



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, October 11, 2021 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 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 #.**

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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 for any matter whether or not posted on the agenda**
- IV. **Consider and approve meeting minutes from September 27, 2021 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE PRELIMINARY PLAT OF MADELINE MEADOWS, BEING ±99.22 ACRES, 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 PC21-042**
- VI. **Section II: Zoning**
  - a. CONSIDER A REQUEST TO REZONE ±3.00 ACRES FROM C3 (COMMERCIAL DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED AT 1108 WEST KILPATRICK AVENUE, AS REQUESTED BY LORI WARD, REPRESENTED BY ADIKAL INVESTMENTS LLC, **CASE ZC21-020**
  - b. CONSIDER A REQUEST TO REZONE ±0.20 ACRES FROM C0 (NON-RETAIL DISTRICT) TO D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT), LOCATED AT 314 NORTH ANGLIN STREET, AS REQUESTED BY DOROT HOLDINGS LLC, REPRESENTED BY AMP LIVE GROUP LLC, **CASE ZC21-022**
  - c. CONSIDER A REQUEST TO REZONE ±0.32 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 888 AND 890 SABINE AVENUE, AS REQUESTED BY KR HOMES, LLC, REPRESENTED BY ROBYN MARRIOT, **CASE ZC21-023**
  - d. CONSIDER A REQUEST TO REZONE ±28.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A

SPECIFIC USE PERMIT FOR RV/TRAVEL TRAILER SALES/RENTAL), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF CHISHOLM TRAIL PARKWAY AND COUNTY ROAD 904, AS REQUESTED BY RUMFIELD PROPERTIES, INC., REPRESENTED BY ROBBIE RUMFIELD, **CASE ZC21-016**

- e. CONSIDER A REQUEST TO REZONE ±3.89 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR MINIWAREHOUSE), LOCATED AT 106 AND 110 SOUTH NOLAN RIVER ROAD, AS REQUESTED BY J. STANLEY JOHNSON, REPRESENTED BY HORTON TX, LLC, **CASE ZC21-019**

**VII. Section III: Other Business**

- a. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
  - i. PC21-036 – Remington Ridge Ph. IV – Final Plat
  - ii. ZC21-014 – Kilpatrick Rezone – SF-4 and C3 to SF-4, D and C2

**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.

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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, October 8, 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.