



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, January 24, 2022 at 6:30 pm
10 North Robinson Street, Cleburne, Texas 76031
Council Chambers of City Hall

This meeting is open to the public with social distancing and sanitation protocols in place. A member of the public wishing to participate in the meeting may do so via the following options:

- *In person:* Complete a speaker/comment registration card and turn in to City Staff before the meeting begins or before speaking to the Commission.
- *Submit questions/comments online:* Complete a speaker/comment registration card found on the [City's online Agenda Center](#). Registration cards received by 5:30 p.m. the same day will be distributed to the Commission for consideration.
- *Address the Commission by phone:* Submit a registration card as directed above and by 6:15 p.m. call [\(346\) 248-7799](tel:3462487799) or (888) 788-0099. **Enter Meeting ID 983 5079 8710 and then press #.**

AGENDA

- I. **Called to Order**
- II. **Roll Call**
- III. **Citizen Comments: An opportunity for the public to make comments or address concerns for any matter whether or not posted on the agenda**
- IV. **Consider and approve meeting minutes from January 10, 2022 meeting**
- V. **Section I: Zoning**
 - a. CONSIDER A REQUEST TO REZONE ±29.07 ACRES FROM PD (PLANNED DEVELOPMENT DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) TO AMEND THE MULTI-FAMILY DEVELOPMENT STANDARDS, GENERALLY LOCATED APPROXIMATELY 1,000 FEET NORTH OF MT. CARMEL ROAD AND ON THE WEST SIDE OF NORTH MAIN STREET, AS REQUESTED BY CLEBURNE OZF, LLC, REPRESENTED BY GOLD CREEK HOMES, **CASE ZC21-033**
 - b. CONSIDER A REQUEST TO REZONE ±138.25 ACRES FROM IH (INTERIM HOLDING DISTRICT) AND M2 (HEAVY INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), GENERALLY LOCATED APPROXIMATELY 1,000 FEET WEST OF CHISHOLM TRAIL PARKWAY AND ON THE SOUTH SIDE OF WEATHERFORD HIGHWAY, AS REQUESTED BY DRAGON S RANCH PARTNERSHIP, REPRESENTED BY CLEBURNE 135, LLC, **CASE ZC21-034**
- VI. **Section II: Other Business**
 - a. Updates on actions taken by the City Council at their last meeting on Planning and Zoning Cases:
 - i. PC21-054 – Live Oak Apartments – Final Plat
 - ii. PC21-056 – Cates Ranch – Preliminary Plat
 - iii. ZC21-021 – Bates Ridge PD Rezone

- iv. ZC21-025 – Pittman Street Rezone – SF-4 to D
- v. ZC21-026 – 112 E. Industrial Parking SUP
- vi. ZC21-030 – 208 Post Oak Rezone – M1 to SF-4

VII. Executive Session

- a. **§ 551.071. Consultation with Attorney; Closed Meeting** A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

EXE1. Training on statutes and case law related to zoning and platting.

VIII. Adjournment

Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

CERTIFICATION

THIS IS TO CERTIFY that the Notice of Meeting of the Planning and Zoning Commission is a true and correct copy of said Notice and that I posted said Notice on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, as well as the City's official website at www.cleburne.net and said Notice was posted on **Friday, January 21, 2022**, by **6:00 pm** in compliance with Chapter 551, Texas Government Code.

Note: A quorum of any Cleburne board, commission, or committee may participate during this meeting.



City of Cleburne

By: Ivy Peterson
Ivy Peterson, City Secretary



Reasonable accommodations to furnish auxiliary aids or services for persons with special needs will be provided when at least two working days' notice is given. Contact the City Secretary's office at (817) 645-0908 or by fax (817) 556-8848.