



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, February 27, 2023 at 6:30 pm
10 North Robinson Street, Cleburne, Texas 76031
Council Chambers of City Hall

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 #.**

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 February 13, 2023 meeting**
- V. **Section I: Platting**
 - a. CONSIDER THE FINAL PLAT OF CATES RANCH PHASE I, FOR 26 RESIDENTIAL LOTS, ON ±61.44 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 1229 AND APPROXIMATELY 3,000 FEET NORTH OF WEST F.M. 4, **CASE PC23-005.**
 - b. CONSIDER THE PRELIMINARY PLAT FOR RAILHEAD ADDITION, FOR FIVE (5) COMMERCIAL, FOUR (4) RESIDENTIAL, AND TWO (2) COMMON AREA LOTS, BEING ±94.737 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED ON THE SOUTH SIDE OF US HIGHWAY 67, APPROXIMATELY 330 FEET SOUTHWEST OF STATE HIGHWAY 171/WEATHERFORD HIGHWAY, AND WEST OF WOODRUFF ROAD, **CASE PC23-006.**
- VI. **Section II: Zoning**
 - a. CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) FOR THE PLACEMENT OF ONE (1) MANUFACTURED HOME ON ±2.097 ACRES ZONED SF-7 (SINGLE-FAMILY DWELLING DISTRICT) AND LOCATED AT 4140 AND 4160 WINDMILL ROAD, **ZC23-001.**
- VII. **Section III: Other Business**
 - a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
 - i. ZC22-031 – Trail Creek PD Amendment for townhome construction

- ii. ZC22-032 – 2449 State Highway 171/Weatherford Highway Rezone to RC, Commercial
- iii. ZC22-034 – Rezone of 108 acres near Buddy Stewart Park to SF-7, Residential

b. BRIEFING ON UPCOMING AMENDMENT TO THE AIRPORT HEIGHT HAZARD SECTION OF THE CODE OF ORDINANCES.

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, February 24, 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: 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.