

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE MARCH 13, 2023 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, March 13, 2023 at 6:30 p.m. in the Council Chambers of City Hall, located at 10 N. Robinson Street, Cleburne, TX. Planning and Zoning Commission meetings are open to the public.

**COMMISSION MEMBERS PRESENT:**

Albert Archer Sr. – Chairman  
Sonny Albertson – Vice-Chairman  
Chris Saunders  
Stephanie Philips  
Peter Svendsen  
Vance Castles

**CITY STAFF PRESENT:**

David Jones, Community Development Dir.  
Danielle Castillo, Planning Manager  
David Jellen, Planner  
Laura Melton, Asst. Director of Public Works  
Lindsey Hale, City Attorney

**COMMISSION MEMBERS ABSENT:**

Robert Walker

**CITY STAFF ABSENT:**

Colt Friedrich, Project Engineer

**CALL TO ORDER:**

The meeting was called to order by Chairman Archer 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 13, 2023 Planning and Zoning Commission meeting were considered.

There being no items for discussion, Chairman Archer called for a motion.

Commissioner Saunders made a motion to approve the minutes of the February 13, 2023 meeting and the motion was seconded by Vice-Chairman Albertson. **The motion to approve the minutes carried by a vote of 6-0.**

**SECTION I: PLATTING:**

CONSIDER THE FINAL PLAT OF SILO MILLS PHASE 1C.2, FOR 63 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS, BEING ±20.711 ACRES IN THE EXTRATERRITORIAL JURISDICTIONS OF THE CITY OF CLEBURNE AND THE CITY OF BURLESON, GENERALLY LOCATED SOUTH AND SOUTHEAST OF PLEASANT VIEW ELEMENTARY SCHOOL AT 7800 SILO MILLS PARKWAY, **CASE PC23-001.**

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

Chairman Archer questioned staff whether there had been any changes to the final plat since the approval of the preliminary plat.

Mrs. Castillo responded that there had not been any changes to the final plat since the approval of the preliminary plat.

Chairman Archer questioned staff regarding ownership of the wastewater treatment plant for the proposed development.

Mrs. Castillo responded that the wastewater treatment plant would be owned and maintained by the Joshua Farms Municipal Management District (MMD).

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion.

Commissioner Svendsen made a motion to approve the request for Case PC23-001 and Vice-Chairman Albertson seconded the motion. **The motion to approve carried by a vote of 6-0.**

CONSIDER THE CONVEYANCE PLAT FOR RAILHEAD ADDITION, CONSISTING OF 11 LOTS, BEING ±94.737 ACRES ZONED PD (PLANNED DEVELOPMENT DISTRICT), GENERALLY LOCATED ON THE SOUTH SIDE OF US HIGHWAY 67, APPROXIMATELY 330 FEET SOUTHWEST OF STATE HIGHWAY 171/WEATHERFORD HIGHWAY, AND WEST OF WOODRUFF ROAD, **CASE PC23-011.**

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

Commissioner Svendsen questioned staff whether Railhead Parkway would eventually connect to Granbury Street.

Laura Melton, Assistant Director of Public Works, responded that the City's Master Thoroughfare Plan showed that Railhead Parkway would eventually be connected to Granbury Street.

Vice-Chairman Albertson questioned staff whether the conveyance plat would be void once the infrastructure within the development was installed and accepted.

Mrs. Castillo responded that the conveyance plat would not be void once the infrastructure within the development was installed and accepted. She explained that the conveyance plat, although not a development plat, would be filed and recorded at the Johnson County Clerk's Office following approval from the City Council to allow the developer to sell the lots.

Vice-Chairman Albertson questioned staff regarding when the developer would be able to sell or convey land during the development process.

Mrs. Castillo responded that with the filed conveyance plat, the developer would be able to sell or convey land at any time, including during the development process.

Chairman Archer questioned the applicant whether there had been any updates to the proposed development.

The applicant, Adlai Pennington, 1375 Gilman Road, Fort Worth, TX, was present to brief the Commission and stated that there were no new updates to the proposed development but stated that grading had begun on the site.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion.

Commissioner Philips made a motion to approve the request for Case PC23-011 and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 6-0.**

**SECTION II: ZONING:**

CONSIDER REQUEST TO REZONE FROM IH (INTERIM HOLDING DISTRICT) AND SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO SF-20 (SINGLE-FAMILY DWELLING DISTRICT) ON ±14.68 ACRES LOCATED AT 640 MANSFIELD ROAD, **CASE ZC23-010.**

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

Commissioner Saunders questioned staff whether the proposed rezoning request would be for the construction of one (1) single-family home.

Mr. Jellen responded that the owner intends to construct one (1) single-family home.

Chairman Archer stated that this is a large drainage area and questioned staff if there were any plans for the property or surrounding area.

Laura Melton, Assistant Director of Public Works, responded that there were no plans for the property or surrounding area and that the majority of the area is located within the floodway and would stay undeveloped.

Commissioner Svendsen stated that the front elevation of the property looked like it could be raised out of the floodplain in order to construct a single-family home.

Chairman Archer opened the public hearing.

There being no one present who wished to speak on the item, Chairman Archer closed the public hearing and called for a motion.

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

**SECTION III: OTHER BUSINESS:**

UPDATE ON ACTIONS TAKEN BY THE CITY COUNCIL AT THEIR LAST MEETING ON PLANNING AND ZONING CASES:

- i. GC22-014 – Zoning Ordinance Updates
- ii. PC22-087 – 4 Points Estates Phase I Final Plat
- iii. PC22-091 – 4 Points Estates Phase II Final Plat

Mr. Jones briefed the Commission on actions taken by the City Council at the February 28, 2023 City Council Meeting.

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:00 PM.**