

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE AUGUST 8, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, August 8, 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  
Peter Svendsen  
Vance Castles  
Chris Saunders

David Jones, Community Development  
Director  
Danielle Castillo, Planning Manager  
David Jellen, Planner  
Rachel Raggio, City Attorney

**COMMISSION MEMBERS ABSENT:**

Summerly Sherlock

**CITY STAFF ABSENT:**

Laura Melton, Asst. Director of Public Works  
Colt Friedrich, Project Engineer  
Lindsey Hale, City Attorney

**CITY STAFF PRESENT:**

**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 July 25, 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 July 25, 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: ZONING:**

CONSIDER REQUEST TO REZONE ±11.195 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT) FOR COMMERCIAL DEVELOPMENT, GENERALLY LOCATED 1,700 FEET WEST OF HIX ROAD, BETWEEN US HIGHWAY 67 AND KILPATRICK AVENUE, **CASE ZC22-016.**

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

Chairman Archer questioned staff regarding access to the portion of the property fronting onto U.S. Highway 67.

Mr. Jellen responded that the portion of the property fronting onto U.S. Highway 67 could be accessed by proceeding north along Hix Road to the east, under U.S. Highway 67, and crossing back west in a loop toward the subject property.

Commissioner Svendsen questioned staff regarding the frontage road becoming a two-way street.

Danielle Castillo, Planning Manager, responded that the frontage road is currently a one-way street, and that would be a Texas Department of Transportation (TXDOT) determination.

David Jones, Community Development Director, stated that it was highly unlikely that TXDOT would convert the road into a two-way street.

Vice-Chairman Albertson questioned staff whether the property would be required to front onto the U.S. Highway 67 frontage road.

Mr. Jellen stated that the applicant has stated that development would front onto the U.S. Highway 67 frontage road.

Vice-Chairman Albertson questioned staff whether the existing pond currently serves as a retention pond.

Mr. Jellen responded that the existing pond does not serve as a retention pond.

Vice-Chairman Albertson questioned staff whether the pond could be filled in.

Mr. Jellen stated that it would require engineering and a significant amount of fill material in order to fill in the pond.

Chairman Archer opened the public hearing.

The applicant, Mike Millsap, 1265 W. Kilpatrick Ave, was present to address the Commission. He explained that the pond is 18 feet deep and covers nearly five (5) acres, and that filling it in would not be an option.

Commissioner Svendsen questioned the applicant whether he owned the storage units to the west of the subject property.

Mr. Millsap responded that he was not the owner of the storage units to the west of the property.

Commissioner Svendsen questioned the applicant regarding the reason for the zoning request.

Mr. Millsap stated his desire to put an entertainment venue on the property. He added that there was the possibility that the property could be separated in order to sell the front portion along U.S. Highway 67 and retain the back portion of the property for personal use.

Chairman Archer questioned the applicant regarding the possibility of accessing the property along Kilpatrick Avenue.

Mr. Millsap responded that the main entrance to the property would be along U.S. Highway 67 and that the portion of the property occupied by the pond would remain gated.

Commissioner Walker stated that the proposed rezone request corresponded with the City's Future Land Use Map.

Commissioner Svendsen agreed that the proposed request made sense for the property.

Chairman Archer expressed his support for the proposed rezone request.

There being no other comments, Chairman Archer closed the public hearing and called for a motion.

Commissioner Svendsen 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 II: OTHER BUSINESS:**

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

- i. ZC22-008 – Pleasant Oaks PD Rezone
- ii. ZC22-014 – 1004 Woodard Ave. Rezone – PD and SF-7 to MF-1 and LC

Mr. Jones briefed the Commission on actions taken by the City Council at the July 26, 2022 meeting on the above listed Planning and Zoning cases.

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