

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JUNE 27, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, June 27, 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
Summerly Sherlock
Vance Castles
Chris Saunders

CITY STAFF PRESENT:

David Jones, Community Development
Director
David Jellen, Planner
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

COMMISSION MEMBERS ABSENT:

Peter Svendsen

CITY STAFF ABSENT:

Danielle Castillo, Planning Manager

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 June 13, 2022 Planning and Zoning Commission meeting were considered.

There being no items for discussion, Chairman Archer called for a motion.

Vice-Chairman Albertson made a motion to approve the minutes of the June 13, 2022 meeting and the motion was seconded by Commissioner Walker. **The motion to approve the minutes carried by a vote of 6-0.**

SECTION I: PLATTING:

CONSIDER A 30-DAY PLAT EXTENSION FOR THE MINOR REPLAT OF ORIGINAL TOWN OF CLEBURNE, LOTS 5R1 AND 5R2, BLOCK 403, ON ±1.559 ACRES, LOCATED AT 508 SOUTH MAIN STREET AND 200 WEST SMITH STREET, **CASE PC22-042.**

David Jellen, Planner, 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 Walker made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 6-0.**

CONSIDER THE PRELIMINARY PLAT OF WRIGHT FARMS, CONSISTING OF 1,508 SINGLE-FAMILY RESIDENTIAL LOTS, 1 MULTI-FAMILY LOT, AND OPEN SPACE LOTS, BEING ±551.5 ACRES, GENERALLY LOCATED ON THE SOUTH SIDE OF COUNTY ROAD 904 AND APPROXIMATELY 1,500 FEET WEST OF CHISHOLM TRAIL PARKWAY IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, **CASE PC22-046**.

David Jones, Community Development Director, presented the case and briefed the Commission on the request.

Commissioner Saunders questioned staff regarding the annexation of the subject property.

Mr. Jones responded that the Municipal Management District (MMD) would pay for the bonds associated with the proposed development, and that the MMD would give the City the option to annex the subject property following payment of the bonds.

The applicant, Elizabeth Bentley, 5810 Tennyson Parkway, Plano, TX, gave a presentation about the proposed development.

Chairman Archer questioned the applicant whether the streets would be made of concrete.

Ms. Bentley responded that the street would be made of concrete and would be built to the City's requirements.

Vice-Chairman Albertson questioned the applicant whether the proposed pocket parks would be connected.

Ms. Bentley responded that the proposed pocket parks would be connected either with dedicated trails or with widened sidewalks.

Chairman Archer questioned the applicant whether Lennar had any other developments in the vicinity.

Ms. Bentley responded that Lennar would be building homes in Phase 2 of the Trail Creek development in the City limits, and a development in the City of Alvarado.

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 Sherlock seconded the motion. **The motion to approve carried by a vote of 6-0.**

SECTION II: ZONING:

CONSIDER REQUEST TO AMEND THE APPROVED PD FOR ±84.73 ACRES BY AMENDING THE BUILDING DESIGN STANDARDS FOR SINGLE-FAMILY RESIDENCES WITHIN BATES RIDGE, ORDINANCE NO. 01-2022-05, GENERALLY LOCATED APPROXIMATELY 1,700 FEET WEST OF NOLAN RIDGE DRIVE, BETWEEN WEST KILPATRICK AVENUE AND US HIGHWAY 67, **CASE ZC22-013**.

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

Commissioner Saunders questioned staff whether the proposed “Premier” floor plans would replace either of the existing floor plans that were approved with the planned development (PD).

Mr. Jellen responded that the proposed “Premier” floor plans would not replace either of the existing floor plans.

Chairman Archer opened the public hearing.

Commissioner Castles questioned the applicant regarding the total number of proposed homes that would utilize the “Premier” floor plans.

The applicant, Brian Hanan, 3815 S Capitol of TX Highway, Suite 275, Austin, TX, was present to brief the Commission on the request. He responded that approximately 40 percent of the proposed homes would utilize the “Premier” floor plans.

Commissioner Castles questioned the applicant why the “Premier” floor plans had not been included with the original PD submittal.

Mr. Hanan responded that the “Premier” floor plans were being proposed due to changes in the housing market.

Vice-Chairman Albertson questioned the applicant whether the “Premier” floor plans would be clustered within the development or whether they would be distributed throughout the development.

Mr. Hanan responded that the “Premier” floor plans would be distributed throughout the development.

Commissioner Castles questioned the applicant whether the majority of the “Premier” floor plans would be greater than 3,000 square feet in size.

Mr. Hanan responded that he was not sure how many of the units would be greater than 3,000 square feet.

Commissioner Castles questioned the applicant regarding the average home size.

Mr. Hanan responded that the average home size for the “Premier” floor plans would likely be between 2,300 square feet and 2,600 square feet.

Chairman Archer questioned the applicant whether each home would include a garage.

Mr. Hanan responded that each home would include a garage.

Chairman Archer questioned the applicant whether Gehan Homes had any other developments in the vicinity.

Mr. Hanan responded that Gehan Homes did not have any other development in Cleburne but did have developments in Ft. Worth and Burleson.

Vice-Chairman Albertson questioned the applicant regarding the interior upgrades that would be included with the “Premier” floor plans.

Mr. Hanan responded that the interior upgrades would include more trim, including more storage, countertop area, and cabinet area in the kitchen.

Vice-Chairman Albertson questioned the applicant whether the “Premier” floor plans would include stone countertops.

Mr. Hanan responded that stone countertops would be available as an option, but would not be standard for each “Premier” floor plan home.

Commissioner Saunders questioned staff regarding the concentration of traffic from the proposed development along River Bend Road.

Colt Friedrich, Project Engineer, responded that the applicant had submitted a Traffic Impact Analysis that supported that the majority of the traffic created by the development would be along Kilpatrick Avenue.

Chairman Archer questioned staff whether the proposed streets would be sufficient for the size of the development.

Mr. Friedrich responded that the City would work with the applicant to ensure that the proposed infrastructure would be able to support the development.

There being no other questions or items for discussion, Chairman Archer closed the public hearing and called for a motion.

Commissioner Walker 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.**

SECTION III: OTHER BUSINESS:

UPDATE ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:

- i. ZPC22-026 – Osborne Addition – Final Plat
- ii. PC22-032 – Belle Meadows, Phase 4 – Final Plat

Mr. Jellen briefed the Commission on actions taken by the City Council at the June 14, 2022 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:08 PM.