



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, July 25, 2022 at 6:30 pm  
10 North Robinson Street, Cleburne, Texas 76031  
Council Chambers of City Hall

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This meeting is open to the public. A member of the general public wishing to participate in the meeting may do so via the following options:

- *In person:* Complete a speaker/comment registration card and turn in to City Staff before the meeting begins or before speaking to the Commission.
- *Submit questions/comments online:* Complete a speaker/comment registration card found on the [City's online Agenda Center](#). Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for consideration.
- *Address the Commission by phone:* Call [\(346\) 248-7799](tel:3462487799) or (888) 788-0099 at the start of the meeting. **Enter Meeting ID 983 5079 8710 and then press #.**

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### AGENDA

- I. **Called to Order**
- II. **Roll Call**
- III. **Citizen Comments: An opportunity for the public to make comments or address concerns on any matter not posted on the agenda**
- IV. **Consider and approve meeting minutes from the July 11, 2022 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE PRELIMINARY PLAT OF CONLEY ESTATES, FOR 15 RESIDENTIAL LOTS, BEING ±17.664 ACRES, GENERALLY LOCATED AT 2620 CR 317, **CASE PC22-018.**
  - b. CONSIDER THE REPLAT OF J.F. ADDITION, FOR 2 SINGLE-FAMILY RESIDENTIAL LOTS WITH A VARIANCE REQUEST, BEING ±0.317 ACRES, LOCATED AT 709 AND 715 ROBBINS STREET, **CASE PC22-048.**
  - c. CONSIDER THE PRELIMINARY PLAT OF CLEBURNE 135, CONSISTING OF 438 SINGLE-FAMILY RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS, ON ±138.25 ACRES GENERALLY LOCATED APPROXIMATELY 1,000 FEET WEST OF CHISHOLM TRAIL PARKWAY, SOUTH OF STATE HIGHWAY 171/WEATHERFORD HIGHWAY, **CASE PC22-047.**
- VI. **Section II: Zoning**
  - a. CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO SF-6 (SINGLE-FAMILY DWELLING DISTRICT), ON ±138.25 ACRES GENERALLY LOCATED APPROXIMATELY 1,000 FEET WEST OF CHISHOLM TRAIL PARKWAY, SOUTH OF STATE HIGHWAY 171/WEATHERFORD HIGHWAY, **CASE ZC22-015.**
  - b. CONSIDER REQUEST TO REZONE ±5.08 ACRES LOCATED SOUTH OF CR 904 AND APPROXIMATELY 650 FEET WEST OF CHISHOLM TRAIL PARKWAY FROM IH (INTERIM HOLDING DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) FOR THE CONSTRUCTION OF DETACHED SINGLE-FAMILY

HOMES AND OPEN SPACE IN A PORTION OF THE WRIGHT FARMS MUNICIPAL MANAGEMENT DISTRICT, **CASE ZC22-017.**

- c. CONSIDER REQUEST TO EXPAND AN EXISTING HEAVY EQUIPMENT SALES AND REPAIR FACILITY ON PROPERTY ZONED RC (REGIONAL COMMERCIAL DISTRICT), LOCATED AT 2825 NORTH NOLAN RIVER ROAD, BY REZONING ±4.138 ACRES, LOCATED AT 2637 NORTH NOLAN RIVER ROAD, FROM A (AGRICULTURAL DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT), WITH A SPECIFIC USE PERMIT (SUP) REQUEST FOR HEAVY EQUIPMENT SALES AND REPAIR FACILITY ON BOTH PROPERTIES, AFFECTING A TOTAL OF ±6.975 ACRES, **CASE ZC21-027.**

**VII. Section III: Other Business**

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
  - i. ZC22-013 – Bates Ridge PD Amendment

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.

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**CERTIFICATION**

THIS IS TO CERTIFY that the Notice of Meeting of the Planning and Zoning Commission is a true and correct copy of said Notice and that I posted said Notice on the City Hall bulletin board, 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 **Friday, July 22, 2022**, by **5:00 pm** in compliance with Chapter 551, Texas Government Code.

*Note: A quorum of any Cleburne board, commission, or committee may participate during this meeting.*



City of Cleburne

By: Ivy Peterson  
Ivy Peterson, City Secretary



Reasonable accommodations to furnish auxiliary aids or services for persons with special needs will be provided when at least two working days’ notice is given. Contact the City Secretary’s office at (817) 645-0908 or by fax (817) 556-8848.