



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, March 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 March 13, 2023 meeting**
- V. **Section I: Zoning**
 - a. CONSIDER REQUEST TO REZONE FROM IH (INTERIM HOLDING DISTRICT) TO SF-20 (SINGLE-FAMILY DWELLING DISTRICT) ON ±3.9 ACRES LOCATED AT 2040 COUNTY ROAD 904, JOSHUA, TX, **CASE ZC23-009**
 - b. CONSIDER REQUEST TO REZONE FROM CI (COMMERCIAL/INDUSTRIAL FLEX DISTRICT) AND A (AGRICULTURAL DISTRICT) TO I (INDUSTRIAL DISTRICT) ON ±11.22 ACRES LOCATED AT 2952 STATE HIGHWAY 171/WEATHERFORD HIGHWAY, **CASE ZC23-005**
 - c. CONSIDER REQUEST TO REZONE FROM MF-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT) ON ±0.42 ACRES LOCATED AT 1203 AND 1205 E. CHAMBERS STREET, **CASE ZC23-004**
 - d. CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW OUTSIDE STORAGE FOR A METAL FABRICATION BUSINESS ON ±5.52 ACRES ZONED CI (COMMERCIAL/INDUSTRIAL FLEX DISTRICT) LOCATED AT 3507 N. MAIN STREET, **CASE ZC23-008**
 - e. CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO MU (MIXED-USE DISTRICT) ON ±15.9 ACRES LOCATED AT 3909 N. MAIN STREET, **CASE ZC23-006**
 - f. CONSIDER REQUEST TO REZONE FROM RC (REGIONAL COMMERCIAL DISTRICT) TO D (DUPLEX DWELLING DISTRICT) WITH A CONCEPT PLAN

- FOR TWO (2) DUPLEX DWELLINGS CONSISTING OF FOUR (4) TOTAL UNITS ON ±0.6 ACRES LOCATED AT 308 LINCOLN PARK DRIVE, **CASE ZC22-033**
- g. CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) FOR THE CONSTRUCTION OF TWO (2) DUPLEX DWELLINGS CONSISTING OF FOUR (4) TOTAL UNITS ON ±0.27 ACRES ZONED SF-7 (SINGLE-FAMILY DWELLING DISTRICT) AND WITHIN THE NT (NEIGHBORHOOD TRANSITION OVERLAY) LOCATED AT 103 AND 105 SABINE AVENUE, **CASE ZC23-003**
 - h. CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) FOR THE CONSTRUCTION OF ONE (1) MULTI-FAMILY BUILDING CONTAINING NO MORE THAN SEVEN (7) UNITS, ON ±0.59 ACRES LOCATED AT 1003 GRANBURY STREET, **CASE ZC22-027**

VI. Section II: Other Business

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
 - i. PC23-005 – Cates Ranch Phase I Final Plat
 - ii. PC23-006 – Railhead Addition Preliminary Plat
 - iii. ZC23-001 – 4140 and 4160 Windmill Road SUP for a Manufactured Home

VII. 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, March 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.