

**THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE APRIL 8, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, April 8, 2019, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

**COMMISSION MEMBERS PRESENT:**

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

**COMMISSION MEMBERS ABSENT:**

Stephanie Philips

**CITY STAFF PRESENT:**

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

**CITY STAFF ABSENT:**

**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 25, 2019 were considered.

Commissioner Crass made a motion to approve the minutes of March 25, 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 1.52 Acres, Located At 1308 Chase Ave., From M1 (Light Industrial District) To SF-4 (Single Family Dwelling District) As Requested By Jerry Fox, Case ZC19-006

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

Commissioner Archer questioned staff regarding the reason the property was zoned Industrial today.

Mr. Pace stated that there are many properties zoned differently than the existing land use on the ground. He went on to state that the zoning map was created in 1996 and the intent was likely to zone property for future, projected land use, rather than existing conditions at the time.

Vice Chairman Weathers questioned Mr. Pace regarding the last time a comprehensive zoning study was completed for the City of Cleburne.

Mr. Pace stated that the last comprehensive zoning update was in 1996.

Chairman Kavadas opened the public hearing.

DeAnna King, representing the property owner, introduced herself and stated that the intent was to construct single family homes on the property.

There being no one else wishing to speak, Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion. Vice Chairman Weathers made a motion to approve the request as presented and Commissioner Day 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 23 2019 at 5:00 p.m. in the City Council Chambers.**

## **SECTION II: PLATS:**

1. Consider The Preliminary Plat Of The Silo Mills Addition, Being A 285.406 Acre Tract Of Land, Consisting Of 892 Lots, An Addition Within The Extraterritorial Jurisdiction (ETJ) Of The City Of Cleburne, Generally Located At 7940 Cr 1010, As Requested By Joshua Land Farms LLC, Represented By Bret Pedigo, **Case PC19-005**

Commissioner Archer questioned Mr. Pace regarding the coordination between the City of Cleburne and the City of Burleson.

Mr. Pace Stated that both cities are working together to ensure development is consistent across both jurisdictions.

Chairman Kavadas questioned staff regarding the differences in the development standards between Cleburne and Burleson.

Mr. Pace stated that each jurisdiction has its own set of standards, and that there was coordination in the development of these standards to ensure consistency.

Discussion continued regarding development standards for the proposed project.

Chairman Kavadas questioned staff regarding whether the project will be subject to all city regulations as if within the city limits.

Mr. Pace stated that it will be subject to development permits and fees, but will not not be subject to impact fees.

Mr. Pace continued by stating that the City of Cleburne will not supply water or sewer.

Chairman Kavadas opened a public hearing.

Mr. Bret Pedigo, applicant, introduced himself and briefed the Commission.

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 23, 2019 at 5:00 p.m. in the City Council Chambers.**

2. Consider The Preliminary Plat Of Lots 1-2, Block 1, Ethan C. Forrester Addition, An Addition To The City Of Cleburne, Being A 3.39 Acre Tract, Generally Located At 659 Woodard And 1102 Williams, As Requested By Brian Forrester, Case PC19-006

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

Chairman Kavadas called for a motion. Vice Chairman Weathers 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 23, 2019 at 5:00 p.m. in the City Council Chambers.**

3. Consider The Final Plat Of Belclaire, Phase III, An Addition To The City Of Cleburne, Being A 31.325 Acre Tract, Located North Of Country Club Rd. And West Of S. Nolan River Rd., As Requested By D.R. Horton, Represented By Landon King, Case PC18-041

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

There being no questions, or items for discussion Chairman Kavadas called for a motion. Commissioner Day 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 23, 2019 at 5:00 p.m. in the City Council Chambers.**

4. Consider The Final Plat Of The Villages At Mayfield, Phase I, An Addition To The City Of Cleburne, Being A 16.617 Acre Tract, Generally Located North Of 1601 E. Henderson St., South Of C.R. 805, And West Of Ferguson Rd., As Requested By Al Mcnatt Family Partnership, LLC, Represented By Erik Dumas, Case PC 19-009

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

There being no questions, or items for discussion Chairman Kavadas called for a motion. Commissioner Crass 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 6-0.**

**Staff advised the applicant that this matter will be considered by the City Council on April 23, 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.**