

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JUNE 28, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, June 28, 2021, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Vance Castles
Robert Walker
Sonny Albertson
Chris Saunders

CITY STAFF PRESENT:

Danielle Castillo, Planning Manager
David Jellen, Planner
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

COMMISSION MEMBERS ABSENT:

Summerly Sherlock

MEETING FORMAT:

Ms. Hale, Mrs. Castillo, Mr. Jellen and Ms. Melton were present at the meeting in the Council Chambers.

Mr. Friedrich tuned into the meeting remotely.

Chairwoman Day, Vice-Chairman Archer, Commissioner Walker, Commissioner Saunders, Commissioner Castles and Commissioner Albertson were present at the meeting in the Council Chambers.

CALL TO ORDER:

The meeting was called to order by Chairwoman Day 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 14, 2021 Planning and Zoning Commission meeting were considered.

Vice-Chairman Archer made a motion to approve the minutes of the June 14, 2021 meeting and the motion was seconded by Commissioner Albertson. **The motion to approve the minutes carried by a vote of 6-0.**

SECTION I: PLATTING:

CONSIDER THE FINAL PLAT OF LOT 1, BLOCK 1, OF CANE'S ADDITION, BEING ±0.85 ACRES, LOCATED AT 1605 WEST HENDERSON STREET, AS REQUESTED BY LG CLEBURNE, LLC, REPRESENTED BY KIMLEY-HORN AND ASSOCIATES, INC, **CASE PC21-021**

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

Commissioner Walker questioned staff regarding the reason for the plat.

Mr. Jellen explained that the subject property had never been platted and that the applicant was requesting to reroute the existing sewer easement.

Commissioner Walker questioned staff whether the existing property boundaries would be modified with the plat.

Mr. Jellen responded that the existing property boundaries would not be modified with the plat.

There being no requirement for a public hearing, Chairwoman Day 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.**

SECTION II: ORDINANCES:

CONSIDER AN ORDINANCE AMENDING TITLE XV, "LAND USAGE", CHAPTER 155 "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF CLEBURNE, BY AMENDING SECTION 155.30 "LAND USE TABLE" AND SECTION 155.31 "LAND USE DEFINITIONS AND EXPLANATIONS" TO CONSIDER INCLUDING BREWERY AND BREWPUB AS PERMITTED USES WITHIN CERTAIN DISTRICTS, **CASE GC21-005**

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

Commissioner Albertson questioned staff regarding the proposed definition for the brewpub.

Mrs. Castillo explained that the definition of the brewpub would specify that all alcohol would be brewed on-site.

Commissioner Walker stated his support for the second option proposed regarding the appropriate location for breweries within the City.

Commissioner Castles agreed that the second option would be most appropriate for the City.

Commissioner Albertson questioned staff regarding the regulations of the Texas Alcoholic Beverage Commission (TABC).

Mrs. Castillo explained that alcohol licenses are processed through the City Secretary's Office in conjunction with TABC's regulations.

Chairwoman Day opened the public hearing.

There being no one present who wished to speak on the item, Chairwoman Day closed the public hearing.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Walker made a motion to approve the request as presented with the following recommendation:

- a. Option 2 to consider permitting a Brewery by right in the industrial districts M1 (Light Industrial District) and M2 (Heavy Industrial District), and on a case-by-case basis by

Specific Use Permit (SUP) in the C2 (General Business District) and C3 (Commercial District).

Commissioner Castles seconded the motion. **The motion to approve with the recommendation 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. PC21-017 – Mayfield Ranch Preliminary Plat
- ii. PC21-018 – Prescher Park Addition Minor Replat
- iii. PC21-019 – Saddle Creek Preliminary Plat – Continued to 7/13 City Council Meeting
- iv. PC21-022 – Silo Mills Preliminary Replat

Mrs. Castillo briefed the Commission on actions taken by the City Council at the June 22, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:55 PM.