



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, September 27, 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 (888) 788-0099. **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 September 13, 2021 meeting**
- V. **Section I: Platting**
 - a. CONSIDER THE PRELIMINARY PLAT OF RIVER RIDGE ADDITION, BEING ±314.501 ACRES, GENERALLY LOCATED WEST OF US HIGHWAY 67, NORTH OF WOODARD AVENUE AND EAST OF COUNTY ROAD 1227, AS REQUESTED BY LIONWOOD CLEBURNE LLC, REPRESENTED BY BAIRD, HAMPTON & BROWN, INC., **CASE PC21-041**
- VI. **Section II: Zoning**
 - a. CONSIDER A REQUEST TO REZONE ±0.27 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 415 ELMO STREET, AS REQUESTED BY J & Z INVESTMENTS LLC, REPRESENTED BY ARGENIS JAMES, **CASE ZC21-018**
 - b. CONSIDER A REQUEST TO REZONE ±42.99 ACRES FROM PD (PLANNED DEVELOPMENT DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED NORTH OF 1601 EAST HENDERSON STREET, SOUTH OF COUNTY ROAD 805, AND WEST OF FERGASON ROAD, AS REQUESTED BY MKP & ASSOCIATES, REPRESENTED BY ADLAI PENNINGTON, **CASE ZC21-017**
- VII. **Section III: Other Business**
 - a. CONSIDER ADOPTING GUIDELINES FOR SPEAKING DURING CITIZENS COMMENTS DURING PLANNING AND ZONING COMMISSION MEETINGS

- b. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
 - i. PC21-030 – Homes MX2 Addition – Minor Replat
 - ii. PC21-032 – Godley ISD School Site – Final Plat
 - iii. ZC21-015 – 608 East Brown Street Rezone – M1 to SF-4
 - iv. ZC21-013 – Meadowbrook PD Rezone

VIII. 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 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 and said Notice was posted on **Friday, September 24, 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.