



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, July 26, 2021 at 6:30 pm

Council Chambers of City Hall, 10 North Robinson Street, Cleburne, Texas 76031

This meeting is open to the public with social distancing protocols in place. A member of the 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.
 - Submit questions/comments in writing: Complete a speaker/comment registration card found on the city's website (<https://www.cleburne.net/agendacenter>). Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for their consideration.
 - Address the Commission by phone: Submit a registration card as directed above and by 6:15 p.m. call [\(346\) 248-7799](tel:3462487799) or (800) 731-0285. **Enter Meeting ID 983 5079 8710 and then press #.**
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AGENDA

I. Meeting Called to Order

II. Citizen Comments

III. Approval of Minutes for July 12, 2021

IV. Section I: Platting

- a. CONSIDER THE FINAL PLAT OF FOX MEADOW ADDITION, PHASE II, BEING ±9.257 ACRES, LOCATED ON THE EAST SIDE OF TREMONT STREET, BETWEEN CEDAR STREET AND MANSFIELD ROAD, AS REQUESTED BY J FOX INVESTMENTS, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE PC21-025**
- b. CONSIDER THE FINAL PLAT OF MW LANDING, PHASE II, BEING ±0.85 ACRES, LOCATED NEAR THE NORTHEAST CORNER OF PEARL STREET AND EAST SECOND STREET, AS REQUESTED BY MW TEXAN STAR HOMES, LLC, REPRESENTED BY KIMBERLY MALONE, **CASE PC21-026**

V. Section II: Zoning

- a. CONTINUE THE PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±99.2 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED APPROXIMATELY 3,200 FEET EAST OF SOUTH NOLAN RIVER ROAD, BETWEEN BROWNING LANE AND OLD FOAMY ROAD, AS REQUESTED BY SAM KERBEL, REPRESENTED BY TEMPUS DEVELOPMENT, LLC, **CASE ZC21-008**
- b. CONSIDER A REQUEST TO REZONE ±0.93 ACRES FROM SF-4 (SINGLE-FAMILY DWELLING DISTRICT) AND MH (MANUFACTURED HOUSING DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED AT 1202 ALVARADO STREET, AS REQUESTED BY MOMPREMIER INC, REPRESENTED BY PAULEMOND MOMPREMIER, **CASE ZC21-010**

- c. CONSIDER A REQUEST TO REZONE ±109.09 ACRES FROM A (AGRICULTURAL DISTRICT) AND SF-4 (SINGLE-FAMILY DWELLING DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), GENERALLY LOCATED ON THE WEST SIDE OF SOUTH NOLAN RIVER ROAD, NORTH OF MILLBRAE ROAD AND WEST OF DUBLIN DRIVE, AS REQUESTED BY BURTON JACK FAMILY LTD, REPRESENTED BY D.R. HORTON TEXAS, LTD, **CASE ZC21-011**
- d. CONSIDER A REQUEST TO REZONE ±0.34 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 314 ELMO STREET, AS REQUESTED BY STEVE CRISP, **CASE ZC21-012**

VI. Section III: Other Business

- a. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
 - i. GC21-005 – Zoning Ordinance Text Amendment – Brewpub and Brewery
 - ii. PC21-019 – Saddle Creek Preliminary Plat
 - iii. PC21-021 – Cane’s Addition Final Plat

VII. Adjournment


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.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice is a true and correct copy and that I posted said Notice on the bulletin board in City Hall of the City of Cleburne, a place convenient and readily accessible to the general public, as well as the City’s official website at www.cleburne.net, and said Notice was posted on **Friday, July 23, 2021**, by **5:00 pm** in compliance with Chapter 551, Texas Government Code.

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

City of Cleburne



Luis Peterson
City Secretary’s Office



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.