

**EXCERPT FROM
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CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE MARCH 25, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, March 25, 2019, at 6:32 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

COMMISSION MEMBERS PRESENT:

Thomas Kavadas – Chairman
Stephanie Philips
Dena Day
Albert Archer, Sr.
Rhonda Crass
Summerly Sherlock

COMMISSION MEMBERS ABSENT:

Derek Weathers – Vice Chairman

CITY STAFF PRESENT:

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

CITY STAFF ABSENT:

Kelly Dillard, City Engineer

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 March 11, 2019 were considered.

Commissioner Crass made a motion to approve the minutes of March 11, 2019 and the motion was seconded by Commissioner Archer. **The motion to approve the minutes carried by a vote of 6-0.**

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 9.389 Acres, Located At 320 W. Kilpatrick Ave., From C3 (Commercial District) To C3/SUP (Commercial District With A Specific Use Permit For A Campground With Recreational Vehicles) As Requested By Solomon Family Real Estate Holdings, LLC, **Case ZC18-042**

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

Commissioner Phillips questioned staff regarding the applicant's ability to change the proposed park rules.

Mr. Pace stated that the applicant would have to come before the P&Z Commission to change the rules.

Chairman Kavadas opened the public hearing.

Mr. Richard Solomon, applicant, introduced himself and briefed the Commission.

Commissioner Phillips asked about details of the park rules, specifically the monthly rates offered.

Mr. Solomon explained that if a customer stays more than two weeks they would be required to receive prior approval.

Commissioner Phillips questioned the maximum time limit of a customer's stay.

Mr. Solomon stated that as of right now there is no time limit.

Commissioner Archer questioned the applicant regarding the proposed entrance into the park.

Mr. Solomon stated that he would like to direct the traffic from the bypass off Woodruff Road.

Commissioner Crass questioned the applicant regarding the electrical amp size for each pad.

Mr. Solomon stated that all 70 pads will have 50, 30, and 20 amp breakers.

Commissioner Crass asked Mr. Solomon the specifics of the pet policy.

Mr. Solomon stated that as of right now up to two pets are allowed within the RV, and explained that the rules could be amended to allow only cats and dogs.

Commissioner Day questioned if there is an outside perimeter fence.

Mr. Solomon stated that there are existing fences on the southern and eastern boundaries, and a fence will be installed on the north and east western boundaries.

Commissioner Archer requested the applicant to state the attractions near the park.

The applicant stated:

- Lake Granbury and its historic downtown, which is 30 minutes away.
- Fort Worth stockyards, Six Flags, The Ballpark in Arlington all within 45 minutes of the proposed RV Park.
- The Depot at Cleburne Station for attendance to Railroaders baseball games that is no more than 1.4 miles away.

Commissioner Sherlock asked the distance between each pad.

Mr. Solomon stated that there will be 34 feet between each pad.

Commissioner Day asked the applicant if he could elaborate on the fire safety.

The applicant stated that there will be up to four fire hydrants on the property, and fire will only be permitted in one designated area within the property. The applicant also stated that the fire lines are 25 feet in width.

Commissioners had no other questions.

Joe Russel Co-Owner of Peacock Transmission Service, wished to speak regarding the proposal. He stated that he was neither for, nor against the proposed RV Park. He asked for clarification on multiple concerns including:

- On- Site Manager
- 24 hour surveillance
- Paved streets meeting the width of firetrucks driving by with no problems.
- Trash Pick-up
- Outdoor burning
- Parking

The applicant came forward for rebuttal and stated that there would be up to four fire hydrants on the property, and fire will only be used in one proposed spot within the property. The applicant also stated that the fire lines are 25 feet in width.

The applicant also stated that there will be an on-site Manager and will have 24 Hour surveillance. There will also be two trash dumpsters for the site itself along with trashcans on the site.

Commissioner Archer asked the applicant how he would handle vehicle parking.

Mr. Solomon stated that there is adequate parking at each pad site to accommodate additional vehicles.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Day made a motion to continue the public hearing to April 22, 2019, at 6:30 pm and Commissioner Crass seconded the motion. **The motion to continue the public hearing for Case ZC18-042 to April 22, 2019, at 6:30 pm failed by a vote of 3-3.**

Chairman Kavadas called for another motion. Commissioner Archer made a motion to deny the request and Commissioner Crass seconded the motion. **The motion to deny case ZC18-042 carried by a vote of 4-2.**

Staff advised the applicant that this matter will be considered by the City Council on April 9 2019 at 5:00 p.m. in the City Council Chambers.

2. 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 1.43 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**

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

Chairman Kavadas reopened the public hearing.

John Hardee, applicant, presented the requested site plan and building elevations to the Commission.

The Commission had no questions.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Day made a motion to recommend approval of an ordinance rezoning 1.43 acres being LOT 2R2, BLOCK 1, TUMBLEWEED ADDITION, located at 1531 W. KILPATRICK., from C3 (COMMERCIAL DISTRICT) to PD (PLANNED DEVELOPMENT DISTRICT) allowing uses allowed by right and by SUP in an MF district and subject to and in accordance with the requirements, restrictions, terms and conditions set forth in the presented concept plan, site plan, and elevations which shall be attached to and incorporated into the ordinance for all purposes. and Vice-Chairman Phillips 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 April 9 2019 at 5:00 p.m. in the City Council Chambers.

SECTION II: PLATS:

3. Consider The Replat Of Lot 1R-1, Block 1, ABS Estates, An Addition Within The Extraterritorial Jurisdiction (EJT) Of The City Of Cleburne, Being A 1.272 Acre Tract, Located At 5869 Andy North Road, As Requested By Randall Grinnell, Represented By Shelby Hoffman, **Case PC18-047**

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

Chairman Kavadas opened a public hearing.

There was no one to step forward.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Phillips made a motion to approve the request as presented and Commissioner Sherlock 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 April 9, 2019 at 5:00 p.m. in the City Council Chambers.

4. Consider The Preliminary Plat Of Lots 1-6, 7X, 8-59, 60X, Block 1; Lots 1-6, 7X, 8-17, Block 2; Lots 1-6, 7X, 8-17, Block 3; Lots 1-9, 10X, 11-22, 23X, 24-31, Block 4; Lots 1-34, Block 5; Lots 1-34, Block 6; And Lots 1-34, Block 7, The Villages At Mayfield, An Addition To The City Of Cleburne, Being A 42.87 Acre Tract, Generally Located North Of 1601 E. Henderson St., South Of C.R. 805, And West Of Fergason Rd, As Requested By Al Mcnatt Family Partnership LTD, Represented By Eric Dumas, **Case PC19-008**

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

The item does not require a public hearing.

Chairman Kavadas opened a public hearing.

The applicant Erik Dumas introduced himself.

No comments were made.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Commissioner Archer made a motion to approve the request as presented and Commissioner Crass 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 April 9, 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 7:52 P.M.