

**Notice of Meeting**  
**Planning & Zoning Commission**  
**April 27, 2020 at 6:30 P.M. Council Chambers of City Hall**  
**10 North Robinson Street, Cleburne, Texas 76031**

City facilities are closed to the public in response to a health emergency. Cleburne Planning and Zoning Commission will conduct meetings by telephone conference in accordance with local, state and federal Orders to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). Therefore, there will be no public access to the location described above. An audio recording of the meeting will be made available on the city's website.

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

**MEETING CALLED TO ORDER**

**I. CITIZEN COMMENTS – Special Guidelines in response to COVID-19**

An opportunity for the public to make comments or address concerns for any matter whether or not posted on the agenda. A member of the public who wishes to participate in the meeting may do so via the following options:

- Submit questions/comments in writing: Complete a speaker registration card that may be found on the city's website (<https://www.cleburne.net/agendacenter>). Speaker cards received by 5:30 p.m. the same day will allow time for staff to distribute to the Commission and read during the meeting.
- Address the Commission by phone: Submit a speaker registration card as directed above by 5:30 p.m. the same day and by 6:15 p.m. call the toll-free number 1-866-899-4679, (or 1-312-757-3117 and enter access code 477-307-821).

**II. APPROVAL OF MINUTES**

Consider the minutes of the March 23, 2020 Planning and Zoning Commission meeting.

**III. SECTION I: ZONING**

1. CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±0.649 ACRES FROM C1 (LOCAL BUSINESS DISTRICT) AND C3 (COMMERCIAL DISTRICT) TO C1/SUP (LOCAL BUSINESS DISTRICT WITH A SPECIFIC USE PERMIT FOR A CAR WASH), LOCATED AT 805 POINDEXTER AVENUE, AS REQUESTED BY JOE AND MARGO O'CONNOR, **CASE ZC20-001**
2. CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±27.812 ACRES FROM SF-4 (SINGLE-FAMILY DWELLING DISTRICT) AND C3 (COMMERCIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), LOCATED APPROXIMATELY 1,500 FEET WEST OF NOLAN RIVER ROAD AND ON THE SOUTHWEST SIDE OF WOODARD AVENUE, AS REQUESTED BY RW GOSSETT, REPRESENTED BY MICHAEL VARRICHIO, **CASE ZC20-003**
3. CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±45.17 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 1509 E. SECOND STREET, AS REQUESTED BY MW TEXAN STAR HOMES, LLC, REPRESENTED BY KIMBERLY MALONE, **CASE ZC20-004**
4. CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±1.38 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR RV SALES), LOCATED AT 2042 E. HENDERSON STREET, AS REQUESTED BY EBM WACO PROPERTY, LLC, REPRESENTED BY WILLIAM BROWN, **CASE ZC20-005**

**IV. SECTION II: OTHER BUSINESS**

5. Update on actions taken by the City Council at their last meeting on Planning and Zoning cases:
    - i. PC20-007 – Nolan River West Final Plat
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## CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Meeting is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board in City Hall of said City in Cleburne, Texas, a place convenient and readily accessible to the general public at all times, as well as the City's official website at [www.cleburne.net](http://www.cleburne.net), and said Notice was posted on **April 24, 2020**, by **5:00 p.m.**



  
Ivy Peterson, City Secretary



Reasonable accommodations to furnish auxiliary aids or special accommodations to assist persons with special needs will be provided when 72 hours advance notice is given. Please contact Human Resources, 10 N. Robinson St, Cleburne, Texas 817-645-0915.

*Note: A quorum of any Cleburne board, commission, or committee may be present at this meeting.*