

**EXCERPT FROM
THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE FEBRUARY 25, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, February 25, 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.
Dena Day
Rhonda Crass

COMMISSION MEMBERS ABSENT:

None

CITY STAFF PRESENT:

Kelly Dillard, City Engineer
Willie Stevenson, Building Official
Fritz Quast, City Attorney
Shane Pace, Director of Community Development

CITY STAFF ABSENT:

None

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The minutes of January 14, 2019 were considered.

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

SECTION I: REZONING

1. Continue the 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 The Rezoning of 1.74 Acres, Being Lot 2, Block 1, Wright Addition, Located At 1648 W. Henderson Street, From PD (Planned Development District) To PD (Planned Development District) As Requested By Dwight Wooten, SR., **Case ZC18-041**

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

Commissioner Archer questioned staff regarding the proposed detention pond on the property.

Mr. Pace stated that the detention will be required to comply with all ordinances.

Discussion continued regarding detention.

Vice-Chairman Weathers stated concern with the proposed two story structures.

Chairman Kavadas questioned staff regarding the proposed external staircase on the structure.

Mr. Pace stated that the Commission may condition approval of the request as desired, and the staircases may be addressed.

Chairman Kavadas opened the public hearing.

Brian Forrester, applicant, came forward and briefed the Commission.

Vice-Chairman Weathers and Chairman Kavadas questioned the applicant regarding the exposed staircase.

The applicant stated that he was open to alternative solutions.

Commissioner Philips questioned the applicant regarding the potential to convert the project to include only single story structures.

Commissioner Archer questioned the applicant regarding the approach, and the proposed material. The applicant stated that all new drive surfaces will be concrete.

Discussion ensued regarding the proposed two story structures and the potential conversion to all single story.

Vice-Chairman Weathers questioned staff regarding any objections.

Mr. Pace stated that no objections had been received.

Commissioner Archer questioned the applicant regarding the common area. He went on to state the importance of the common area with fourteen families living in the development.

Discussion ensued amongst the Commission regarding uses for the common area.

Commissioner Archer questioned the applicant regarding parking for the project.

The applicant stated that the proposed development exceeds the minimum requirements.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Vice-Chairman Weathers made a motion to approve the request with the following conditions:

1. The City approve any two-story elevations

Commissioner Archer questioned staff regarding the requirements for approving elevations.

In the absence of a second, the motion died.

Vice-Chairman Weathers made a motion to approve as presented with the following conditions:

1. External staircases shall not be visible from the public right of way.
2. A drainage study shall be completed and approved by staff.

Commissioner Archer stated his opposition to two-story structures.

Commissioner Day seconded the motion.

The motion to approve failed due to a tie vote.

Commissioner Philips stated that she preferred single story structures, or a revised elevation for the two-story structures.

Commissioner Crass made a motion to approve the request with the following conditions:

1. All structures shall be single story.
2. A drainage study shall be completed and approved by staff.

Discussion regarding the motion ensued amongst the Commission.

Chairman Kavadas reopened the public hearing.

The applicant came forward and stated his agreement with revising the proposal to include only single-story structures.

Chairman Kavadas closed the public hearing.

Commissioner Crass reurged her motion to approve the plan as presented with the following conditions:

1. All structures shall be single story.
2. A drainage study shall be completed and approved by staff.
3. The developer shall present a revised site plan to City Council with the single-story structures.

and Commissioner Philips seconded.

The motion to approve carried by a 6-0 vote the following conditions:

- 1. All structures shall be single story.**
- 2. A drainage study shall be completed and approved by staff.**
- 3. The developer shall present a revised site plan to City Council with the single-story structures.**

Staff advised the applicant that this matter will be considered by the City Council on March 12 2019 at 5:00 p.m. in the City Council Chambers.

2. 2. Consider An Ordinance Amending Title XV: Land Usage, Chapter 155 Zoning, of The Code of Ordinances of The City of Cleburne, By The Rezoning of 1.10 Acres Being Lots 7-11, Block 758, Original Cleburne, Located At 305 Pearce Ave., From C1 (Local Business District) To MF (Multiple Family Housing District) As Requested By Darrell Hightower., **Case ZC19-002**

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

Vice-Chairman Weathers questioned staff regarding the existence of multi family zoning in the immediate area.

Commissioner Crass questioned staff regarding the future land use plan.

Staff provided an overview of the future land use plan and its implications on a rezoning request.

Chairman Kavadas questioned staff regarding any opposition received for the request.

Staff stated that no opposition had been received.

Chairman Kavadas opened the public hearing.

Darrell Hightower, applicant briefed the Commission.

Vice-Chairman Weathers questioned the applicant regarding the proposed land use for the property.

The applicant stated that he plans to construct townhomes or duplexes.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Philips made a motion to approve the request and Vice-Chairman Weathers seconded the motion. **The motion to approve carried by a vote of 6-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 12 2019 at 5:00 p.m. in the City Council Chambers.

3. Consider An Ordinance Amending Title XV: Land Usage, Chapter 155 Zoning, of The Code of Ordinances of The City of Cleburne, By The Rezoning of 1.43 Acres Being Lot 2R2, Block 1, Tumbleweed Addition, Located At 1531 W. Kilpatrick., From C3 (Commercial District) To MF (Multiple-Family Housing District) As Requested By Hardee Properties, LLC., **Case ZC19-003**

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

Commissioner Archer questioned staff regarding the possibility of converting the request to a planned development.

Staff stated that the conversion was a possibility within the Commission's purview.

John Hardee, applicant came forward and briefed the Commission.

The Commissioners questioned the applicant regarding the proposed use of the property.

The applicant stated he intends to construct approximately six to eight duplexes.

Discussion ensued regarding the process for development of the property.

Commissioner Archer revisited the possibility to convert to a planned development.

Discussion continued regarding the process, development requirements, and conversion to a planned development.

Commissioner Crass questioned staff regarding the process for converting to a planned development.

Staff stated the process for conversion to a planned development and what would be required by the applicant.

The City Attorney clarified the intent of a planned development.

Discussion continued regarding converting to a planned development.

Chairman Kavadas called for a motion. Commissioner Crass made a motion to continue the public hearing to March 25, 2019 at 6:30 pm in the City Council chambers and Commissioner Philips seconded the motion. **The motion to continue carried by a vote of 6-0.**

Staff advised the applicant that this matter be considered by the Planning and Zoning Commission on March 25, 2019 at 6:30 p.m. in the City Council Chambers.

SECTION II: PLATS:

4. Consider the Replat of Lot 2R, Block 111, College Heights Addition, an Addition to the City of Cleburne, Johnson County, Texas, being a 0.226 acre tract of land located at 715 Turner, requested by Colby Garza, **Case PC19-003**

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 as presented and Commissioner Archer seconded the motion. **The motion to approve carried by a vote of 6-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 12, 2019 at 5:00 p.m. in the City Council Chambers.

SECTION III: ORDINANCES

None

SECTION IV: OTHER BUSINESS:

None

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:32 P.M.