



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, September 12, 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 August 8, 2022 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE FINAL PLAT OF BELLE LAGOS PHASE 3, FOR 89 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT, BEING ±27.828 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED WEST OF BASS LAKE LANE AND FUTURE UNIVERSITY DRIVE, **CASE PC22-058.**
  - b. CONSIDER THE FINAL PLAT OF MEADOWBROOK ADDITION, FOR 177 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE LOT, BEING ±35.95 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF WOODARD AVENUE AND HARLIN DRIVE, **CASE PC22-062.**
  - c. CONSIDER THE FINAL PLAT OF BLACKBIRD MEADOWS, FOR 45 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS, ON ±58.448 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 904 AND APPROXIMATELY 2,100 FEET WEST OF CHISHOLM TRAIL PARKWAY, EAST OF COUNTY ROAD 1017, **CASE PC22-066.**
  - d. CONSIDER THE REPLAT OF DURAN ESTATES (FORMERLY ORIGINAL TOWN OF CLEBURNE), FOR 3 SINGLE-FAMILY RESIDENTIAL LOTS WITH A VARIANCE REQUEST, BEING ±0.526 ACRES, LOCATED AT 704, 706, AND 708 ROBBINS STREET, **CASE PC22-060.**

**VI. Section II: Zoning**

- a. CONSIDER REQUEST FOR SPECIFIC USE PERMIT (SUP) FOR THE PLACEMENT OF A MANUFACTURED HOME ON ±0.21 ACRES, ZONED SF-7 (SINGLE-FAMILY DWELLING DISTRICT) AND LOCATED AT 1420 SMOOTH STONE DRIVE, **CASE ZC22-025.**
- b. CONSIDER REQUEST TO REZONE FROM I (INDUSTRIAL DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT) FOR RETAIL COMMERCIAL DEVELOPMENT ALONG US HIGHWAY 67, ON ±0.915 ACRES LOCATED AT 2221 PIPELINE ROAD, **CASE ZC22-024.**

**VII. Section III: Other Business**

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
  - i. PC22-018 – Conley Estates Preliminary Plat
  - ii. PC22-047 – Cleburne 135 Preliminary Plat
  - iii. PC22-048 – J.F. Addition Replat
  - iv. ZC22-015 – Cleburne 135 Rezone – SF-7 to SF-6
  - v. ZC22-017 – Wright Farms Rezone – IH to PD
  - vi. ZC21-027 – Zimmerer Kubota SUP
  - vii. ZC22-016 – Lakeway Property Rezone – IH to RC

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, September 9, 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.