



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, May 9, 2022 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 for any matter whether or not posted on the agenda**
- IV. **Consider and approve meeting minutes from the April 25, 2022 meeting**
- V. **Section I: Platting**
 - a. CONSIDER THE FINAL PLAT OF BLACKBIRD MEADOWS, FOR 45 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS, BEING ±58.448 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, AS REQUESTED BY PERKLYNN CONSTRUCTION, LLC, REPRESENTED BY GEOMATIC SOLUTIONS, INC, CASE **PC22-017**
 - b. CONSIDER THE FINAL PLAT OF VILLAGES AT MAYFIELD PHASE 2, FOR 135 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT, BEING ±26.258 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED NORTH OF 1601 EAST HENDERSON STREET, SOUTH OF TOWNGREEN DRIVE, AND WEST OF FERGASON ROAD, AS REQUESTED BY MKP DEVELOPMENT, LLC, REPRESENTED BY ADLAI PENNINGTON, CASE **PC22-020**
 - c. CONSIDER THE FINAL PLAT OF LEGADO PHASE 1, FOR 172 SINGLE-FAMILY RESIDENTIAL LOTS AND 9 OPEN SPACE LOTS, BEING ±45.105 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED NEAR THE SOUTHEAST INTERSECTION OF WEST HENDERSON STREET AND MAYFIELD PARKWAY, AS REQUESTED BY FORESTAR REAL ESTATE GROUP, INC, REPRESENTED BY LJA SURVEYING, INC, CASE **PC22-022**
- VI. **Section II: Zoning**
 - a. CONSIDER 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**

- b. CONSIDER REQUEST FOR SPECIFIC USE PERMIT (SUP) FOR THE EXPANSION OF AN EXISTING HEAVY EQUIPMENT SALES AND REPAIR FACILITY ON ±12.29 ACRES, ZONED RC (REGIONAL COMMERCIAL DISTRICT) AND LOCATED AT 3319 NORTH MAIN STREET, AS REQUESTED BY BRENT NEUHAUS, REPRESENTED BY REED CONSTRUCTION SERVICES LLC, **CASE ZC22-010**
- c. CONSIDER REQUEST TO REZONE ±19.4 ACRES FROM RC (REGIONAL COMMERCIAL DISTRICT) AND SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO MF-2 (HIGH-DENSITY RESIDENTIAL DISTRICT) AND RC (REGIONAL COMMERCIAL DISTRICT), GENERALLY LOCATED SOUTH OF WEST HENDERSON STREET BETWEEN HILL COLLEGE AND THE FUTURE INTERSECTION OF WEST HENDERSON STREET AND UNIVERSITY BOULEVARD, AS REQUESTED BY MAYFIELD FAMILY, LP, REPRESENTED BY CROSS ARCHITECTS, PLLC, **CASE ZC22-011**

VII. Section III: Other Business

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
 - i. ZC22-005a and ZC22-005b – Creekside Storage – PD to C3 and SUP Amendment
 - ii. PC22-019 – Towne North Estates – Replat
 - iii. PC22-013 – Silo Mills Phase 1A – Final Plat
 - iv. PC22-013 – Silo Mills Phase 1B – Final Plat

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, May 6, 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.