

**EXCERPT FROM
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CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
MINUTES OF THE JANUARY 18, 2022 MEETING**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, January 18, 2022, at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

Zoning Board of Adjustment meetings are open to the public and social distancing protocols will be in effect.

BOARD MEMBERS PRESENT:

Julie Hammond – Vice-Chairwoman
Raydean White
Ross Green
Adam Matthews
Sabrina Ishmael

BOARD MEMBERS ABSENT:

Vacant - Chairman
Michael Arthurs

CITY STAFF PRESENT:

Danielle Castillo, Planning Manager
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

CITY STAFF ABSENT:

David Jones, Community Development Director
Terry Broumley, Building Official
Laura Melton, Assistant Director of Public Works
David Jellen, Planner

CALL TO ORDER:

ROLL CALL FOR THE ESTABLISHMENT OF A QUORUM.

Vice-Chairwoman Hammond called the meeting to order at 5:02 P.M. and it was established that a quorum was present.

CITIZEN COMMENTS:

There were no citizen comments at this meeting.

ELECTION OF CHAIR:

Vice-Chairwoman Hammond called for a nomination for Chair.

Board Member Green made a motion to elect Vice-Chairwoman Hammond as Chair. The motion was seconded by Board Member White. **The motion to approve the nomination carried by a vote of 5-0.**

ELECTION OF VICE-CHAIR:

Chairwoman Hammond called for a nomination for Vice-Chair.

Board Member White made a motion to elect Board Member Green as Vice-Chair. The motion was seconded by Vice-Chairwoman Hammond. **The motion to approve the nomination carried by a vote of 5-0.**

APPROVAL OF MINUTES:

The minutes of the October 19, 2021 meeting were considered.

Chairwoman Hammond called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of October 19, 2021. Vice-Chairman Green made a motion to approve the minutes and Board Member White seconded the motion. The motion to approve the minutes carried by a vote of 5-0.

ITEMS FOR CONSIDERATION:

Consider a request for a variance from the requirements of §155.37(E) of the Code of Ordinances: Primary District Regulations, specifically a reduction of the minimum front yard setback for the property located at 1000 Woodard Avenue, as requested by DeWaun Ashley, **Case VC21-008**

Danielle Castillo, Planning Manager, presented the case to the Board.

Chairwoman Hammond opened the public hearing and swore in the applicant, DeWaun Ashley. Mr. Ashley briefed the Board on the request. Present with the applicant was the architect, Garry Turner.

Chairwoman Hammond questioned the applicant regarding the setback exhibit.

Mr. Turner explained the location of the front property line on the setback exhibit in relation to the proposed front-yard building setback.

Chairwoman Hammond questioned the applicant regarding the proposed parking spaces.

Mr. Turner responded that no parking would be located in front of the building.

Board Member Green questioned the applicant regarding future additions to the building.

Mr. Ashley responded that the proposed addition would meet the projected growth of the church congregation.

Mr. Turner questioned staff regarding the measurement of the front-yard setback.

Mrs. Castillo explained that the front-yard setback is measured from the front property line.

Chairwoman Hammond questioned the applicant regarding the space available behind the building.

Mr. Ashley responded that there were 8.5 acres of space available behind the building,

There being no further questions or items for discussion, Chairwoman Hammond closed the public hearing and called for a motion. Board Member White made a motion to approve case VC21-008 as presented and Board Member Matthews seconded the motion. **The motion to approve passed by a vote of 5-0.**

Consider a request for a variance from the requirements of §155.37(H)(2) of the Code of Ordinances: Primary District Regulations, specifically a variance to the detached accessory structure location requirements for the property located at 2201 South Main Street, as requested by Dale Bowersox, **Case VC21-009**

Danielle Castillo, Planning Manager, presented the case to the Board.

Chairwoman Hammond opened the public hearing and swore in the applicant, Dale Bowersox. Mr. Bowersox briefed the Board on the request.

Chairwoman Hammond questioned the applicant regarding the orientation of the accessory building.

Mr. Bowersox responded that the orientation of the accessory building was limited due to an existing neighbor's water well in the rear of the property.

There being no further questions or items for discussion, Chairwoman Hammond closed the public hearing and called for a motion. Board Member White made a motion to approve case VC21-009 as presented and Vice-Chairman Green seconded the motion. **The motion to approve passed by a vote of 5-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:30 PM.