

**EXCERPT FROM
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CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
MINUTES OF THE MARCH 16, 2021 MEETING**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, March 16, 2021, at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

Zoning Board of Adjustment meetings are open to the public and social distancing protocols will be in effect.

BOARD MEMBERS PRESENT:

Robert Ledlow - Chairman
Julie Hammond – Vice-Chairwoman
Barbara Chayer
Michael Arthurs

BOARD MEMBERS ABSENT:

Gina Giesen

CITY STAFF PRESENT:

Danielle Castillo, Planning Manager
David Jellen, Planner
Laura Melton, Assistant Director of Public Works
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

CITY STAFF ABSENT:

Terry Broumley, Building Official

MEETING FORMAT:

Ms. Hale, Mrs. Castillo, Ms. Melton, and Mr. Jellen were present at the meeting in the Council Chambers.

Mr. Friedrich tuned into the meeting remotely.

Chairman Ledlow, Vice-Chairwoman Hammond and Board Member Chayer were present at the meeting in the Council Chambers.

Board Member Arthurs tuned into the meeting remotely.

CALL TO ORDER:

ROLL CALL FOR THE ESTABLISHMENT OF A QUORUM.

Chairman Ledlow called the meeting to order at 5:00 P.M. and 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 January 19, 2021 meeting were considered.

Chairman Ledlow called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of January 19, 2021. Vice-Chairwoman Hammond made a motion to approve the minutes and Board Member Arthurs seconded the motion. The motion to approve the minutes carried by a vote of 4-0.

ITEMS FOR CONSIDERATION:

Consider a request for a special exception per §155.60(J) of the Code of Ordinances: Wireless Telecommunication Facilities, specifically to allow for the expansion of an existing cell tower located at 509 South Hillsboro Street, as requested by American Tower Corp., represented by Celeris Group, **Case GC21-002**

Danielle Castillo, Planning Manager, presented the case to the Board.

Chairman Ledlow opened the public hearing and swore in the applicant, Chris Prescott.

Mr. Prescott briefed the Board on the request.

Chairman Ledlow questioned the applicant if any other sites in the City were being considered to build an additional cell tower.

Mr. Prescott responded that the expansion of the existing cell tower would provide enough cell coverage for the City for the foreseeable future. He stated that he was not aware of any other cell tower construction projects in the City, but that future construction projects would be determined based on the capacity of the existing towers.

Chairman Ledlow questioned the applicant whether future cell towers would also need to be 130 feet in height.

Mr. Prescott responded that if the need arose to build a new tower, he would likely be looking to build any future cell towers closer to 150 feet in height.

Chairman Ledlow closed the public hearing.

Chairman Ledlow questioned staff regarding the special exception request.

Mrs. Castillo clarified that the special exception request was consistent with the City Code of Ordinances and all Federal Regulations.

There being no further questions or items for discussion, Chairman Ledlow called for a motion. Vice-Chairwoman Hammond made a motion to approve case GC21-002 as presented and Board Member Arthurs seconded the motion. **The motion to approve passed by a vote of 4-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:21 PM.