



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, April 11, 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 March 28, 2022 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE FINAL PLAT OF SILO MILLS PHASE 1A, FOR 114 SINGLE-FAMILY RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS, BEING ±59.215 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 1010 AND NORTH OF COUNTY ROAD 905, AS REQUESTED BY SILO MILLS INVESTMENTS, LLC, REPRESENTED BY PELOTON LAND SOLUTIONS, **CASE PC22-013**
  - b. CONSIDER THE FINAL PLAT OF SILO MILLS PHASE 1B, FOR 148 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS, BEING ±32.476 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF COUNTY ROAD 1010 AND NORTH OF COUNTY ROAD 905, AS REQUESTED BY SILO MILLS INVESTMENTS, LLC, REPRESENTED BY PELOTON LAND SOLUTIONS, **CASE PC22-014**
  - c. CONSIDER THE REPLAT OF TOWNE NORTH ESTATES, FOR 3 DUPLEX LOTS AND 2 COMMERCIAL LOTS, BEING ±3.547 ACRES, GENERALLY LOCATED APPROXIMATELY 350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, AND HANSEN DEVELOPMENT HOLDINGS, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE PC22-019**
- VI. **Section II: Zoning**
  - a. CONSIDER A REQUEST TO REZONE ±0.212 ACRES FOR A PORTION OF PD (PLANNED DEVELOPMENT DISTRICT) ORDINANCE NO. 10-2018-83 TO C3

(COMMERCIAL DISTRICT), GENERALLY LOCATED APPROXIMATELY 350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, **CASE ZC22-005a**

- b. CONSIDER A REQUEST TO AMEND THE SPECIFIC USE PERMIT (SUP) ORDINANCE NO. 09-2020-48 TO AUTHORIZE CONSTRUCTION OF TWO ADDITIONAL MINIWAREHOUSE BUILDINGS ON ±0.939 ACRES ZONED C3 (COMMERCIAL DISTRICT), INCLUDING ±0.212 ACRES PROPOSED AS C3 (COMMERCIAL DISTRICT), GENERALLY LOCATED APPROXIMATELY 280-350 FEET WEST OF NORTH NOLAN RIVER ROAD AND ON THE SOUTH SIDE OF WEST KILPATRICK AVENUE, AS REQUESTED BY SVENDSEN PROPERTIES, LLC, **CASE ZC22-005b**
- c. CONSIDER A REQUEST TO REZONE ±2.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO MH (MANUFACTURED HOUSING DISTRICT), GENERALLY LOCATED AT 6105 CR 1022, AS REQUESTED BY STONETOWN CAPITAL, REPRESENTED BY DYNAMIC ENGINEERING CONSULTANTS, **CASE ZC22-008**

## 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.

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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, April 8, 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.