 year storms. Include a column to identify the collection point for each drainage area.
    q. Location of all site outfalls or where runoff leaves the site
    r. Delineate entire Zone of Influence and identify analysis points.
    s. Existing zoning and land use
    t. Composite calculations for runoff coefficients or curve numbers
    u. Drainage area and analysis point labels consistent with hydrologic and hydraulic calculations tables

Table 3.3 Storm Events

Storm Event Name	Storm Event Description	Design Standard [2]
"Water Quality" [1]	Criteria based on a volume of 1.5 inches of rainfall, not a storm frequency	
"Streambank Protection"	1-year return period	• Low flow channels and velocity check
"Conveyance"	5-year return period	• Secondary check for street inundation and open travel lanes
"Flood Mitigation"	100-year return period	• Open channels • Primary standard for street and storm drain in conjunction

[1] Currently encouraged and incentivized but not required in the City

[2] See Section 3.8 for specific design criteria

Table 3.5 Runoff Coefficients

Description of Land Use	% Impervious	Runoff Coefficient "C"
Single Family		
Residential "A-43" one-acre lots (1) (2)	35	0.51
Residential "A-21" half-acre lots	37	0.52
Residential "A-10" 10,000 SF lots	49	0.59
Residential "A-7.5"	55	0.63
Residential "A-5"	61	0.67
Residential "MH", "A-R", "B",	65	0.69
Multi Family		
"CR"	65	0.69
"C"	79	0.77
"D"	93	0.86
Commercial, Industrial, House of Worship, School, Planned Development, Urban Residential (3)		
4% Open Space (Default if no site plan)	96	0.88
10% Open Space (Site plan required)	90	0.84
20% Open Space (Site plan required)	80	0.78
Parks, Cemeteries	7	0.34
Railroad Yard Areas	29	0.47
Streets & ROW: Asphalt, Concrete, or Brick	100	0.90
Drives, Walks, Roofs, Detention Ponds (4)	100	0.90
Gravel Areas	43	0.56
Unimproved Areas	0	0.30

Assumptions:
(1) For Residential Calculations:
- Current City Development standards for minimum lot size and maximum lot coverage (structure) for each classification
- Assumed 10.5' Parkway and 18' driveway
- Assumed 29' B-B street dimension
- Calculated by applying 90% runoff from impervious areas and 30% runoff from pervious areas

(2) Calculated from designated set-backs
(3) Includes R-1, R-2, UR and similarly intensive uses
(4) 100 year inundation limits

Table 5.8 AMS-based precipitation frequency estimates for Johnson County (inches)

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.406	0.442	0.583	0.691	0.836	0.947	1.062	1.182	1.347	1.477
10-min	0.649	0.708	0.934	1.107	1.341	1.521	1.705	1.893	2.146	2.342
15-min	0.809	0.882	1.162	1.376	1.663	1.884	2.111	2.348	2.672	2.928
30-min	1.125	1.226	1.612	1.908	2.304	2.605	2.917	3.247	3.702	4.063
60-min	1.466	1.599	2.108	2.498	3.023	3.423	3.840	4.286	4.908	5.406
2-hr	1.806	1.978	2.631	3.137	3.826	4.361	4.927	5.533	6.386	7.073
3-hr	2.010	2.208	2.954	3.535	4.335	4.962	5.629	6.346	7.358	8.175
6-hr	2.382	2.627	3.540	4.256	5.247	6.030	6.869	7.775	9.059	10.101
12-hr	2.797	3.089	4.182	5.037	6.217	7.144	8.139	9.222	10.768	12.028
24-hr	3.258	3.599	4.883	5.882	7.255	8.323	9.469	10.725	12.526	14.001
48-hr	3.774	4.165	5.645	6.790	8.350	9.551	10.835	12.252	14.291	15.965
3-day	4.117	4.538	6.136	7.370	9.045	10.330	11.699	13.211	15.386	17.171
4-day	4.368	4.811	6.491	7.788	9.550	10.902	12.342	13.924	16.193	18.049
7-day	4.911	5.397	7.238	8.661	10.601	12.099	13.688	15.411	17.857	19.842
10-day	5.378	5.896	7.861	9.379	11.442	13.033	14.715	16.531	19.098	21.175
20-day	6.938	7.520	9.781	11.492	13.755	15.428	17.182	19.134	21.939	24.242
30-day	8.236	8.877	11.402	13.288	15.737	17.498	19.329	21.392	24.376	26.839
45-day	10.011	10.777	13.797	16.054	18.983	21.109	23.276	25.610	28.865	31.468
60-day	11.576	12.468	15.972	18.601	22.034	24.576	27.122	29.728	33.228	35.921

INTENSITY, I (in/hr) = 60P/t

EXISTING DRAINAGE CONDITIONS

Drainage Area ID	Area (SF)	Area (acres)	C	T_c (min)	I1 (in/hr)	Q1 (cfs)	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Design Point "A"											
A1	281057.7429	6.45	0.30	15.0	3.24	6.27	4.65	9.00	8.44	16.34	Undeveloped on-site flow; leaves site, flows toward existing school property (Ultimately flows to Design Point "A")
A2	195631.7333	4.49	0.30	15.0	3.24	4.37	4.65	6.27	8.44	11.37	Undeveloped on-site flow; leaves site, flows toward I-35W (Ultimately flows to Design Point "A")
A3	4886364.606	112.18	0.30	15.0	3.24	109.03	4.65	156.48	8.44	284.03	Undeveloped on-site flow towards Chambers Creek (Design Point "A")
A4	2886757.993	66.27	0.30	15.0	3.24	64.42	4.65	92.45	8.44	167.80	Undeveloped on-site flow towards Chambers Creek (Design Point "A")
A5	943753.7721	21.67	0.30	15.0	3.24	21.06	4.65	30.22	8.44	54.86	Undeveloped on-site flow towards Chambers Creek (Design Point "A")
OS-A1	2018175.575	46.33	0.88	15.0	3.24	132.10	4.65	189.59	8.44	344.11	Developed off-site sheet flow from existing school property; enters site, flows toward Chambers Creek (Design Point "A")
OS-A2	356326.0011	8.18	0.30	15.0	3.24	7.95	4.65	11.41	8.44	20.71	Undeveloped off-site sheet flow from adjacent property; enters site, flows toward Chambers Creek (Design Point "A")
OS-A3	508214.4209	11.67	0.30	15.0	3.24	11.34	4.65	16.28	8.44	29.54	Undeveloped off-site point discharge flow from adjacent property; enters site, flows toward Chambers Creek (Design Point "A")
		277.23				**356.54**		**511.69**		**928.75**	
Design Point "B"											
B1	253816.8839	5.83	0.30	15.0	3.24	5.66	4.65	8.13	8.44	14.75	Undeveloped on-site flow into existing RCP storm drain, towards Unnamed Tributary (Design Point "B")
B2	120739.1324	2.77	0.30	15.0	3.24	2.69	4.65	3.87	8.44	7.02	Undeveloped on-site sheet flow towards Unnamed Tributary (Design Point "B")
B3	205235.2932	4.71	0.30	15.0	3.24	4.58	4.65	6.57	8.44	11.93	Undeveloped on-site point discharge flow towards Unnamed Tributary (Design Point "B")
B4	172102.9854	3.95	0.30	15.0	3.24	3.84	4.65	5.51	8.44	10.00	Undeveloped on-site sheet flow towards Unnamed Tributary (Design Point "B")
		17.26				**16.78**		**24.08**		**43.71**	

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CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO
AVALON DEVELOPMENT GROUP
DEVELOPMENT PLAN
EXISTING DRAINAGE CALCULATIONS

DATE 4/17/2026

REVISIONS

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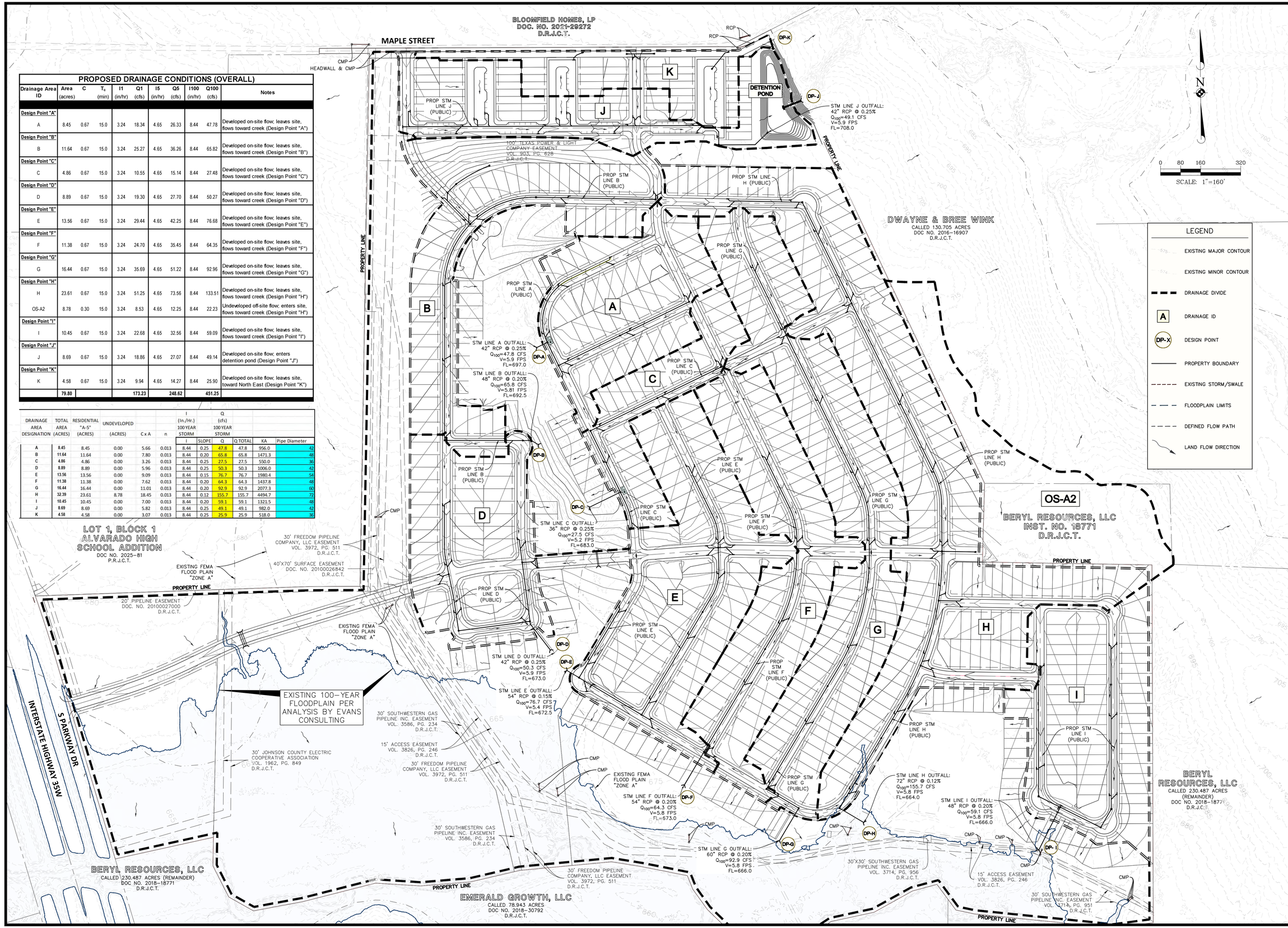
CHRISTOPHER M. BRYANT, P.E.
TEXAS P.E. No. 140551
ISSUED THIS DATE: 04/17/2026

DRAWN BY:
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO.

PROPOSED DRAINAGE CONDITIONS (OVERALL)

Drainage Area ID	Area (acres)	C	T_c (min)	I1 (in/hr)	Q1 (cfs)	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)	Notes
Design Point "A"										
A	8.45	0.67	15.0	3.24	18.34	4.65	26.33	8.44	47.78	Developed on-site flow; leaves site, flows toward creek (Design Point "A")
Design Point "B"										
B	11.64	0.67	15.0	3.24	25.27	4.65	36.26	8.44	65.82	Developed on-site flow; leaves site, flows toward creek (Design Point "B")
Design Point "C"										
C	4.86	0.67	15.0	3.24	10.55	4.65	15.14	8.44	27.48	Developed on-site flow; leaves site, flows toward creek (Design Point "C")
Design Point "D"										
D	8.89	0.67	15.0	3.24	19.30	4.65	27.70	8.44	50.27	Developed on-site flow; leaves site, flows toward creek (Design Point "D")
Design Point "E"										
E	13.56	0.67	15.0	3.24	29.44	4.65	42.25	8.44	76.68	Developed on-site flow; leaves site, flows toward creek (Design Point "E")
Design Point "F"										
F	11.38	0.67	15.0	3.24	24.70	4.65	35.45	8.44	64.35	Developed on-site flow; leaves site, flows toward creek (Design Point "F")
Design Point "G"										
G	16.44	0.67	15.0	3.24	35.69	4.65	51.22	8.44	92.96	Developed on-site flow; leaves site, flows toward creek (Design Point "G")
Design Point "H"										
H	23.61	0.67	15.0	3.24	51.25	4.65	73.56	8.44	133.51	Developed on-site flow; leaves site, flows toward creek (Design Point "H")
OS-A2	8.78	0.30	15.0	3.24	8.53	4.65	12.25	8.44	22.23	Undeveloped off-site flow; enters site, flows toward creek (Design Point "H")
Design Point "I"										
I	10.45	0.67	15.0	3.24	22.68	4.65	32.56	8.44	59.09	Developed on-site flow; leaves site, flows toward creek (Design Point "I")
Design Point "J"										
J	8.69	0.67	15.0	3.24	18.86	4.65	27.07	8.44	49.14	Developed on-site flow; enters detention pond (Design Point "J")
Design Point "K"										
K	4.58	0.67	15.0	3.24	9.94	4.65	14.27	8.44	25.90	Developed on-site flow; leaves site, toward North East (Design Point "K")
	79.80				173.23		248.62		451.25	

DRAINAGE AREA DESIGNATION	TOTAL AREA (ACRES)	RESIDENTIAL "A-5" (ACRES)	UNDEVELOPED (ACRES)	C x A	n	I (In./Hr.) 100 YEAR STORM		Q (cfs) 100 YEAR STORM			
						I	SLOPE	Q	Q TOTAL	KA	Pipe Diameter
A	8.45	8.45	0.00	5.66	0.013	8.44	0.25	47.8	47.8	956.0	42
B	11.64	11.64	0.00	7.80	0.013	8.44	0.20	65.8	65.8	1471.3	48
C	4.86	4.86	0.00	3.26	0.013	8.44	0.25	27.5	27.5	550.0	36
D	8.89	8.89	0.00	5.96	0.013	8.44	0.25	50.3	50.3	1006.0	42
E	13.56	13.56	0.00	9.09	0.013	8.44	0.15	76.7	76.7	1980.4	54
F	11.38	11.38	0.00	7.62	0.013	8.44	0.20	64.3	64.3	1437.8	48
G	16.44	16.44	0.00	11.01	0.013	8.44	0.20	92.9	92.9	2077.3	60
H	32.39	23.61	8.78	18.45	0.013	8.44	0.12	155.7	155.7	4494.7	72
I	10.45	10.45	0.00	7.00	0.013	8.44	0.20	59.1	59.1	1321.5	48
J	8.69	8.69	0.00	5.82	0.013	8.44	0.25	49.1	49.1	982.0	42
K	4.58	4.58	0.00	3.07	0.013	8.44	0.25	25.9	25.9	518.0	36



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CITY OF ALVARADO
JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO
AVALON DEVELOPMENT GROUP
DEVELOPMENT PLAN
PROPOSED DRAINAGE AREA MAP (OVERALL)

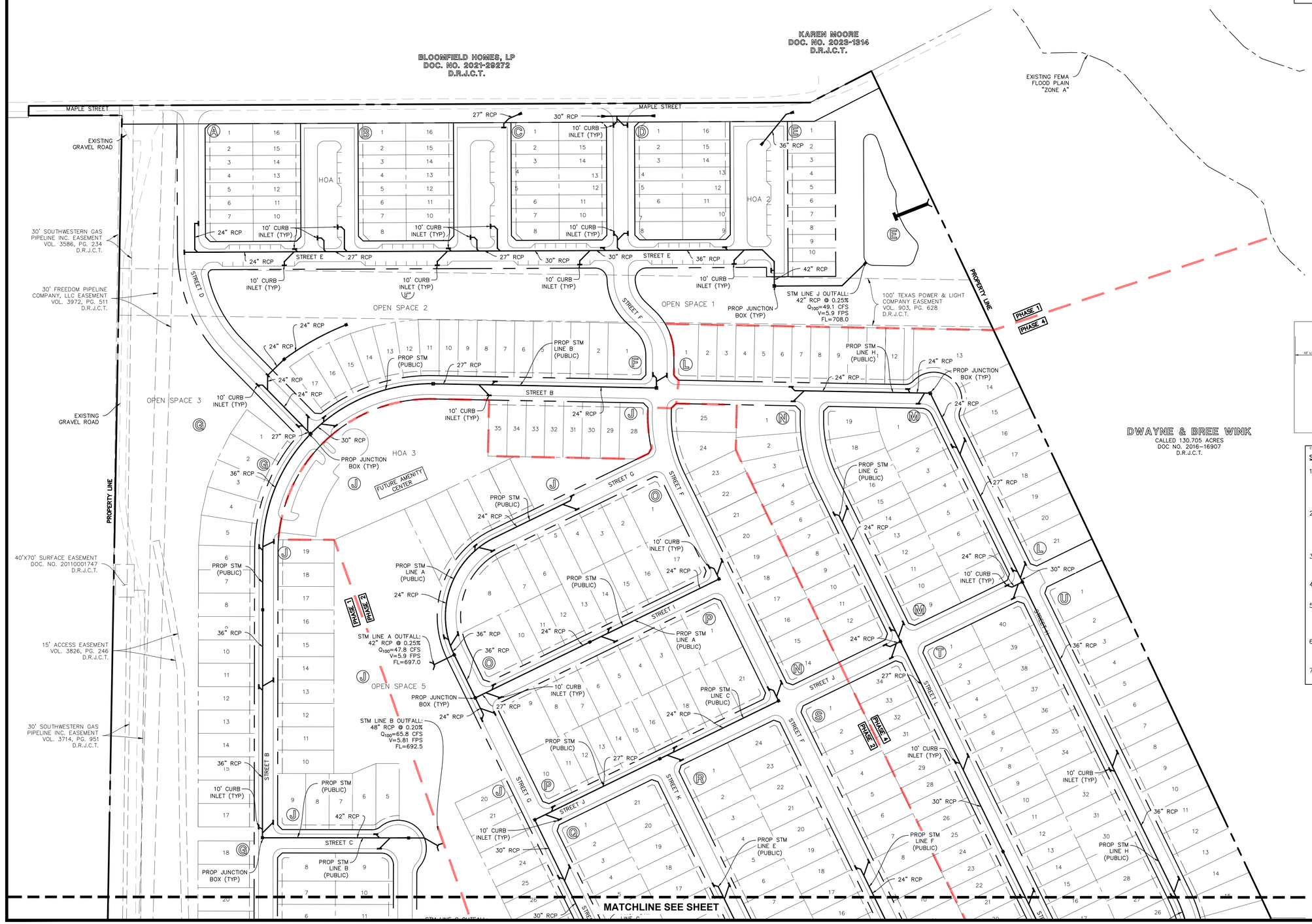
DATE 4/17/2026

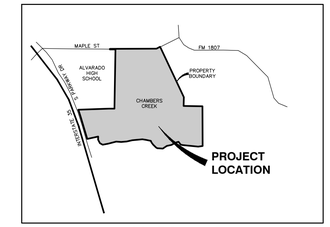
REVISIONS

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
CHRISTOPHER M. BRYANT, P.E.
TEXAS P.E. No. 140551
ISSUED THIS DATE: 04/17/2026

DRAWN BY:
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO.

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\26000279 PROPOSED DRAINAGE AREA MAP – OVERALL.dwg Updated By: cbryant





LOCATION MAP
N.T.S.

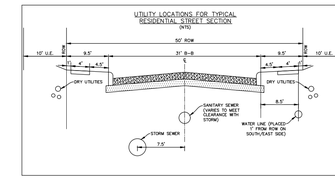
N

0 50 100 200
SCALE: 1"=100'

STORM LEGEND

- PROPOSED STORM SEWER
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER

UTILITY LOCATIONS FOR TYPICAL RESIDENTIAL STREET SECTION
(NTS)



07-07-2023

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CITY OF ALVARADO

JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

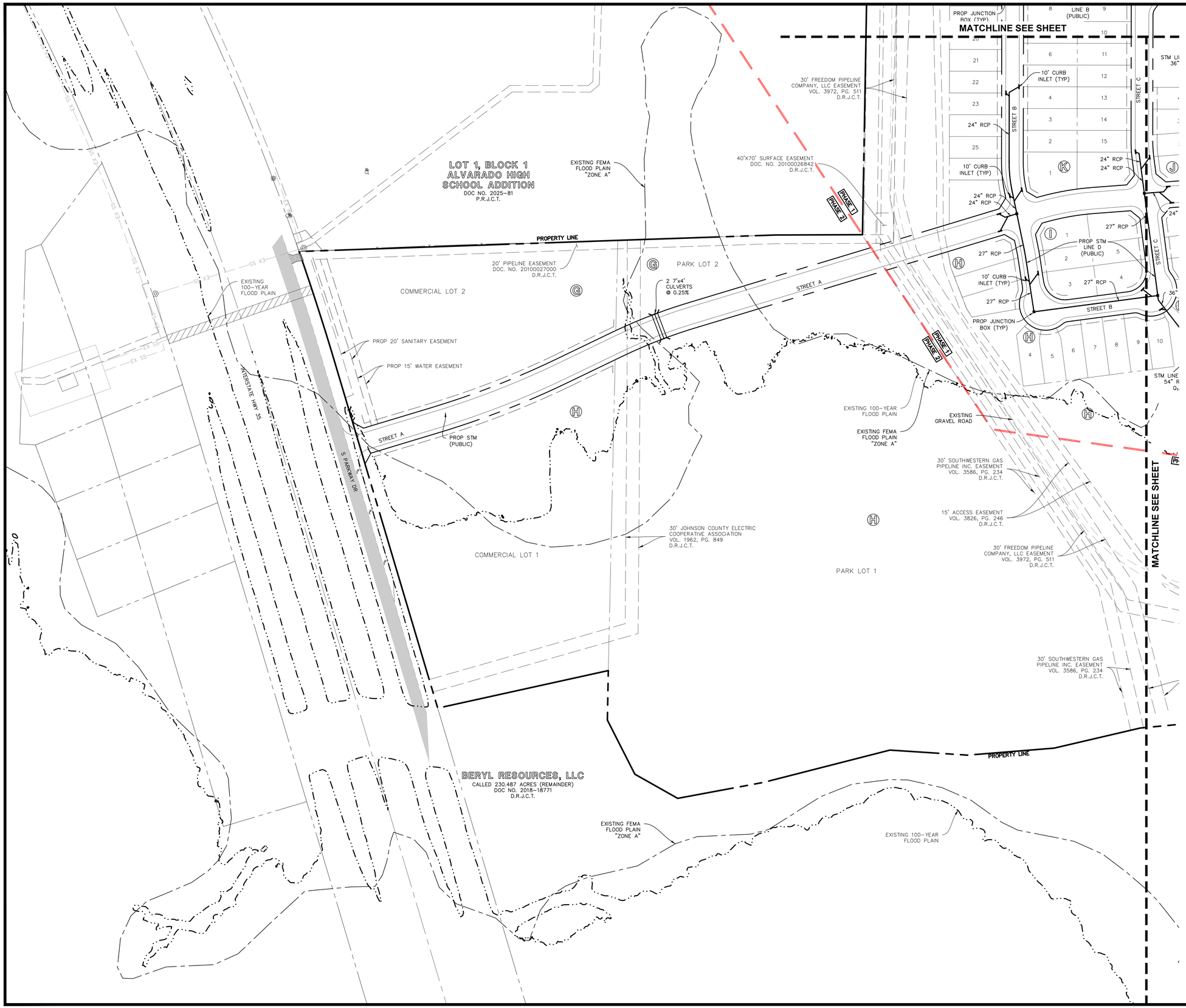
STORM PLAN 1 OF 3

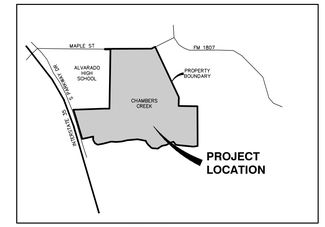
DATE **4/17/2026**

REVISIONS

DRAWN BY: **JWC**
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO: ----

Plot Date: 04/17/26 Dwg Name: K:\26000279 Avalon Development Group Chambers Creek\05_CAD\PHASE (IF NECESSARY)\05.02_SHEET FILES\Eng\Development Plan – Storm Layout.dwg Updated By: cbryant





LOCATION MAP
N.T.S.

N

0 50 100 200
SCALE: 1"=100'

STORM LEGEND

- PROPOSED STORM SEWER
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
- EXISTING WATER
- EXISTING STORM SEWER
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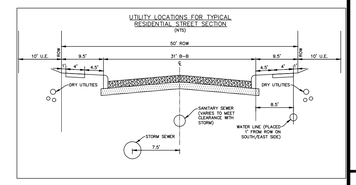

07-07-2023

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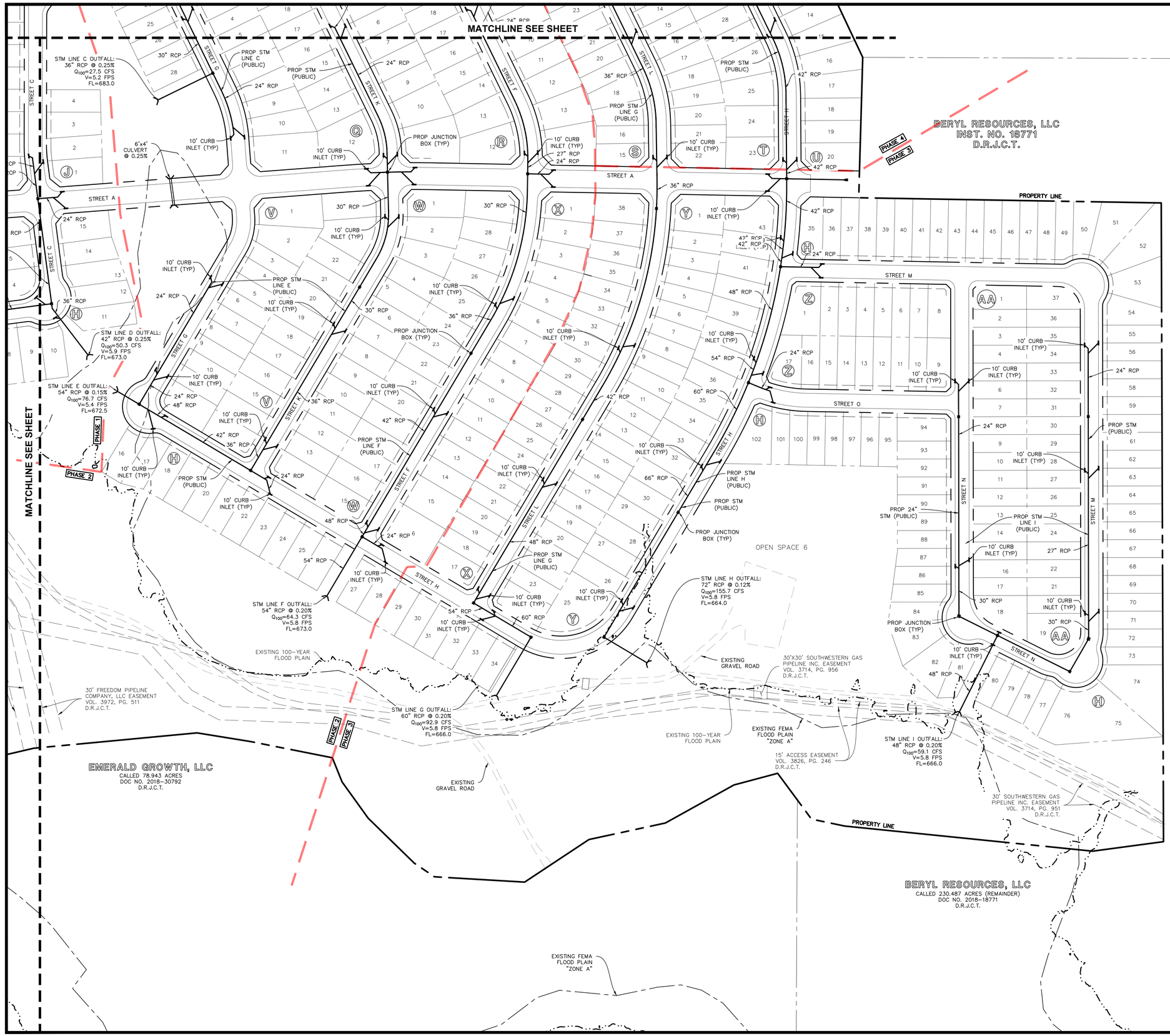
JOHNSON COUNTY, TEXAS

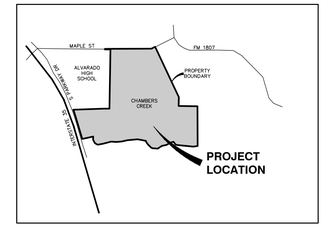
CHAMBERS CREEK - ALVARADO
AVALON DEVELOPMENT GROUP
DEVELOPMENT PLAN
STORM PLAN 2 OF 3

DATE **4/17/2026**

REVISIONS

DRAWN BY: **JWG**
CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO: ----





LOCATION MAP

N.T.S.

N

0 50 100 200

SCALE: 1"=100'

STORM LEGEND

- PROPOSED STORM SEWER
- PROPOSED CURB INLET
- PROPOSED JUNCTION BOX
- PROPOSED HEADWALL
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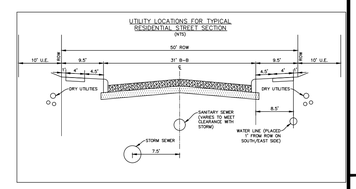

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JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

DEVELOPMENT PLAN

STORM PLAN 3 OF 3

DATE 4/17/2026

REVISIONS

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CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
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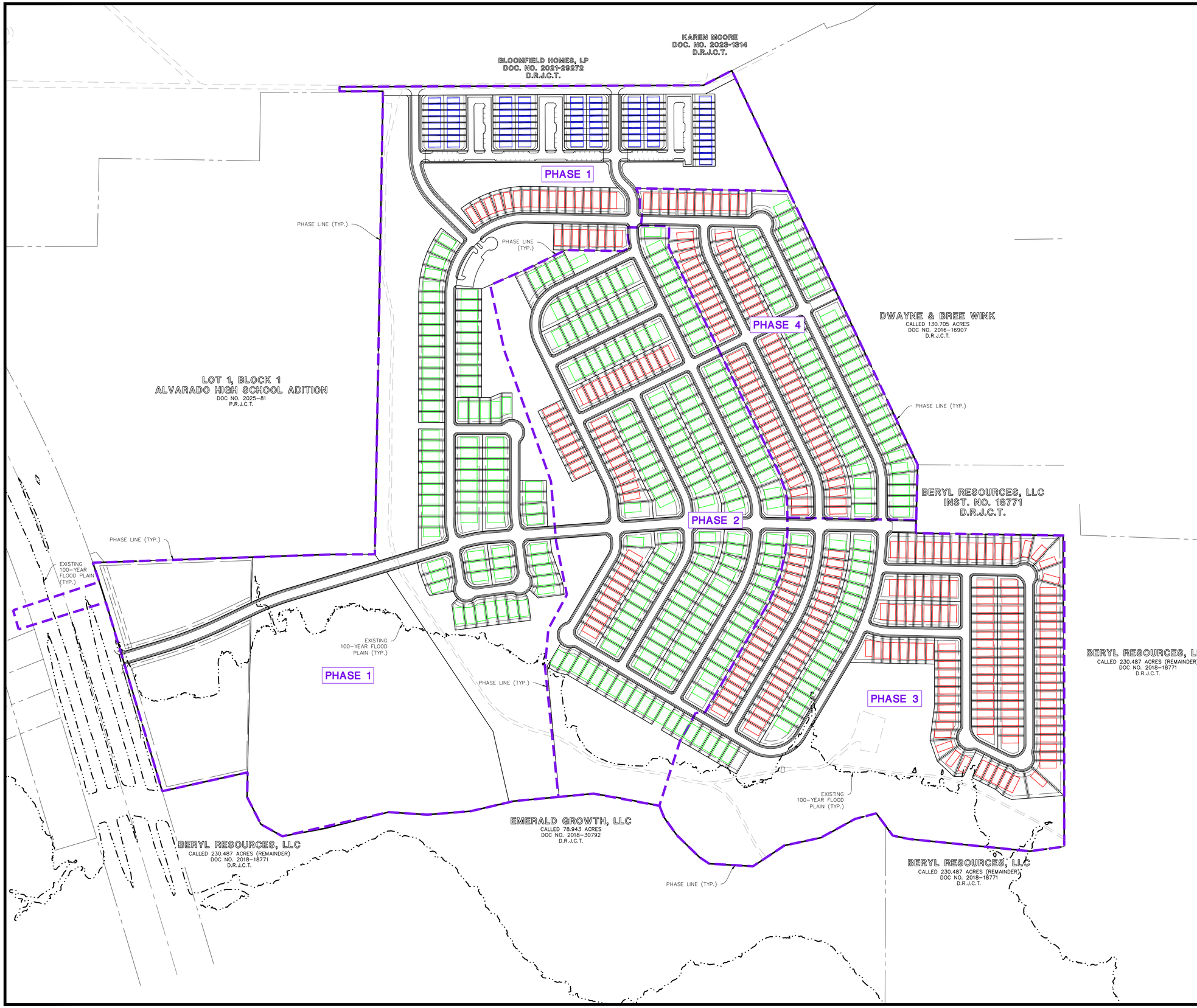

PAD MAPPING LEGEND

- PROPOSED 40'x75' PADS (50' LOTS)
- PROPOSED 30'x75' PADS (40' LOTS)
- PROPOSED 23'x57' PADS (29' LOTS)

PHASE	PAD SIZE (LOT SIZE)			TOTAL
	23' (29')	30'(40')	40(50')	
1	75	25	83	**183**
2		42	164	**206**
3		166	26	**192**
4		78	55	**133**
TOTAL	**75**	**311**	**328**	**714**

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JOHNSON COUNTY, TEXAS

CHAMBERS CREEK - ALVARADO

AVALON DEVELOPMENT GROUP

PAD MAPPING EXHIBIT

DATE 4/17/2026

REVISIONS

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CHECKED BY: TE
PROJECT MANAGER: TE
JOB #: 26000279
FILE CODE: N/A
SHEET NO. EX