



**PLANNING & ZONING COMMISSION  
MEETING NOTICE**

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

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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 March 27, 2023 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE FINAL PLAT OF BLACKBIRD MEADOWS, FOR 12 RESIDENTIAL LOTS, BEING ±58.415 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 904 AND APPROXIMATELY 1,100 FEET EAST OF COUNTY ROAD 1017, **CASE PC22-082**
- VI. **Section II: Zoning**
  - a. 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**
  - b. CONSIDER REQUEST TO REZONE FROM RC (REGIONAL COMMERCIAL DISTRICT) AND SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO SF-7 (SINGLE-FAMILY DWELLING DISTRICT) ON ±0.2 ACRES LOCATED AT 923 N. ANGLIN STREET, FOR THE PURPOSE OF CONVEYING SINGLE-FAMILY RESIDENTIAL PROPERTY, **CASE ZC23-020**
  - c. CONSIDER REQUEST TO REZONE FROM MF-2 (HIGH-DENSITY RESIDENTIAL DISTRICT) TO SF-7 (SINGLE-FAMILY DWELLING DISTRICT) ON ±1.00 ACRE LOCATED AT 106 LANE AVENUE, FOR THE PURPOSE OF SINGLE-FAMILY RESIDENTIAL DEVELOPMENT, **CASE ZC23-007**
  - d. CONSIDER REQUEST FOR A SPECIFIC USE PERMIT (SUP) FOR PARKING (HEAVY LOAD VEHICLES) ON ±57.33 ACRES ZONED I (INDUSTRIAL DISTRICT) GENERALLY LOCATED NORTH OF SPARKS DRIVE, BETWEEN WINDMILL ROAD AND CHISHOLM TRAIL PARKWAY, IMMEDIATELY EAST OF, AND TO BE UTILIZED BY THE WALMART DISTRIBUTION CENTER LOCATED AT 3470 WINDMILL ROAD, **CASE ZC23-012**
  - e. CONSIDER REQUEST TO REZONE FROM I (INDUSTRIAL DISTRICT) TO CI (COMMERCIAL/INDUSTRIAL FLEX DISTRICT) ON ±26.36 ACRES WITH A SPECIFIC USE PERMIT (SUP) FOR PARKING (HEAVY LOAD VEHICLES) ON A ±4.55 ACRE PORTION OF THE PROPERTY TO BE REZONED, SAID PARKING TO BE UTILIZED BY RV DEPOT LOCATED AT 4319 N. MAIN STREET, **CASE ZC23-014**

- f. CONSIDER REQUEST TO REZONE FROM I (INDUSTRIAL DISTRICT), AND WITHIN THE F, FREEWAY OVERLAY, TO PD (PLANNED DEVELOPMENT DISTRICT) FOR AN INDUSTRIAL DEVELOPMENT CONSISTING OF LIGHT ASSEMBLY AND MANUFACTURING FACILITIES WITH OUTSIDE STORAGE, ON ±15.23 ACRES LOCATED AT 1811 SPARKS DRIVE, **CASE ZC23-015**
- g. CONSIDER REQUEST TO REZONE FROM RC (REGIONAL COMMERCIAL DISTRICT) AND A (AGRICULTURAL DISTRICT), A PORTION OF WHICH LIES WITHIN THE F, FREEWAY OVERLAY, TO MF-2 (HIGH-DENSITY RESIDENTIAL DISTRICT) WITH AN ASSOCIATED CONCEPT PLAN ON ±71.59 ACRES GENERALLY LOCATED SOUTH OF US HIGHWAY 67, WEST OF N. NOLAN RIVER ROAD, AND NORTH OF RIVER BEND ROAD, **CASE ZC23-018**

**VII. Section III: Other Business**

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
  - i. ZC22-033 – 308 Lincoln Park Drive – Rezone RC to D, with Concept Plan
  - ii. ZC23-003 – 103 and 105 Sabine Ave – SUP for Duplexes
  - iii. ZC23-004 – 1203 and 1205 E. Chambers Street – Rezone MF-1 to RC
  - iv. ZC23-005 – 2952 State Highway 171/Weatherford Highway – Rezone A and CI to I
  - v. ZC23-006 – 3909 N. Main Street – Rezone SF-7 to MU
  - vi. ZC23-008 – 3507 N. Main Street – SUP for Outside Storage
  - vii. ZC23-009 – 2040 CR 904 – Rezone IH to SF-20

**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](http://www.cleburne.net) and said Notice was posted on **Thursday, April 6, 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.