



PLANNING & ZONING COMMISSION MEETING NOTICE

Monday, October 10, 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. Executive Session

- a. **§ 551.071. Consultation with Attorney.** The Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

EXE1. Reviewing the details of the Open Meetings Act.

IV. Citizen Comments: An opportunity for the public to make comments or address concerns on any matter not posted on the agenda

V. Consider and approve meeting minutes from the September 26, 2022 meeting

VI. Section I: Platting

- a. CONSIDER THE PRELIMINARY PLAT OF BIG HORN 124 ADDITION, FOR 16 LOTS ON ±120.63 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF U.S. HIGHWAY 67 AND COUNTY ROAD 1226, CASE **PC22-069**.
- b. CONSIDER THE PRELIMINARY PLAT OF 4 POINTS ESTATES, FOR 59 RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT, ON ±77.17 ACRES IN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF CLEBURNE, GENERALLY LOCATED AT THE SOUTHWEST INTERSECTION OF FM HIGHWAY 4 AND COUNTY ROAD 424, CASE **PC22-073**.

VII. Section II: Zoning

- a. CONSIDER REQUEST TO REZONE FROM CI (COMMERCIAL/INDUSTRIAL FLEX DISTRICT) AND RC (REGIONAL COMMERCIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) FOR A HORIZONTAL MIXED-USE DEVELOPMENT CONSISTING OF COMMERCIAL AND MIXED RESIDENTIAL USES, INCLUDING TOWNHOMES AND MULTI-FAMILY UNITS, ON ±94.793 ACRES GENERALLY LOCATED ON THE SOUTH SIDE OF US HIGHWAY 67, APPROXIMATELY 330 FEET SOUTHWEST OF STATE HIGHWAY 171 (WEATHERFORD HIGHWAY), AND WEST OF WOODRUFF ROAD, **ZC22-026**.

VIII. Section III: Other Business

- a. UPDATES ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:
- i. PC22-058 – Belle Lagos Phase III – Final Plat
 - ii. PC22-060 – Duran Estates – Minor Replat
 - iii. PC22-062 – Meadowbrook – Final Plat
 - iv. PC22-066 – Blackbird Meadows – Final Plat
 - v. ZC22-024 – 2221 Pipeline Road Rezone – I to RC

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, October 7, 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.