

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE AUGUST 10, 2020 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, August 10, 2020, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

Planning and Zoning Commission meetings have reopened and social distancing protocols will be in effect.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Stephanie Philips
Vance Castles
Summerly Sherlock
Robert Walker

Bradley Anderle, City Attorney
Danielle Castillo, Planning Manager
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer

CITY STAFF ABSENT:

Shane Pace, Executive Director of
Development Services
David Jellen, Planner

CITY STAFF PRESENT:

MEETING FORMAT:

Mrs. Castillo, Ms. Melton and Mr. Anderle were present at the meeting in the Council Chambers. Mr. Friedrich tuned into the meeting remotely. Chairwoman Day, Vice-Chairman Archer, Commissioner Philips, Commissioner Castles, and Commissioner Walker were present at the meeting in the Council Chambers. Commissioner Sherlock tuned into the meeting remotely.

CALL TO ORDER:

The meeting was called to order by Chairwoman Day at 6:32 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 27, 2020 Planning and Zoning Commission meeting were considered.

Commissioner Philips made a motion to approve the minutes of the July 27, 2020 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 THE PRELIMINARY PLAT OF MW LANDING, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±45.13 ACRES OF LAND, LOCATED AT 1509 E. SECOND STREET, AS REQUESTED BY MW TEXAN STAR HOMES, LLC, REPRESENTED BY KIMBERLY MALONE, **CASE PC20-021**

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

Vice-Chairman Archer questioned staff if Lots 18 and 19 of Block 8 conformed to the sixty-foot (60) minimum lot width zoning requirement.

Mrs. Castillo explained that the lot width is measured at the front building setback line and that both lots meet the zoning requirement.

The applicant, Kim Malone, was present to brief the Commission on the request. Present with the applicant was David Wells.

Vice-Chairman Archer questioned the applicant if Lots 18 and 19 would require unique building plans different from the rest of the development.

Mr. Wells responded that each lot would have a unique home design built specifically to fit the lot.

Chairwoman Day questioned staff about the common area lot.

Mrs. Castillo responded that the common area lot would primarily be used for drainage and water detention.

Chairwoman Day questioned the applicant if a water study had been performed for the development.

Ms. Malone responded that a water study had been performed for the development.

Mrs. Castillo explained that with the submittal of this preliminary plat, preliminary water and sewage plans had also been submitted and reviewed by City Staff.

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

Commissioner Philips 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. ZC20-008 – Trail Creek PD – This item was continued to the August 25, 2020 City Council Meeting.

Mrs. Castillo briefed the Commission on actions taken by the City Council at the July 28, 2020 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:48 PM.