



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, September 13, 2021 at 6:30 pm
10 North Robinson Street, Cleburne, Texas 76031
Council Chambers of City Hall

This meeting is open to the public with social distancing and sanitation 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 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:* 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 #.**

AGENDA

- I. **Called to Order**
- II. **Roll Call**
- III. **Citizen Comments: An opportunity for the public to make comments or address concerns for any matter whether or not posted on the agenda**
- IV. **Consider and approve meeting minutes from August 23, 2021 meeting**
- V. **Section I: Platting**
 - a. CONSIDER THE FINAL PLAT OF REMINGTON RIDGE, PHASE IV, BEING ±27.081 ACRES, LOCATED APPROXIMATELY 1,500 FEET WEST OF NOLAN RIVER ROAD AND ON THE SOUTHWEST SIDE OF WOODARD AVENUE, AS REQUESTED BY FV DEVELOPMENT II, LLC, REPRESENTED BY BANNISTER ENGINEERING, **CASE PC21-036**
- VI. **Section II: Zoning**
 - a. CONSIDER A REQUEST TO REZONE ±13.7 ACRES FROM SF-4 (SINGLE-FAMILY DWELLING DISTRICT) AND C3 (COMMERCIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT) AND C2 (GENERAL BUSINESS DISTRICT), GENERALLY LOCATED ON THE NORTH SIDE OF WEST KILPATRICK AVENUE AND APPROXIMATELY 1,400 FEET WEST OF GRANBURY STREET, AS REQUESTED BY CH DEVELOPMENT, REPRESENTED BY JOHN HARDEE, **CASE ZC21-014**
- VII. **Section III: Ordinance**
 - a. CONSIDER AN ORDINANCE AMENDING THE 2008 MASTER THOROUGHFARE PLAN BY UPDATING THE THOROUGHFARE PLAN MAP TO COINCIDE WITH CURRENT APPROVED DEVELOPMENTS, **CASE GC21-008**

VIII. Section IV: Other Business

- a. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
 - i. ZC21-008 – Madeline Meadows PD Rezone
 - ii. ZC21-010 – 1202 Alvarado Street Rezone – SF-4 and MH to MF
- b. Reminder of the upcoming Joint Workshop with the Planning & Zoning Commission and City Council to discuss the final drafts of the Zoning Ordinance, Zoning Map and Future Land Use Map updates

IX. 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

THIS IS TO CERTIFY that the Notice of Meeting of the Planning & 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 and said Notice was posted on **Friday, September 10, 2021**, 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.