

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MARCH 9, 2020 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, March 9, 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  
Stephanie Philips  
Summerly Sherlock

**CITY STAFF PRESENT:**

Danielle Castillo, Senior Planner  
Colt Friedrich, Project Engineer  
Fritz Quast, City Attorney

**COMMISSION MEMBERS ABSENT:**

Robert Walker

**CITY STAFF ABSENT:**

Shane Pace, Director of Community Development

**CALL TO ORDER:**

The meeting was called to order by Chairwoman Day at 6:30 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 24, 2020 Planning and Zoning Commission meeting were considered.

Vice-Chairman Archer made a motion to approve the minutes of the February 24, 2020 meeting and the motion was seconded by Commissioner Philips. **The motion to approve the minutes carried by a vote of 4-0.**

**SECTION II: PLATS:**

CONSIDER THE FINAL PLAT OF LOTS 1 AND 2, BLOCK 1, OF SILO MILLS, AN ADDITION WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±11.331 ACRES OF LAND, LOCATED AT 7924 CR 1010, AS REQUESTED BY PROPHET EQUITY, REPRESENTED BY PELOTON LAND SOLUTIONS INC, **CASE PC20-005**

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

Vice-Chairman Archer questioned staff regarding the proposed wastewater treatment plant.

The applicant Nathan Thompson, representative of Pelton Land Solutions, stated that the wastewater treatment plant would serve the entire Silo Mills development, including the lots to be built in both Cleburne and Burleson.

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

CONSIDER THE PRELIMINARY PLAT OF BAKER FARMS, AN ADDITION TO THE CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS, BEING ±60.423 ACRES OF LAND, LOCATED IN THE 1800 BLOCK OF W. HENDERSON STREET, AS REQUESTED BY GOSSETT FARMS, LLC, REPRESENTED BY DREW DONOSKY, **CASE PC20-006**

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

Vice-Chairman Archer stated that additional provisions were included in the associated PD rezone case for this development at the City Council meeting.

Mrs. Castillo stated that the applicant worked with staff to revise some of the development standards, at the recommendation of the Planning and Zoning Commission and City Council, including increasing the minimum lot size and the minimum home size.

There being no other questions or items for discussion, Chairwoman Day 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.**

**SECTION IV: OTHER BUSINESS:**

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

- i. ZC19-035 – N. Main St. Rezone (M2 to PD)
- ii. PC19-032 – West Hollow Addition Replat
- iii. PC20-001 – Island Grove Duplexes Addition Preliminary Plat
- iv. GC19-014 – Amen Section 155.51 of the Zoning Ordinance: Building Materials in Commercial/Industrial Overlay District

Mrs. Castillo briefed the Commission on actions taken by the City Council at the February 24, 2020 meeting on the above listed Planning and Zoning cases.

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:42 PM.**