

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE OCTOBER 11, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, October 11, 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
Chris Saunders
Vance Castles
Robert Walker

CITY STAFF PRESENT:

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

COMMISSION MEMBERS ABSENT:

Albert Archer, Sr. – Vice-Chairman
Sonny Albertson
Summerly Sherlock

CALL TO ORDER:

The meeting was called to order by Chairwoman Day at 6:34 p.m. It was established that a quorum was present.

CITIZEN COMMENTS:

Concerned citizen, Dale Fossett, 1918 Armstrong Street, stated his opposition to the rezoning request for Case ZC21-020.

APPROVAL OF MINUTES:

The minutes of the September 27, 2021 Planning and Zoning Commission meeting were considered.

Commissioner Walker made a motion to approve the minutes of the September 27, 2021 meeting and the motion was seconded by Commissioner Saunders. **The motion to approve the minutes carried by a vote of 4-0.**

SECTION I: PLATTING:

CONSIDER THE PRELIMINARY PLAT OF MADELINE MEADOWS, BEING ±99.22 ACRES, GENERALLY LOCATED APPROXIMATELY 3,200 FEET EAST OF SOUTH NOLAN RIVER ROAD, BETWEEN BROWNING LANE AND OLD FOAMY ROAD, AS REQUESTED BY SAM KERBEL, REPRESENTED BY TEMPUS DEVELOPMENT, LLC **CASE PC21-042**

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

Commissioner Walker questioned the applicant regarding the reason for Carriage Street.

The applicants, Michael Martin and Adam Reeves, were present to brief the Commission on the request. Mr. Martin responded that Carriage Street had been planned to provide an internal pedestrian corridor and traffic calming within the proposed subdivision.

Commissioner Walker questioned the applicant regarding the proposed “Waterton Drive” and the proposed “Norwich Street”.

Mr. Martin responded that “Waterton Drive” could be updated to be a part of the proposed “Norwich Street”.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Castles made a motion to approve the request with the following condition:

1. Revise proposed “Waterton Drive” to “Norwich Street”.

Commissioner Walker seconded the motion. **The motion to approve with conditions carried by a vote of 4-0.**

SECTION II: ZONING:

CONSIDER A REQUEST TO REZONE ±3.00 ACRES FROM C3 (COMMERCIAL DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED AT 1108 WEST KILPATRICK AVENUE, AS REQUESTED BY LORI WARD, REPRESENTED BY ADIKAL INVESTMENTS LLC, **CASE ZC21-020**

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

Chairwoman Day opened the public hearing.

Concerned citizen, Joe George, 1917 Armstrong Street, stated his opposition to the request and expressed his concern that the proposed development would increase traffic.

Concerned citizen, Donna Ware, 1912 Joslin Street, stated her opposition to the request and expressed her concern that the proposed development would increase traffic.

Concerned citizen, Sharon Dunn, 1919 Armstrong Street, stated her opposition to the request and expressed her concern that no improvements would be made to the building.

Concerned citizen, Dale Fossett, 1918 Armstrong Street, stated his opposition to the request and expressed his concern that no improvements would be made to the building.

Chairwoman Day provided information about the City’s “See, Click, Fix” initiative to address issues throughout the City.

Chairwoman Day closed the public hearing.

Chairwoman Day expressed her concern that the existing building would not be improved as part of the development and that no amenities would be constructed as part of the development.

Commissioner Castles expressed his concern that the proposed development would not match the character of the community.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Walker made a motion to deny the request as presented and Commissioner Castles seconded the motion. **The motion to deny carried by a vote of 4-0.**

CONSIDER A REQUEST TO REZONE ±0.20 ACRES FROM C0 (NON-RETAIL DISTRICT) TO D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT), LOCATED AT 314 NORTH ANGLIN STREET, AS REQUESTED BY DOROT HOLDINGS LLC, REPRESENTED BY AMP LIVE GROUP LLC, **CASE ZC21-022**

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

Commissioner Walker questioned staff regarding the addresses assigned to the property.

Mrs. Castillo responded that, though multiple addresses had been assigned to the property, the purpose of the request was to ensure the zoning would be consistent with the proposed duplex.

Chairwoman Day questioned staff regarding the existing homes surrounding the subject property.

Mrs. Castillo responded that the existing homes were all single-family residences.

Commissioner Castles questioned the applicant regarding the exterior of the existing home.

The applicant, Alexa Peer, was present remotely to brief the Commission on the request. Ms. Peer stated that the exterior of the home would be updated and that the roof would be replaced.

Chairwoman Day questioned staff whether the subject property would have sufficient space for parking.

Mrs. Castillo responded that there would be sufficient space for parking on the subject property.

Chairwoman Day opened the public hearing.

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

Commissioner Walker expressed his concern that the rezone request would allow the existing home to be demolished. He expressed his desire to see the existing home remain on the subject property.

Commissioner Castles questioned the applicant regarding the entrance/exit to the proposed second dwelling unit.

Ms. Peer responded that the second entrance/exit would be located on the north side of the building.

Commissioner Day questioned the applicant regarding the proposed parking location for each dwelling unit.

Ms. Peer responded that the parking for each dwelling unit would be located on the northern portion of the subject property.

Commissioner Saunders expressed his concern that the proposed duplex would negatively impact the surrounding property values.

Ms. Peer responded that the proposed rezone request was consistent with the historic use of the property.

Chairwoman Day expressed her concern that the proposed duplex would detract from the historic nature of the existing home and that it would negatively impact the character of the community.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Castles made a motion to deny the request as presented and Commissioner Saunders seconded the motion. **The motion to deny carried by a vote of 4-0.**

CONSIDER A REQUEST TO REZONE ±0.32 ACRES FROM M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 888 AND 890 SABINE AVENUE, AS REQUESTED BY KR HOMES, LLC, REPRESENTED BY ROBYN MARRIOT, **CASE ZC21-023**

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

Chairwoman Day opened the public hearing.

There being no questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Saunders made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONSIDER A REQUEST TO REZONE ±28.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR RV/TRAVEL TRAILER SALES/RENTAL), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF CHISHOLM TRAIL PARKWAY AND COUNTY ROAD 904, AS REQUESTED BY RUMFIELD PROPERTIES, INC., REPRESENTED BY ROBBIE RUMFIELD, **CASE ZC21-016**

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

Commissioner Walker questioned the applicant regarding the proposed building elevations.

The applicant, Robbie Rumfield, was present to brief the Commission on the request. Present with the applicant was his engineer, John Taylor.

Mr. Taylor responded that the proposed building elevations showed the building at an angle.

Commissioner Castles questioned the applicant whether recreational vehicles (RV) would be stored on-site.

Mr. Rumfield responded that the RVs would be stored on-site for rental purposes.

Commissioner Castles questioned the applicant whether the proposed business would sell RVs.

Mr. Rumfield responded that the proposed business would focus on RV rentals.

Commissioner Castles questioned the applicant regarding the proposed playground area.

Mr. Rumfield responded that the proposed playground area would be for families while RVs receive maintenance.

Chairwoman Day questioned the applicant whether the proposed dump station would be open to the public.

Mr. Rumfield responded that both the dump station and the RV wash station would be open to the public.

Chairwoman Day questioned the applicant whether the proposed business would include RV services.

Mr. Rumfield responded that the proposed business would perform basic RV maintenance services.

Chairwoman Day questioned the applicant whether potential clients would be required to rent their RVs for a specific number of days throughout a contract period.

Mr. Rumfield responded that potential clients would not be required to rent their RVs for a specific number of days throughout a contract period.

Chairwoman Day expressed her concern that a potential client would be able to store their RV on-site if there were no requirement to rent the RV for a specific number of days throughout a contract period.

Mr. Rumfield responded that the business would be able to monitor the contracts of each potential client to ensure that each RV would be for rent.

Chairwoman Day questioned staff regarding the prohibited land uses within the Commercial/Industrial Overlay District.

Mrs. Castillo explained the prohibited land uses within the Commercial/Industrial Overlay District for properties along the Chisholm Trail Parkway Corridor.

Mr. Walker questioned the applicant regarding the dump station and the lack of sewer access to the property.

Mr. Rumfield responded that the subject property met the requirement to have a septic system on-site.

Chairwoman Day questioned the applicant regarding how the proposed business would prevent RV storage.

Mr. Rumfield explained that the proposed business would not be able to function as a RV storage business and that the rental portion of the business would be crucial to its economic viability.

Commissioner Saunders questioned the applicant regarding the potential repercussions for RV storage on the subject property.

Mr. Rumfield stated that RV storage would constitute a contract violation.

Chairwoman Day expressed her desire to see how the business contract would prevent RV storage.

Mr. Rumfield stated that the proposed business could only function as a turnkey RV business.

Commissioner Castles questioned staff regarding the business contract.

Mrs. Castillo responded that the business contract had not been included as part of the specific use permit (SUP) application.

Commissioner Castles expressed his desire to see the proposed business contract and how it would prevent RV storage.

Commissioner Saunders expressed his concern that RV storage would become the default use of the proposed business.

Chairwoman Day expressed her concern that the proposed business would not be able to prevent RV storage from occurring on-site. She expressed her concern that the proposed business would not be the best use for its location. She stated that additional stacking spaces at the RV wash station would be necessary if it were to be opened to the public.

Commissioner Walker expressed his desire to see a commercial business located at the subject property.

Mr. Rumfield responded that the existing conditions on-site made it difficult to develop the subject property commercially without having to invest a large amount of time and money.

Chairwoman Day opened the public hearing.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Castles made a motion to deny the request as presented and Commissioner Saunders seconded the motion. **The motion to deny carried by a vote of 4-0.**

CONSIDER A REQUEST TO REZONE ±3.89 ACRES FROM C3 (COMMERCIAL DISTRICT) TO C3/SUP (COMMERCIAL DISTRICT WITH A SPECIFIC USE PERMIT FOR MINIWAREHOUSE), LOCATED AT 106 AND 110 SOUTH NOLAN RIVER ROAD, AS REQUESTED BY J. STANLEY JOHNSON, REPRESENTED BY HORTON TX, LLC, CASE ZC21-019

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

Commissioner Walker questioned the applicant regarding Buildings 'A', 'B', and 'E'.

The applicant, Anna Blackwell, was present to brief the Commission on the request. She stated the Buildings 'A', 'B', and 'E' would be contained within a single building and that the portion

labeled Building 'A' would be built during the first phase of development, with Buildings 'B' and 'E' being built during the second phase of development. She stated that the storage units would be interior units and would be fully air-conditioned. She explained that Buildings 'C' and 'D' would be located on the perimeter of the development and would be drive-up units.

Commissioner Castles questioned the applicant regarding the proposed rental fees.

Ms. Blackwell responded that the storage units would be cheaper than national brands. She explained that the site would be fully secured and surveilled, with lighting throughout the subject property.

Commissioner Walker questioned staff regarding the proposed elevations of Buildings 'B' and 'E'.

Mrs. Castillo explained that elevations for Buildings 'B' and 'E' had not been submitted, but that the applicant had indicated that they would be a continuation of the materials and design used for Building 'A'.

Chairwoman Day questioned the applicant whether there would be elevators in Building 'A'.

Ms. Blackwell responded that Building 'A' would have elevators.

Chairwoman Day questioned the applicant regarding Buildings 'B' and 'E'.

Ms. Blackwell responded that she was unsure why Buildings 'B' and 'E' were labeled separately.

Chairwoman Day questioned the applicant whether rental trucks would be able to park at the perimeter storage units without stopping traffic.

Ms. Blackwell responded that the development had been designed to accommodate rental truck parking at the perimeter units.

Chairwoman Day questioned the applicant regarding the space between the fire lane and the proposed buildings.

Ms. Blackwell responded that eight (8) feet had been left between the fire lane and the proposed buildings.

Commissioner Castles expressed his support for the design of the proposed development.

Chairwoman Day opened the public hearing.

Chairwoman Day questioned staff regarding the proposed elevators, hours of operation, lighting and security information.

Mrs. Castillo stated that each of the items could be included as a condition of approval for the Specific Use Permit (SUP).

Chairwoman Day closed the public hearing

Commissioner Saunders expressed his concern that the proposed development would be better suited in a different location.

Commissioner Walker expressed his support for the proposed development and expressed his comfort with the proposed location.

Commissioner Castles expressed his support for the proposed development.

Chairwoman Day expressed her support for the proposed development and stated that the proposed location of the detention pond would provide a buffer from South Nolan River Road.

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

1. Provide the hours of operation;
2. State that Building A will have elevators;
3. Provide information on the proposed security for the property; and
4. Provide information on the proposed lighting for the property.

Commissioner Castles seconded the motion. **The motion to approve with conditions carried by a vote of 4-0.**

SECTION III: OTHER BUSINESS:

Update on actions taken by the City Council at their last meeting on Planning and Zoning Cases:

- i. PC21-036 – Remington Ridge Ph. IV – Final Plat
- ii. ZC21-014 – Kilpatrick Rezone – SF-4 and C3 to SF-4, D and C2

Mrs. Castillo briefed the Commission on actions taken by the City Council at the September 28, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 8:32 PM.