

**EXCERPT FROM  
THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE JANUARY 14, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, January 14, 2019, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

**COMMISSION MEMBERS PRESENT:**

Thomas Kavadas - Chairman  
Derek Weathers – Vice-chairman  
Stephanie Philips  
Albert Archer, Sr.

**COMMISSION MEMBERS ABSENT:**

Dena Day  
Rhonda Crass  
Robert Bruchmann

**CITY STAFF PRESENT:**

Cheryl Taylor, Director of Engineering Services  
Willie Stevenson, Building Official  
Fritz Quast, City Attorney  
Shane Pace, Director of Community Development

**CITY STAFF ABSENT:**

Nora Fussner, Planner

**CALL TO ORDER:**

The meeting was called to order by Shane Pace at 6:32 p.m. It was established that a quorum was present.

**ELECTION OF CHAIRMAN:**

Shane Pace called for a nomination for Chairman.

Commissioner Philips made a motion to elect Commissioner Kavadas as Chairman. The motion was seconded by Commissioner Weathers. **The motion to approve the nomination carried by a vote of 4-0.**

**ELECTION OF VICE-CHAIRMAN:**

Chairman Kavadas called for a nomination for Vice-Chairman.

Commissioner Philips made a motion to elect Commissioner Weathers as Vice-Chairman. The motion was seconded by Vice-Chairman Weathers. **The motion to approve the nomination carried by a vote of 4-0.**

**APPROVAL OF MINUTES:**

The minutes of November 26, 2018 were considered.

Commissioner Weathers made a motion to approve the minutes of November 26, 2018 and the motion was seconded by Commissioner Philips. **The motion to approve the minutes carried by a vote of 4-0.**

**SECTION I: REZONING**

None

**SECTION II: PLATS:**

1. Consider The Replat Of Lot 1, Block 1, Iglesia Bautista Agape De Cleburne Addition, An Addition To The City Of Cleburne, Being A 0.595 Acre Tract, Located At 1029 N. Anglin St., According To The Deed Recorded In Volume 4081, Page 844, Johnson County, Texas As Requested By Iglesia Bautista Agape De Cleburne Represented By Trans Texas Surveying, **Case PC18-039**

Staff presented the case and briefed the Commission on the request.

Commissioner Archer discussed the existing site conditions and the fact that curb and gutter is not feasible given the grade of the street as it relates to the property.

Chairman Kavadas questioned staff regarding the proposed use of the property.

Staff stated that the existing use is a church, and the applicant has not requested to change this use.

Chairman Kavadas opened the public hearing.

Susan Hoyler of 108 Boone Court stated that her understanding of the request is to permit an expansion of the proposed use.

Discussion ensued amongst the Commission regarding the proposed use.

Austin Godfrey of 108 Boone Court stated that he believes the applicant is proposing to place a fence on his property.

Discussion ensued amongst the Commission regarding the location of fencing.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Archer made a motion to approve the request with a waiver to curb and gutter and Vice-Chairman Weathers seconded the motion. **The motion to approve carried by a 4-0 vote with a waiver to the requirement for the installation of curb and gutter along Boone Court.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

2. Consider The Replat Of Lot 11-R, Block 843, Avondale Addition, An Addition To The City Of Cleburne, Being A 0.22 Acre Tract, Located At 705 Poindexter Ave., According To The Deed Recorded In Instrument 2018-30215, Johnson County, Texas As Requested By Argenis James, **Case PC18-051**

Staff presented the case and briefed the Commission on the request.

Chairman Kavadas opened the public hearing.

Christie Aguinaga of 706 Poindexter Ave. questioned the proposed use on the property.

Staff stated that the proposed use is a single-family home.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Vice-Chairman Weathers made a motion to approve the request and Commissioner Philips seconded the motion. **The motion to approve carried by a 4-0 vote.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

3. Consider The Replat Of Lot 7-R1, Block B, A.C. Barber's North Addition, An Addition To The City Of Cleburne, Being A 0.262 Acre Tract, Located At 701 Barber Avenue, According To The Deed Recorded In Volume 2008, Page 521, Johnson County, Texas As Requested By Macario & Bernardina Juarez Represented By Trans Texas Surveying, **Case PC18-054**

Staff presented the case and briefed the Commission on the request.

Chairman Kavadas opened the public hearing.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Philips made a motion to approve the request and Commissioner Archer seconded the motion. **The motion to approve carried by a 4-0 vote.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

4. Consider The Replat Of Lot 6R, Block 2, Lovelady Park Addition, An Addition To The City Of Cleburne, Being A 0.227 Acre Tract, Located At 605 Williams Avenue, According To The Deed Recorded In Instrument 2018-19963, Johnson County, Texas As Requested By Morgan Acres, **Case PC18-055**

Staff presented the case and briefed the Commission on the request.

Chairman Kavadas opened the public hearing.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Archer made a motion to approve the request and Commissioner Philips seconded the motion. **The motion to approve carried by a 4-0 vote.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

5. Consider The Final Plat Of Lots 1-3, Block 1, Dove Creek Road Addition, An Addition To The City Of Cleburne, Being A 17.10 Acre Tract, Located At 3507, 3509 & 3511 Dove Creek Rd., According To The Deed Recorded In Instrument 2012-27346, Johnson County, Texas As Requested By Geneva Manning, Case PC18-052

Staff presented the case and briefed the Commission on the request.

Vice-Chairman Weathers questioned the requirement for A sidewalk on the property.

Staff stated that sidewalks are not required at this location.

Chairman Kavadas stated that this item did not require a public hearing and asked if the Commission had any questions for the staff or applicant.

Chairman Kavadas called for a motion. Vice-Chairman Weathers made a motion to approve the request and Commissioner Philips seconded the motion. **The motion to approve carried by a 4-0 vote.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

6. Consider The Final Plat Of Lots 1-10, Block 1, Forgotten Farm Estates, An Addition To The Extra Territorial Jurisdiction (ETJ) Of The City Of Cleburne, Being A 35.876 Acre Tract, Located On Fox St., According To The Deed Recorded In Instrument 2018-31411, Johnson County, Texas As Requested By Forgotten Farms, LLC Represented By Trans Texas Surveying, **Case PC18-044**

Staff presented the case and briefed the Commission on the request.

Chairman Kavadas stated that this item did not require a public hearing but asked if the Commission had any questions for the staff or applicant.

Chairman Kavadas called for a motion. Commissioner Archer made a motion to approve the request and Vice-Chairman Weathers seconded the motion. **The motion to approve carried by a 4-0 vote.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

7. Consider The Final Plat Of Lot 1, Block 1, Maddex Addition, An Addition To The City Of Cleburne, Being A 5.421 Acre Tract, Located At 201 S. Front St., According To The Deed Recorded In Instrument 2018-28832, Johnson County, Texas As Requested By Madog Investments, LLC Represented By Trans Texas Surveying, **Case PC18-053**

Staff presented the case and briefed the Commission on the request.

Chairman Kavadas stated that this item did not require a public hearing but asked if the Commission had any questions for the staff or applicant.

Chairman Kavadas questioned staff regarding any existing curb and gutter in the immediate area.

Staff stated that there is no existing curb and gutter in the area.

Chairman Kavadas called for a motion. Commissioner Philips made a motion to approve the request with the waiver to curb and gutter and Commissioner Archer seconded the motion. **The motion to approve carried by a 4-0 vote with a waiver to the requirement for installation of curb and gutter along Front Street.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

**SECTION III: ORDINANCES**

None

**SECTION IV: OTHER BUSINESS:**

1. Consider A Request For The Temporary Use Of Hulen Park Located At 900 S. Hillsboro St. For A Carnival During "Spring Fest" From April 1, 2019 Thru April 8, 2019. This Special Event Described In §155.58 Temporary Uses Meets The Criteria Defined In This Section As Requested By Downtown Cleburne Association Represented By Maxine Ammons , **Case GC18-011**

Staff presented the case and briefed the Commission on the request.

Maxine Ammons 511 W. Wilson stated that the non-profit organization is now Cleburne Performing Arts, rather than Downtown Cleburne Association.

Ms. Ammons questioned the dates of the event. She stated that she believed the event dates have been changed, but was unaware of the exact dates.

Staff stated for the record the dates included on the application form.

Ms. Ammons stated that she would provide staff with corrected dates.

Staff stated that any corrections to dates would be presented to City Council.

Chairman Kavadas stated that this item did not require a public hearing but asked if the Commission had any questions for the staff or applicant.

Chairman Kavadas called for a motion. Vice-Chairman Weathers made a motion to approve the request and Commissioner Philips seconded the motion. **The motion to approve carried by a 4-0 vote with the condition that the applicant provide correct dates for the event and the dates be presented to City Council.**

**Staff advised the applicant that this matter will be considered by the City Council on January 22, 2019 at 5:00 p.m. in the City Council Chambers.**

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT  
7:12 P.M.**