

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JANUARY 10, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, January 10, 2022, at 6:30 p.m. in the Council Chambers of City Hall, located at 10 N. Robinson Street, Cleburne, TX. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Vacant – Chair
Albert Archer, Sr. – Vice-Chairman
Sonny Albertson
Summerly Sherlock
Chris Saunders
Vance Castles
Robert Walker
Peter Svendsen

CITY STAFF PRESENT:

David Jones, Community Development
Director
David Jellen, Planner
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

CITY STAFF ABSENT:

Danielle Castillo, Planning Manager
Laura Melton, Asst. Director of Public Works

CALL TO ORDER:

The meeting was called to order by Vice-Chairman Archer at 6:32 p.m. It was established that a quorum was present.

CITIZEN COMMENTS:

There were no citizen comments at this meeting.

ELECTION OF CHAIR:

Vice-Chairman Archer called for a nomination for Chair.

Commissioner Castles made a motion to elect Vice-Chairman Archer as Chair. The motion was seconded by Commissioner Albertson. **The motion to approve the nomination carried by a vote of 7-0.**

ELECTION OF VICE-CHAIR:

Vice-Chairman Archer called for a nomination for Vice-Chair.

Commissioner Walker made a motion to elect Commissioner Albertson as Vice-Chair. The motion was seconded by Commissioner Castles. **The motion to approve the nomination carried by a vote of 7-0.**

APPROVAL OF MINUTES:

The minutes of the December 13, 2021 Planning and Zoning Commission meeting were considered.

David Jones, Community Development Director, requested that the minutes be revised to state that Commissioner Saunders abstained from the vote on case PC21-056 – Cates Ranch Preliminary Plat due to a perceived conflict of interest.

Vice-Chairman Albertson made a motion to approve the minutes of the December 13, 2021 meeting with the following amendment:

1. Revise the minutes for case PC21-056 to state that Commissioner Saunders abstained from voting due to a perceived conflict of interest.

Commissioner Walker seconded the motion. **The motion to approve the minutes with conditions carried by a vote of 7-0.**

SECTION I: PLATTING:

CONSIDER THE FINAL PLAT OF DUKE HILL ESTATES, BEING ±15.049 ACRES, GENERALLY LOCATED NEAR THE SOUTHWEST INTERSECTION OF FM 2135 AND COUNTY ROAD 312, AS REQUESTED BY Q9 TX RE ACQUISITION HOLDINGS I LLC, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE PC21-059**

David Jellen, Planner, presented the case and briefed the Commission on the request.

Commissioner Svendsen questioned staff regarding access to lots 1 through 4.

Mr. Jellen responded that lots 1 through 4 would have access along County Road 312.

Commissioner Albertson questioned staff regarding the existing water storage equipment.

Mr. Jellen responded that the existing water storage equipment is owned by Johnson County Special Utility District and that it would not be affected by the proposed plat.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion. Commissioner Castles made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION II: ZONING:

CONSIDER A REQUEST TO REZONE ±34.19 ACRES FROM IH (INTERIM HOLDING DISTRICT) AND M2 (HEAVY INDUSTRIAL DISTRICT) TO M2 (HEAVY INDUSTRIAL DISTRICT), LOCATED AT 3604 AND 3740 WEATHERFORD HIGHWAY, AS REQUESTED BY AMS RAILROAD LOGISTICS, REPRESENTED BY TRANS TEXAS SURVEYING, **CASE ZC21-031**

David Jellen, Planner, presented the case and briefed the Commission on the request.

The applicant, Laura Bower, was present to brief the Commission on the request.

Chairman Archer opened the public hearing.

There being no one present who wished to speak on the item, Chairman Archer closed the public hearing.

There being no questions or items for discussion, Chairman Archer called for a motion. Commissioner Saunders made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION III: OTHER BUSINESS:

Update on actions taken by the City Council at their last meeting on Planning and Zoning Cases:

- i. PC21-052 – Meadowbrook Addition – Preliminary Plat
- ii. PC21-053 – Custard Farms Addition, Phase 1 – Final Plat
- iii. ZC21-028 – Hazlewood, Kelly, Mann Property Rezone – A, M1 and C3 to C3

Mr. Jellen briefed the Commission on actions taken by the City Council at the December 14, 2021 meeting on the above listed Planning and Zoning cases.

Briefing regarding the Master Thoroughfare Plan Update.

Mr. Friedrich briefed the Commission regarding the Master Thoroughfare Plan Update.

Chairman Archer questioned staff regarding the Master Thoroughfare Plan Update.

Mr. Friedrich responded that the Commission would receive a copy of the proposed Master Thoroughfare Plan Update at a later date.

Commissioner Saunders questioned staff regarding the implementation of the Master Thoroughfare Plan Update.

Mr. Friedrich explained that the Master Thoroughfare Plan Update would be implemented based on the project priority recommended in the plan and availability of funding.

Commissioner Svendsen questioned staff whether the Master Thoroughfare Plan Update had taken recently approved developments into consideration.

Mr. Friedrich explained that the Master Thoroughfare Plan Update had taken recently approved developments into consideration.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:57 PM.