

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
ZONING BOARD OF ADJUSTMENT (ZBA)  
MINUTES OF THE FEBRUARY 21, 2023 MEETING**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne met in open session on Tuesday, February 21, 2023, at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson Street, Cleburne, TX. Zoning Board of Adjustment meetings are open to the public.

**BOARD MEMBERS PRESENT:**

Tim Barnette  
David Holcomb  
Adam Matthews  
Raydean White  
Sabrina Ishmael

**CITY STAFF PRESENT:**

Danielle Castillo, Planning Manager  
David Jellen, Planner II  
Laura Melton, Assistant Director of Public Works  
Alicia Kreh, City Attorney

**BOARD MEMBERS ABSENT:**

Ross Green - Vice-Chairman

**CITY STAFF ABSENT:**

David Jones, Community Development Director  
Terry Broumley, Building Official  
Colt Friedrich, Project Engineer

**CALL TO ORDER:**

ROLL CALL FOR THE ESTABLISHMENT OF A QUORUM.

Board Member White called the meeting to order at 5:00 P.M. and it was established that a quorum was present.

**CITIZEN COMMENTS:**

There were no citizen comments at this meeting.

**ELECTION OF CHAIR:**

Board Member White called for a nomination for Chair.

Board Member White made a motion to elect Vice-Chairman Green as Chair. The motion was seconded by Board Member Ishmael. **The motion to approve the nomination carried by a vote of 5-0.**

**ELECTION OF VICE-CHAIR:**

Board Member White called for a nomination for Vice-Chair.

Board Member White made a motion to elect herself as Vice-Chair. The motion was seconded by Board Member Ishmael. **The motion to approve the nomination carried by a vote of 5-0.**

**APPROVAL OF MINUTES:**

The minutes of the May 17, 2022 meeting were considered.

Vice-Chairwoman White called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of May 17, 2022. Board Member Matthews made a motion to approve the

minutes and Board Member Holcomb seconded the motion. **The motion to approve the minutes carried by a vote of 5-0.**

**SECTION I: ITEMS FOR CONSIDERATION:**

CONSIDER REQUEST FOR A VARIANCE FROM THE REQUIREMENTS OF SECTION 155.2.05.A OF THE CODE OF ORDINANCES: DIMENSIONAL STANDARDS TABLE, SPECIFICALLY A REDUCTION OF THE MINIMUM SIDE YARD SETBACK, FOR THE PROPERTY LOCATED AT 604 STONERIDGE COURT, AS REQUESTED BY HARLAN DEEM, **CASE VC23-002.**

Danielle Castillo, Planning Manager, presented the case to the Board.

Vice-Chairwoman White swore in the property owner, Harlan Deem, and opened the public hearing. Mr. Deem briefed the Board on the request, stating that the proposed variance would provide additional space for his daughter and her family to move into the home.

Vice-Chairwoman White questioned Mr. Deem whether the proposed addition to the home would affect the existing electrical easement at the rear of the property.

Mr. Deem stated that the proposed addition to the home would not encroach into the electrical easement at the rear of the property.

Vice-Chairwoman White questioned Mr. Deem whether the proposal to change the orientation of the garage would affect the sight visibility while backing in and out of the driveway.

Mr. Deem responded that he would be adding pavement to widen the driveway in order to give more space for parking and maneuvering.

Board Member Barnette questioned Mr. Deem whether he had discussed the proposed two-story home addition with his neighbor immediately to the west.

Mr. Deem responded that he had discussed the proposed two-story home addition with his neighbors to the west and to the east and there were no objections.

Vice-Chairwoman White closed the public hearing.

Board Member Matthews questioned staff whether the adjacent properties had received similar variances to the side setback for the buildings on their property.

Mrs. Castillo responded that the previous Zoning Ordinance had allowed accessory structures to be located as close as three (3) feet to the side property line. She stated that she was not sure if the adjacent properties had received variances to the side setback for the buildings on their property.

Board Member Matthews questioned staff whether the side setback requirement had previously been seven (7) feet for the principal structure.

Mrs. Castillo responded that the side setback requirement in the previous Zoning Ordinance had been seven (7) feet for the principal structure.

There being no further questions or items for discussion, Vice-Chairwoman White called for a motion. Board Member Matthews made a motion to approve case VC23-002 as presented and Board Member Barnette seconded the motion. **The motion to approve carried by a vote of 5-0.**

CONSIDER REQUEST FOR A VARIANCE FROM THE REQUIREMENTS OF SECTION 155.3.08.A OF THE CODE OF ORDINANCES: ACCESSORY BUILDINGS AND USES, SPECIFICALLY FOR THE HEIGHT AND PLACEMENT OF AN ACCESSORY STRUCTURE IN FRONT OF THE PRINCIPAL BUILDING, ON ±4.52 ACRES LOCATED AT 3915 RED BIRD LANE, AS REQUESTED BY JOHN BLEGEN, **CASE VC23-003.**

David Jellen, Planner II, presented the case to the Board.

Board Member Barnette questioned staff regarding the topography conditions at the rear of the property.

Mr. Jellen responded that the slope at the rear of the property was steeper than the slope at the front of the property and that the property owner had indicated that constructing behind the principal building would not be feasible due to the slope.

Board Member Ishmael questioned staff regarding the existing accessory structure in the front of the property.

Mr. Jellen responded that the existing accessory structure in the front of the property would be demolished and replaced with the proposed accessory structure.

Vice-Chairwoman White swore in the property owner, John Blegen, and opened the public hearing. Mr. Blegen briefed the Board on the request, stating that the proposed variance would allow him to clean up the property.

There being no one present who wished to speak on the item, Vice-Chairwoman White closed the public hearing.

There being no further questions or items for discussion, Vice-Chairwoman White called for a motion. Board Member Matthews made a motion to approve case VC23-003 as presented and Board Member Barnette seconded the motion. **The motion to approve carried by a vote of 5-0.**

**THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:28 PM.**