

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE FEBRUARY 10, 2020 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, February 10, 2020, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Robert Walker
Stephanie Philips

COMMISSION MEMBERS ABSENT:

Summerly Sherlock

CITY STAFF PRESENT:

Shane Pace, Director of Community Development
Danielle Castillo, Senior Planner
Willie Stevenson, Building Official
Colt Friedrich, Project Engineer
Fritz Quast, City Attorney

CITY STAFF ABSENT:

None

CALL TO ORDER:

The meeting was called to order by Vice-Chairman Archer at 6:35 p.m. It was established that a quorum was present.

CITIZEN COMMENTS:

None

ELECTION OF CHAIR AND VICE-CHAIR:

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

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

APPROVAL OF MINUTES:

The minutes of the January 13, 2020 Planning and Zoning Commission meeting was considered.

Commissioner Philips made a motion to approve the minutes of the January 13, 2020 meeting and the motion was seconded by Vice-Chairman Archer. **The motion to approve the minutes carried by a vote of 4-0.**

SECTION I: REZONING:

CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±3.451 ACRES FROM C2 (GENERAL BUSINESS DISTRICT) TO MF (MULTIPLE-FAMILY HOUSING DISTRICT), LOCATED APPROXIMATELY 640 FEET SOUTH OF W. HENDERSON STREET AND ON THE SOUTH SIDE OF MAYFIELD PARKWAY, AS REQUESTED BY MAYFIELD FAMILY L.P, REPRESENTED BY JONATHAN HAKE, **CASE ZC19-033**

Mrs. Castillo presented the case and briefed the Commission on the request.

Chairwoman Day opened the public hearing.

The applicant, Patt Mayfield, briefed the Commission on the request.

Mr. Mayfield questioned the Commission regarding the future improvements of Mayfield Parkway.

Project Engineer, Colt Friedrich, stated that a traffic impact analysis will be completed with the submittal of the preliminary plat. Mr. Friedrich stated that this analysis will indicate what type of improvements will need to be made on Mayfield Parkway.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Vice-Chairman Archer made a motion to approve the request as presented and Commissioner Philips seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±0.50 ACRES FROM C2 (GENERAL BUSINESS DISTRICT) AND MF (MULTIPLE-FAMILY HOUSING DISTRICT) TO C3 (COMMERCIAL DISTRICT), LOCATED AT 103 S. DOUGLAS AVENUE, 802 W. CHAMBERS STREET AND 804 W. CHAMBERS STREET, AS REQUESTED BY JAMES E. WRIGHT, REPRESENTED BY MATHIAS HAUBERT, **CASE ZC19-034**

Mrs. Castillo presented the case and briefed the Commission on the request.

Chairwoman Day questioned Mrs. Castillo regarding any preexisting businesses located in this area.

Mrs. Castillo stated that the property along Douglas Avenue has an existing commercial business.

Chairwoman Day questioned the existing uses on 802 and 804 W. Chambers Street.

Mrs. Castillo stated that both properties are currently undeveloped. She stated that based on the aerial image, there are still drive approaches seen on these properties.

Chairwoman Day opened the public hearing.

Concerned Citizens, Celia Ledbetter and Angela Wright briefed the Commission on their concerns of commercial uses immediately adjacent to residential uses. Their concerns included lighting, traffic and creating a visual buffer from the commercial use.

Ms. Wright questioned the Commission regarding the steps of adding regulations to the zoning request.

Commissioner Philips referred to the City Attorney, Fritz Quast, to answer this question.

Mr. Quast stated that the request tonight is a straight zoning change therefore it is not in a position to add any specific regulations to this request.

Mr. Pace stated that there are rules in the Ordinance today regarding the shielding of light.

Concerned Citizen, Raymond Coller, briefed the Commission on his concerns of commercial uses right next to his home and an increase in his property taxes.

The applicant, Mathias Haubert, briefed the Commission on the request and addressed the citizen's concerns regarding residential buffering, landscaping and lighting.

Chairwoman Day questioned Mr. Haubert on what type of business is proposed for this property and to discuss the good neighbor aspect of commercial development next to residential property.

Mr. Haubert stated that he is unaware who the tenant is and what will be placed on the property. He stated that those concerns will be addressed during the engineering design review.

Commissioner Walker addressed the citizen comments stating that the letter of opposition is well written and encouraged them to stay involved in the development process to ensure their concerns are addressed.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Vice-Chairman Archer made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONDUCT A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±29.12 ACRES FROM M2 (HEAVY INDUSTRIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), LOCATED APPROXIMATELY 1,000 FEET NORTH OF MT. CARMEL ROAD AND ON THE WEST SIDE OF N. MAIN STREET, AS REQUESTED BY CLEBURNE OZF LLC, REPRESENTED BY RYAN VOORHESS, **CASE ZC19-035**

Mrs. Castillo presented the case and briefed the Commission on the request.

Vice-Chairman Archer questioned the maximum height requested for this project.

Mrs. Castillo stated that the maximum height for a three-story building in the MF District is 45 feet and the applicant is requesting an increase to allow the maximum height to be 50 feet.

Chairwoman Day opened the public hearing.

Representative, Ryan Voorhess, briefed the commission on the request.

Commissioner Walker questioned Mr. Voorhess regarding the use of the low volume drip irrigation system.

Mr. Voorhess stated that the drip system will be for the shrubbery next to the buildings and a sprinkler system will be used for the grass since a sprinkler system will spray the buildings and that is not the best option for the shrubbery.

Chairwoman Day questioned Mr. Voorhess regarding how to access the dog park area.

Mr. Voorhess stated that there are a few entrances, one being located by the dog wash and maintenance station.

Commissioner Walker questioned the material used for the fence that separates the dog park from the other areas of the site.

Mr. Voorhess stated it will be a 4-foot ornamental iron fence.

Chairwoman Day stated her concern and questioned Mr. Voorhess regarding the request in decreasing the parking spaces.

Mr. Voorhess stated that based on the unit mix and being almost 70% one-bedroom units, the parking needs are different. He stated that they will have one and a half spaces for every one-bedroom unit and two spaces for every two-bedroom unit and in his experience, that serves as adequate parking.

Chairwoman Day questioned staff regarding the nearest sewage line.

Project Engineer, Colt Friedrich, stated that the applicant is working with the City on a project to extend the sewer line that will be located along the rail line that is just west of the property.

There being no other questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Phillips made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 4-0.**

SECTION II: PLATS:

CONSIDER THE REPLAT OF LOT 1R, BLOCK 11, OF WEST HOLLOW ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±10.545 ACRES OF LAND, LOCATED AT 1304 COUNTRY CLUB ROAD, AS REQUESTED BY JOHNSON COUNTY CHILDREN'S ADVOCACY CENTER, REPRESENTED BY TAMMY KING, **CASE PC19-032**

Mrs. Castillo presented the case and briefed the Commission on the request.

Mrs. Castillo stated that this item does not require a public hearing.

There being no questions or items for discussion, Chairwoman Day called for a motion. Commissioner Walker made a motion to approve the request as presented and Vice-Chairman Archer seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONSIDER THE PRELIMINARY PLAT OF LOTS 1-16, CA-1X AND CA-2X, BLOCK A, OF ISLAND GROVE DUPLEXES ADDITION, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±5.73 ACRES OF LAND, LOCATED AT 912 FULLER

AVENUE, AS REQUESTED BY NEXTERA HOMEBUYER, LLC, REPRESENTED BY CRANNELL ENGINEERING, **CASE PC20-001**

Mrs. Castillo presented the case and briefed the Commission on the request.

Mrs. Castillo stated that this item does not require a public hearing.

Commissioner Walker questioned the minimum requirement for the side yard setback for the lots along Fuller Avenue.

Mrs. Castillo stated that when there is a common area that is proposed between the right-of-way and the proposed lot, the 15-foot side yard setback adjacent to the street does not apply. She stated that the interior side yard setback of 7-feet is permitted.

Commissioner Walker questioned where the monument sign would be located.

Mrs. Castillo referred to the applicant regarding the location of the proposed monument sign.

The applicant, Earl Escobar, representative for Crannell Engineering, stated that the monument signs would be on either side of the main entrance along Fuller Avenue.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Philips made a motion to approve the request as presented and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 4-0.**

SECTION III: ORDINANCES:

CONDUCT A PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING TITLE XV, LAND USAGE, CHAPTER 155 ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF CLEBURNE, BY AMENDING SECTION 155.51, COMMERCIAL/INDUSTRIAL OVERLAY DISTRICT, SUBSECTION H, RELATED TO BUILDING CONSTRUCTION REGULATIONS, **CASE GC19-014**

Mr. Pace presented the case and briefed the Commission on the request.

Chairwoman Day opened the public hearing.

There being no questions or items for discussion, Chairwoman Day closed the public hearing and called for a motion. Commissioner Walker made a motion to approve the request as presented and Commissioner Philips seconded the motion. **The motion to approve carried by a vote of 4-0.**

SECTION IV: OTHER BUSINESS:

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

Mrs. Castillo briefed the Commission on actions taken by the City Council at the January 14, 2020 and January 28, 2020 meetings on Planning and Zoning Cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:57 PM.