



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, October 26, 2020 at 6:30 pm

Council Chambers of City Hall, 10 North Robinson Street, Cleburne, Texas 76031

This meeting is open to the public with social distancing 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 in writing: Complete a speaker/comment registration card found on the city's website (<https://www.cleburne.net/agendacenter>). Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for their 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. Meeting Called to Order

II. Citizen Comments

III. Approval of Minutes for October 12, 2020

IV. Section I: Zoning

- CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±4.39 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR MINIWAREHOUSE), LOCATED AT 1567 E. HENDERSON STREET, AS REQUESTED BY STATE STORAGE CLEBURNE, LLC, **CASE ZC20-022**
- CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±0.27 ACRES FROM SF-4 (SINGLE-FAMILY DWELLING DISTRICT) TO C3 (COMMERCIAL DISTRICT), LOCATED AT 200 S. MILL STREET, AS REQUESTED BY JARA PROPERTIES, LLC, REPRESENTED BY JOHN AINSWORTH, **CASE ZC20-023**
- CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±0.17 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 880 SABINE AVENUE, AS REQUESTED BY CURTISS LOWRANCE, **CASE ZC20-024**
- CONDUCT A PUBLIC HEARING TO 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 C.R. 805, AND WEST OF FERGASON ROAD, AS REQUESTED BY MKP & ASSOCIATES, REPRESENTED BY HISTORY MAKER HOMES, LLC, **CASE ZC20-025**

V. Section II: Platting

- CONSIDER THE PRELIMINARY PLAT OF LOTS 2R1 AND 2R2, BLOCK 1, OF THE WRIGHT ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±1.73 ACRES OF LAND, LOCATED AT 1648 W. HENDERSON STREET, AS REQUESTED BY DWIGHT WOOTEN, SR, **CASE PC20-028**

- b. CONSIDER THE FINAL PLAT OF REMINGTON RIDGE, PHASE III, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±8.62 ACRES OF LAND, LOCATED APPROXIMATELY 130 FEET WEST OF REMINTON DRIVE AND ON THE SOUTH SIDE OF WOODARD AVENUE, AS REQUESTED BY FV DEVELOPMENT II, LLC, REPRESENTED BY MIKE VARRICHIO, **CASE PC20-032**
- c. CONSIDER THE PRELIMINARY PLAT OF CRAFTSMAN’S CORNER, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±8.43 ACRES OF LAND, GENERALLY LOCATED ON THE EAST SIDE OF GRANBURY STREET, ON THE WEST SIDE OF MEADOWS DRIVE AND APPROXIMATELY 250 FEET SOUTH OF W. KILPATRICK AVENUE, AS REQUESTED BY M. SHARP FAMILY, LP, REPRESENTED BY CORY MURRAY, **CASE PC20-035**

VI. Section III: Other Business

- a. Discuss the regular P&Z meeting schedule for the months of November and December.
- b. Updates on actions taken by the City Council at their last meeting on Planning and Zoning cases:
 - 1. ZC20-013 – Custard Tract PD Rezone
 - 2. ZC20-019 – 155 Peacock Street Rezone – C1 to SF-4
 - 3. ZC20-020 – 705 Granbury Street Rezone – C0 to SF-4
 - 4. ZC20-021 – 614 N. Brazos Avenue Rezone – C1 to SF-4


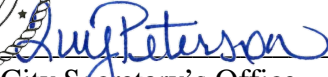
VII. Adjournment

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

I, the undersigned authority, do hereby certify that the above Notice is a true and correct copy and that I posted said Notice on the bulletin board in City Hall of the City of Cleburne, a place convenient and readily accessible to the general public, as well as the City’s official website at www.cleburne.net, and said Notice was posted on **Friday, October 23, 2020**, by **5:00 pm** in compliance with Chapter 551, Texas Government Code.

Note: A quorum of any Cleburne board, commission, or committee may be present at this meeting.


 City of Cleburne

 City Secretary’s Office



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.