

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE APRIL 11, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, April 11, 2022, at 6:30 p.m. in the Council Chambers of City Hall, located at 10 N. Robinson Street, Cleburne, TX. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

**COMMISSION MEMBERS PRESENT:**

Albert Archer, Sr. – Chair  
Sonny Albertson – Vice-Chairman  
Robert Walker  
Vance Castles  
Summerly Sherlock  
Chris Saunders  
Peter Svendsen

**CITY STAFF PRESENT:**

David Jones, Community Development  
Director  
Danielle Castillo, Planning Manager  
David Jellen, Planner  
Laura Melton, Asst. Director of Public Works  
Colt Friedrich, Project Engineer  
Ben Gibbs, City Attorney

**CALL TO ORDER:**

The meeting was called to order by Chairman Archer at 6:30 p.m. It was established that a quorum was present.

**CITIZEN COMMENTS:**

There were no citizen comments at this meeting.

**APPROVAL OF MINUTES:**

The minutes of the March 28, 2022 Planning and Zoning Commission meeting were considered.

Commissioner Walker made a motion to approve the minutes of the March 28, 2022 meeting and the motion was seconded by Commissioner Castles. **The motion to approve the minutes carried by a vote of 7-0.**

**SECTION I: PLATTING:**

CONSIDER THE FINAL PLAT OF SILO MILLS PHASE 1A, FOR 114 SINGLE-FAMILY RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS, BEING ±59.215 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 1010 AND NORTH OF COUNTY ROAD 905, AS REQUESTED BY SILO MILLS INVESTMENTS, LLC, REPRESENTED BY PELOTON LAND SOLUTIONS, **CASE PC22-013**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

Chairman Archer questioned staff whether the final plat conformed to the approved preliminary replat.

Mrs. Castillo explained that the final plat conformed to the approved preliminary replat.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion. Commissioner Castles made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 7-0.**

CONSIDER THE FINAL PLAT OF SILO MILLS PHASE 1B, FOR 148 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS, BEING ±32.476 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 1010 AND NORTH OF COUNTY ROAD 905, AS REQUESTED BY SILO MILLS INVESTMENTS, LLC, REPRESENTED BY PELOTON LAND SOLUTIONS, **CASE PC22-014**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

There being no requirement for a public hearing and there being no questions or items for discussion, Chairman Archer called for a motion.

Commissioner Svendsen made a motion to approve the request as presented and Commissioner Sherlock seconded the motion. **The motion to approve carried by a vote of 7-0.**

CONSIDER THE REPLAT OF TOWNE NORTH ESTATES, FOR 3 DUPLEX LOTS AND 2 COMMERCIAL LOTS, BEING ±3.547 ACRES, GENERALLY LOCATED APPROXIMATELY 350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, AND HANSEN DEVELOPMENT HOLDINGS, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE PC22-019**

Chairman Archer announced that this case would be considered immediately following cases ZC22-005a and ZC22-005b.

Commissioner Svendsen recused himself from this case due to a conflict of interest.

David Jellen, Planner, presented the case and briefed the Commission on the request.

Commissioner Walker questioned staff regarding the proposed replat.

Mr. Jellen explained that the lot boundaries would be modified in order to provide additional acreage for each commercially-zoned lot.

Commissioner Walker questioned staff regarding the location of the proposed wrought iron fence.

Mr. Jellen referred to the site plan submitted by the applicant in order to explain the location of the proposed wrought iron fence in relation to the existing wood privacy fence.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer made a motion to approve the request as presented and Commissioner Castles seconded the motion. **The motion to approve carried by a vote of 6-0-1, with Commissioner Svendsen recusing himself from the motion.**

**SECTION II: ZONING:**

CONSIDER A REQUEST TO REZONE ±0.212 ACRES FOR A PORTION OF PD (PLANNED DEVELOPMENT DISTRICT) ORDINANCE NO. 10-2018-83 TO C3 (COMMERCIAL DISTRICT), GENERALLY LOCATED APPROXIMATELY 350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, **CASE ZC22-005a**

CONSIDER A REQUEST TO AMEND THE SPECIFIC USE PERMIT (SUP) ORDINANCE NO. 09-2020-48 TO AUTHORIZE CONSTRUCTION OF TWO ADDITIONAL MINIWAREHOUSE BUILDINGS ON ±0.939 ACRES ZONED C3 (COMMERCIAL DISTRICT), INCLUDING ±0.212 ACRES PROPOSED AS C3 (COMMERCIAL DISTRICT), GENERALLY LOCATED APPROXIMATELY 280-350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, **CASE ZC22-005b**

Commissioner Svendsen recused himself from each case due to a conflict of interest.

Danielle Castillo, Planning Manager, announced that both cases would be presented jointly.

David Jellen, Planner, presented each case and briefed the Commission on the requests.

Commissioner Walker questioned staff regarding the existing drainage easement on the subject property.

Mr. Jellen explained that a portion of the drainage easement was contained within each property, and that the request would adjust the zoning boundary and lot line boundary in order to contain the easement entirely on one (1) property.

Vice-Chairman Albertson questioned staff whether the proposed development would encroach into the existing drainage easement.

Mr. Jellen responded that the proposed development would not encroach into the existing drainage easement.

Commissioner Walker questioned staff how the existing lot boundaries would be affected by the proposed zoning change from PD (Planned Development District) to C3 (Commercial District).

Mr. Jellen responded that the proposed zoning change from PD (Planned Development District) to C3 (Commercial District) would match the lot boundary changes proposed with the accompanying replat.

Commissioner Walker questioned staff whether the replat would be considered following the zoning requests.

Mr. Jellen responded that the replat would be considered following the zoning requests.

Chairman Archer questioned staff regarding the proposed fencing on the subject property.

Mr. Jellen explained that the subject property would be surrounded by a six-foot (6') wrought iron fence.

Chairman Archer questioned staff whether there had been any questions from surrounding property owners about the proposed fencing.

Mr. Jellen responded that there had been no questions from surrounding property owners about the proposed fencing and noted that the subject property owner was also the owner of the property immediately to the south of the subject property.

Vice-Chairman Albertson questioned staff regarding the subject property located along N. Nolan River Road.

Mr. Jellen responded that the subject property located along N. Nolan River Road would retain its C3 (Commercial District) zoning and would be included as part of the accompanying replat for the proposed development.

Chairman Archer opened the public hearing for both cases.

There being no one present who wished to speak on either case, Chairman Archer closed the public hearing.

Commissioner Walker questioned staff whether both north elevations facing W. Kilpatrick Avenue of Building B would be constructed of 100% brick.

Mr. Jellen responded that he would defer the question to the applicant's representative.

Commissioner Walker questioned staff whether the condition to require that both north elevations facing W. Kilpatrick Avenue of Building B would be appropriate to request with case ZC22-005b.

Mrs. Castillo responded that it would be appropriate to request the proposed condition as part of case ZC22-005b since it is for the Specific Use Permit (SUP) amendment for the self-storage buildings.

The applicant's representative, Laura Bower, 401 N. Nolan River Road, was present to brief the Commission on the request. She stated that she was unsure whether the applicant intended to use brick for both of the north elevations on Building B facing W. Kilpatrick Avenue.

Commissioner Walker questioned staff regarding the existing concrete slabs on the subject property.

David Jones, Community Development Director, responded that the applicant received "at risk" permits to pour the foundations for both of the proposed buildings with the understanding that completion and operation of the buildings is contingent upon the approval of the proposed Specific Use Permit (SUP).

There being no other questions or items for discussion, Chairman Archer called for a motion on each item.

Commissioner Saunders made a motion to approve the request for Case ZC22-005a as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 6-0-1, with Commissioner Svendsen recusing himself from the motion.**

Commissioner Walker made a motion to approve the request for Case ZC22-005b with the following condition:

1. That both of the north elevations of Building B, facing W. Kilpatrick Avenue, be constructed with 100% brick material to match the existing building.

Commissioner Sherlock seconded the motion. **The motion to approve carried by a vote of 6-0-1, with Commissioner Svendsen recusing himself from the motion.**

CONSIDER A REQUEST TO REZONE ±2.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO MH (MANUFACTURED HOUSING DISTRICT), GENERALLY LOCATED AT 6105 CR 1022, AS REQUESTED BY STONETOWN CAPITAL, REPRESENTED BY DYNAMIC ENGINEERING CONSULTANTS, **CASE ZC22-008**

Danielle Castillo, Planning Manager, read the caption and stated that since the time of property owner notification, the applicant had requested to table this case to the May 9, 2022 Planning and Zoning Commission Meeting in order to submit a PD (Planned Development District).

There being no questions or items for discussion, Chairman Archer called for a motion. Commissioner Walker made a motion to table the request to the May 9, 2022 Planning and Zoning Commission Meeting and Commissioner Castles seconded the motion. **The motion to approve carried by a vote of 7-0.**

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:15 PM.**