



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, March 14, 2022 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 for any matter whether or not posted on the agenda**
- IV. **Consider and approve meeting minutes from the February 28, 2022 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE PRELIMINARY PLAT OF RUSTIC ELM, FOR 37 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS, 6 DUPLEX LOTS, 2 COMMERCIAL LOTS, AND 1 OPEN SPACE LOT, BEING ±17.346 ACRES ZONED SF-4 (SINGLE-FAMILY DWELLING DISTRICT), D (DUPLEX OR TWO-FAMILY DWELLING DISTRICT), C3 (COMMERCIAL DISTRICT) AND C2 (GENERAL BUSINESS DISTRICT), GENERALLY LOCATED ON THE NORTH SIDE OF WEST KILPATRICK AVENUE AND APPROXIMATELY 1,400 FEET WEST OF GRANBURY STREET, AS REQUESTED BY CH DEVELOPMENT, REPRESENTED BY JOHN HARDEE, **CASE PC22-007**
  - b. CONSIDER THE FINAL PLAT OF CHISHOLM HILLS ADDITION, FOR 126 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS, BEING ±22.812 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED ON THE SOUTH SIDE OF WOODARD AVENUE AND APPROXIMATELY 485 FEET EAST OF DOTY ROAD, AS REQUESTED BY CLAIREMONT CHISHOLM HILLS, LLC, REPRESENTED BY MARK ALLEN, **CASE PC22-009**
  - c. CONSIDER THE FINAL PLAT OF HILLTOP MEADOWS ADDITION, FOR 6 RESIDENTIAL LOTS, BEING ±6.932 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED NEAR THE SOUTHWEST INTERSECTION OF COUNTY ROAD 314 AND COUNTY ROAD

427A, AS REQUESTED BY REVCON, LLC, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE PC22-012**

**VI. Section II: Zoning**

- a. CONSIDER A REQUEST TO REZONE ±1.82 ACRES FROM SF-4 (SINGLE-FAMILY DWELLING DISTRICT) AND MF (MULTIPLE-FAMILY HOUSING DISTRICT) TO C1 (LOCAL BUSINESS DISTRICT), LOCATED AT 201 AND 205 WEST HARRELL STREET, AS REQUESTED BY JOHNSON COUNTY, REPRESENTED BY JOHNSON COUNTY PUBLIC WORKS, **CASE ZC22-001**
- b. CONSIDER A REQUEST TO REZONE ±0.20 ACRES FROM C0 (NON-RETAIL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 314 NORTH ANGLIN STREET, AS REQUESTED BY STAR EXECUTIVES, REPRESENTED BY STEVE DONGO, **CASE ZC22-006**

**VII. Section III: Other Business**

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
  - i. ZC22-004 – 216 Cleveland Street PD Rezone
  - ii. ZC21-032 – Sharp Meadows PD Rezone

**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, March 11, 2022**, 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.