



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, February 13, 2023 at 6:30 pm  
10 North Robinson Street, Cleburne, Texas 76031  
Council Chambers of City Hall

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This meeting is open to the public. A member of the general 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*: Call [\(346\) 248-7799](tel:3462487799) or (888) 788-0099 at the start of the meeting. **Enter Meeting ID 983 5079 8710 and then press #.**

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### AGENDA

- I. **Called to Order**
- II. **Roll Call**
- III. **Citizen Comments: An opportunity for the public to make comments or address concerns on any matter not posted on the agenda**
- IV. **Consider and approve meeting minutes from the January 23, 2023 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE FINAL PLAT OF 4 POINTS ESTATES PHASE I, FOR 14 RESIDENTIAL LOTS, ON ±16.73 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM HIGHWAY 4 AND COUNTY ROAD 424, **CASE PC22-087.**
  - b. CONSIDER THE FINAL PLAT OF 4 POINTS ESTATES PHASE II, FOR 45 RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT, ON ±59.07 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM HIGHWAY 4 AND COUNTY ROAD 424, **CASE PC22-091.**
- VI. **Section II: Zoning**
  - a. CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT), ON ±4.09 ACRES LOCATED AT 2449 STATE HIGHWAY 171/WEATHERFORD HIGHWAY, **CASE ZC22-032.**
  - b. CONSIDER AN ORDINANCE AMENDING TITLE XV: LAND USAGE, OF THE CODE OF ORDINANCES TO AMEND AND ADD REQUIREMENTS DESIGNED TO REDUCE THE IMPACT OF PROPOSED DEVELOPMENT UPON CERTAIN RESIDENTIAL LAND USES; TO ADD THE D, DUPLEX DWELLING ZONING DISTRICT; TO AMEND THE USE CHART TO ALLOW CERTAIN RESIDENTIAL USES BY-RIGHT AND BY SUP; TO ADD REQUIREMENTS AND PROCEDURES

FOR APPROVAL OF CONCEPT PLANS AND TO ADD AN APPLICATION FEE; SAID AMENDMENTS AND REQUIREMENTS TO BE INCORPORATED WITHIN THE FOLLOWING SECTIONS: SECTION 155.2: ZONING DISTRICTS; SECTION 155.3: ZONING LAND USE REGULATIONS; SECTION 155.4: SITE DEVELOPMENT REQUIREMENTS; AND SECTION 155.5: ZONING APPLICATION SUBMITTAL AND PROCESSING PROCEDURES, **CASE GC22-014.**

**VII. Section III: Other Business**

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
- i. PC22-090 – Lankford Farms Ph. I Final Plat
  - ii. PC22-093 – Fox Meadow Addition Ph. III Final Plat
  - iii. ZC22-034 – Rezone of 108 acres near Buddy Stewart Park

**VIII. Adjournment**

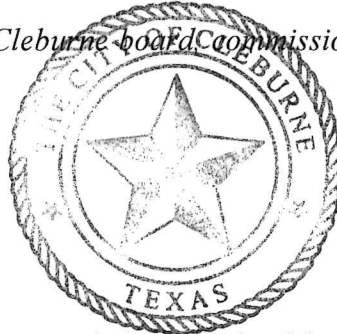
Pursuant to Section 551.071, Texas Government Code, the Commission reserves the right to convene in Executive Session(s) from time to time as deemed necessary during this meeting to receive advice from its attorney on any posted agenda item.

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**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](http://www.cleburne.net) and said Notice was posted on **Friday, February 10, 2023**, by **5:00 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: Chotin Wilen  
City Secretary's Office



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.