



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, October 25, 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 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.

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 October 11, 2021 meeting**
- V. **Section I: Platting**
 - a. CONSIDER THE PRELIMINARY PLAT OF LANKFORD FARMS, BEING ±121.18 ACRES, GENERALLY LOCATED NEAR THE SOUTHWEST INTERSECTION OF EAST SECOND STREET AND SOUTH BRAZOS AVENUE, AS REQUESTED BY FV DEVELOPMENT III, LLC, REPRESENTED BY MIKE VARRICHIO, **CASE PC21-045**
- VI. **Section II: Zoning**
 - a. CONSIDER A REQUEST TO REZONE ±0.11 ACRES FROM C1 (LOCAL BUSINESS DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 707 NORTH BRAZOS AVENUE, AS REQUESTED BY JOSE CORTES VIDAL, **CASE ZC21-024**
 - b. CONSIDER A REQUEST TO REZONE ±84.73 ACRES FROM C0 (NON-RETAIL DISTRICT) AND SF-4 (SINGLE-FAMILY DWELLING DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED APPROXIMATELY 1,700 FEET WEST OF NOLAN RIDGE DRIVE, BETWEEN WEST KILPATRICK AVENUE AND US HIGHWAY 67, AS REQUESTED BY BATES FARMS LP, REPRESENTED BY CLAYMOORE ENGINEERING, **CASE ZC21-021**
- VII. **Section III: Ordinances**
 - a. CONSIDER AN ORDINANCE AMENDING CHAPTER THREE: "PLAN COMPONENTS" OF THE CITY OF CLEBURNE'S 2014 COMPREHENSIVE PLAN, PLAN CLEBURNE; THE CLEBURNE COMPREHENSIVE PLAN, A VISION FOR THE FUTURE, A ROADMAP FOR GROWTH, BY REPEALING AND REPLACING THE "FUTURE LAND USE PLAN" SECTION IN ITS ENTIRETY.

- b. CONSIDER AN ORDINANCE AMENDING TITLE XV, "LAND USAGE," OF THE CODE OF ORDINANCES OF THE CITY OF CLEBURNE, BY REPEALING AND REPLACING CHAPTER 155, "ZONING," IN ITS ENTIRETY, AND BY REVISING THE ZONING DISTRICT MAP OF THE CITY OF CLEBURNE.

VIII. Section IV: Other Business

- a. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
 - i. PC21-041 – River Ridge Addition – Preliminary Plat
 - ii. ZC21-017 – 415 Elmo Street Rezone – M1 to SF-4
 - iii. ZC21-018 – Villages at Mayfield PD Amendment

IX. Executive Session

- a. **§ 551.071. Consultation with Attorney; Closed Meeting** A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

EXE1. CONSIDER AN ORDINANCE AMENDING TITLE XV, "LAND USAGE," OF THE CODE OF ORDINANCES OF THE CITY OF CLEBURNE, BY REPEALING AND REPLACING CHAPTER 155, "ZONING," IN ITS ENTIRETY, AND BY REVISING THE ZONING DISTRICT MAP OF THE CITY OF CLEBURNE.

X. 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, October 22, 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.