

**EXCERPT FROM
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CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE MARCH 11, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, March 11, 2019, at 6:31 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

COMMISSION MEMBERS PRESENT:

Thomas Kavadas - Chairman
Derek Weathers – Vice-chairman
Albert Archer, Sr.
Summerly Sherlock
Dena Day

COMMISSION MEMBERS ABSENT:

Stephanie Philips
Rhonda Crass

CITY STAFF PRESENT:

Kelly Dillard, City Engineer
Willie Stevenson, Building Official
Fritz Quast, City Attorney
Chris Fuller, Deputy City Manager (In place of Director of Community Development)

CITY STAFF ABSENT:

Shane Pace, Director of Community Development

CALL TO ORDER:

The meeting was called to order by Chairman Kavadas at 6:31 p.m. It was established that a quorum was present.

APPROVAL OF MINUTES:

The minutes of February 11, 2019 were considered.

Vice-Chairman Weathers made a motion to approve the minutes of February 25, 2019 and the motion was seconded by Commissioner Day. **The motion to approve the minutes carried by a vote of 5-0.**

SECTION I: REZONING

1. 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 0.52 Acres Being Lots 1, 3, And 4, Block 28, Original Cleburne, Located At 301, 305, And 307 S. Robinson St., And Lot 5A, Block 28, Original Cleburne, Located At 302 S. Wilhite St., From MF (Multiple Family Housing District) To C3 (Commercial District), As Requested By Kimball Bend Of Cleburne LLC. Represented By Peter Svendsen, **Case ZC19-004**
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 0.14 Acres Being Lot 2, Block 28, Original Cleburne Located At 303 S. Robinson St, From MF (Multiple Family

Housing District) To C3 (Commercial District) As Requested By Plaza Theatre Company, Represented By Peter Svendsen, **Case ZC19-005**

Mr. Fuller presented the cases and briefed the Commission on the requests.

Chairman Kavadas opened the public hearing in regards to ZC19-004 and ZC19-005

Peter Svendsen, applicant briefed the Commission.

Commissioner Archer questioned the applicant regarding the design of the proposed building.

Commissioner Kavadas questioned the applicant regarding whether or not the residents of the surrounding lots were in favor of the applicant's request.

Peter Svendsen stated that he has a signed letter from the adjacent residents supporting his request, with the request to construct a six-foot fence around the proposed building.

Chairman Kavadas questioned Mr. Fuller regarding any opposition received for the request.

Mr. Fuller stated that no opposition had been received.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-004. Vice-Chairman Weathers made a motion to approve the request and Commissioner Day seconded the motion. **The motion to approve ZC19-004 carried by a vote of 5-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 26 2019 at 5:00 p.m. in the City Council Chambers.

Chairman Kavadas called for a motion on Case ZC19-005. Commissioner Archer made a motion to approve the request and Commissioner Sherlock seconded the motion. **The motion to approve ZC19-005 carried by a vote of 5-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 26 2019 at 5:00 p.m. in the City Council Chambers.

SECTION II: PLATS:

1. Consider The Final Plat Of Lots 1-9, Block 1, Bell Ranch Addition, An Addition Within The Extraterritorial Jurisdiction (ETJ) Of The City Of Cleburne, Being An 18.42 Acre Tract, Generally Located South Of 2300 CR 801A (Hopewell Rd), As Requested By Richard Bell, Represented By Trans Texas Surveying, **Case PC19-004**

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

Chairman Kavadas opened a public hearing.

Joshua Anderson of Texas Surveying, Representative briefed the Commission.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Day made a motion to approve the request as presented and Vice-Chairman Weathers seconded the motion. **The motion to approve carried by a vote of 5-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 26, 2019 at 5:00 p.m. in the City Council Chambers.

2. Consider The Final Plat Of Lots 1-3 , Block 3, P.F.'S Home On The Range Where The Buffalo Still Roam Addition, An Addition Within The Extraterritorial Jurisdiction (ETJ) Of The City Of Cleburne, Being A 14.98 Acre Tract, Generally Located At 2201 CR 1123, As Requested By Floyd And Phyllis Miller, Represented By Bluestar Surveying, **Case PC19-007**

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

Chairman Kavadas opened a public hearing.

No Comments were made.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Day made a motion to approve the request as presented and Commissioner Archer seconded the motion. **The motion to approve carried by a vote of 5-0.**

Staff advised the applicant that this matter will be considered by the City Council on March 26, 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 6:48 P.M.