

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE FEBRUARY 22, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, February 22, 2021, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Vance Castles
Robert Walker
Sonny Albertson
Summerly Sherlock
Chris Saunders

Danielle Castillo, Planning Manager
David Jellen, Planner
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer
Bradley Anderle, City Attorney

CITY STAFF PRESENT:

MEETING FORMAT:

Mrs. Castillo, Mr. Jellen and Ms. Melton were present at the meeting in the Council Chambers. Mr. Anderle and Mr. Friedrich tuned into the meeting remotely. Chairwoman Day, Vice-Chairman Archer, Commissioner Walker, Commissioner Saunders, Commissioner Castles and Commissioner Albertson were present at the meeting in the Council Chambers. Commissioner Sherlock tuned into the meeting remotely.

CALL TO ORDER:

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

CITIZEN COMMENTS:

There were no citizen comments at this meeting.

APPROVAL OF MINUTES:

The minutes of the February 8, 2021 Planning and Zoning Commission meeting were considered.

Commissioner Castles made a motion to approve the minutes of the February 8, 2021 meeting and the motion was seconded by Commissioner Sherlock. **The motion to approve the minutes carried by a vote of 7-0.**

SECTION I: ZONING:

CONTINUE A PUBLIC HEARING TO CONSIDER A REQUEST TO REZONE ±5.3 ACRES FROM C3 (COMMERCIAL DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT), LOCATED AT 1610 NORTH MAIN STREET, AS REQUESTED BY 1600 ENTERPRISES, LTD, REPRESENTED BY VLK ARCHITECTS, **CASE ZC20-029**

Danielle Castillo, Planning Manager, presented the case and briefed the Commission on the request.

There being no questions or items for discussion, Chairwoman Day called for a motion. Commissioner Albertson made a motion to continue the public hearing and table the item to the March 8, 2021 Planning and Zoning Commission Meeting. Commissioner Walker seconded the motion. **The motion to continue the public hearing and table the item to the March 8, 2021 Planning and Zoning Commission Meeting carried by a vote of 7-0.**

CONSIDER A REQUEST TO REZONE ±0.11 ACRES FROM C0 (NON-RETAIL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 308 NORTH ROBINSON STREET, AS REQUESTED BY POLO INVESTMENT, LLC, REPRESENTED BY ERIC BOSHART, **CASE ZC21-002**

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

Commissioner Albertson questioned staff if the existing structure would be allowed to continue to encroach into the setbacks with the proposed renovation.

Mr. Jellen responded that the existing structure would be allowed to remain in its existing location.

The applicant, Kenneth LaCour, was present to brief the Commission on the request.

Commissioner Walker questioned the applicant if the eastern portion of the structure had been made as an addition to the original structure.

Mr. LaCour responded that the eastern portion of the structure had originally been used as a garage and that it was likely that a corridor was added to connect the original structure and the garage.

Chairwoman Day opened the public hearing.

There being no one present who wished to speak on this item, Chairwoman Day closed the public hearing.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Commissioner Castles made a motion to approve the request as presented and Commissioner Albertson seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION II: OTHER BUSINESS:

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

- i. PC20-056 – Homes MX2 Addition Minor Replat

Mrs. Castillo briefed the Commission on actions taken by the City Council at the February 9, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:44 PM.