



## PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, May 22, 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.

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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 May 8, 2023 meeting**
- V. **Section I: Platting**
  - a. CONSIDER THE FINAL PLAT FOR RUSTIC ELM, CONSISTING OF 37 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS, 6 DUPLEX LOTS, 2 COMMERCIAL LOTS, AND 1 OPEN SPACE LOT, BEING ±17.346 ACRES, GENERALLY LOCATED ON THE NORTH SIDE OF WEST KILPATRICK AVENUE AND APPROXIMATELY 1,400 FEET WEST OF GRANBURY STREET, **CASE PC23-022**
- VI. **Section II: Zoning**
  - a. CONSIDER REQUEST TO REZONE FROM I (INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON ±33.89 ACRES LOCATED AT 496 WEST VAUGHN ROAD, **CASE ZC23-022**
  - b. CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO D (DUPLEX DWELLING DISTRICT) WITH AN ASSOCIATED CONCEPT PLAN FOR ONE (1) DUPLEX DWELLING CONSISTING OF TWO (2) UNITS ON ±0.29 ACRES LOCATED AT 516 MARENGO STREET, **CASE ZC23-023**
  - c. CONSIDER AMENDING TITLE XV: LAND USAGE, CHAPTER 155: ZONING, SECTION 3.04. CONDITIONAL DEVELOPMENT STANDARDS, BY ADOPTING STANDARDS RELATED TO THE USE AND SCREENING OF OUTDOOR APPLIANCE STORAGE, **CASE GC23-005**
- VII. **Section III: Other Business**
  - a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES

- b. UPDATE ON AIRPORT HEIGHT HAZARD ZONING ORDINANCE CHANGES
- c. DISCUSSION REGARDING FUTURE PLANNING AND ZONING COMMISSION MEETINGS

**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, May 19, 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.