

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE APRIL 24, 2023 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, April 24, 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
Peter Svendsen
Robert Walker
Vance Castles

CITY STAFF PRESENT:

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

COMMISSION MEMBERS PRESENT:

Stephanie Philips

CALL TO ORDER:

The meeting was called to order by Chairman Archer at 6:31 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 April 10, 2023 Planning and Zoning Commission meeting were considered.

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

Commissioner Svendsen made a motion to approve the minutes of the April 10, 2023 meeting and the motion was seconded by Commissioner Walker. **The motion to approve the minutes carried by a vote of 6-0.**

SECTION I: ZONING:

CONSIDER REQUEST TO REZONE FROM CI (COMMERCIAL/INDUSTRIAL FLEX DISTRICT) TO RC (REGIONAL COMMERCIAL DISTRICT) ON ±0.80 ACRES LOCATED AT 1840 NORTH MAIN STREET, **CASE ZC23-013**

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

Commissioner Svendsen questioned staff if Poplar Street is designated as a city street or as a private street between the property owners.

Mrs. Castillo responded that Poplar Street is designated as a city street.

Commissioner Svendsen stated that Poplar Street is in bad condition and made a recommendation that the City take action to bring the road up to a better standard.

Chairman Archer opened the public hearing.

There being no other questions or items to discuss, Chairman Archer closed the public hearing and called for a motion.

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

CONSIDER REQUEST TO REZONE FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO SF-6 (SINGLE-FAMILY DWELLING DISTRICT) ON ±1.88 ACRES FOR THE PROPERTIES LOCATED AT 225, 227, 229, 231, 302, 303, 304, AND 305 MECHANIC STREET, AND 301 AND 303 EASTLAND STREET, **CASE ZC23-017**

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

Commissioner Saunders questioned staff regarding the number of bedrooms proposed for the single-family dwellings.

Mrs. Castillo responded that she would defer the question to the applicant.

Vice-Chairman Albertson questioned staff regarding which lots were the smallest should the Commission leave the properties zoned SF-7 (Single-Family Dwelling District) but allow a deviation to the side yard setbacks for the smallest lots.

Mrs. Castillo responded that should the lots remain zoned under the SF-7 (Single-Family Dwelling District), the minimum seven (7) foot interior side yard and 12-foot corner (exterior) side yard would be required.

Vice-Chairman Albertson questioned staff if the lots would be rendered undevelopable if the rezoning request was not approved.

Mrs. Castillo responded that she was not aware of the lots being rendered undevelopable should the rezoning request not be approved and deferred the question to the applicant.

Commissioner Walker questioned staff if the SF-7 (Single-Family Dwelling District) requires 60 feet in lot width.

Mrs. Castillo responded that the properties are legal lots of record and may be constructed in their current lot configuration.

Commissioner Svendsen stated that most of the homes in the vicinity are similar in size to the applicant's request and that the 1,150 square foot homes the applicant is proposing would fit in with the existing neighborhood.

Chairman Archer questioned staff regarding the rezoning request, specifically if some or all of the lots had to be rezoned to SF-6 (Single-Family Dwelling District) or if some of the lots could remain as SF-7 (Single-Family Dwelling District).

David Jones, Community Development Director, responded that the Commission would need to determine and provide justification for which lots they believed were appropriate for the rezone, calling those lots out by address, to provide as part of the Commission's recommendation to City Council.

Chairman Archer questioned staff if there could be a stipulation of certain lots to have a higher minimum home square footage.

Mr. Jones responded that the Commission could not stipulate certain lots to have a higher minimum home square footage since the rezoning request is for the SF-6 (Single-Family Dwelling District) that only requires a minimum 1,000 square foot home size.

Commissioner Svendsen questioned staff if the applicant could build 1,150 or 1,200 square foot homes based on the size of the lot.

Mr. Jones responded that the applicant could build anything over 1,000 square feet since that is the minimum requirement of SF-6 (Single-Family Dwelling District) but that staff, as part of the rezoning request, cannot prescribe anything higher than the minimum 1,000 square feet.

Chairman Archer opened the public hearing.

The applicant, Brian Greenslade, 7826 CR 205, Grandview, Texas, was present to brief the Commission on the request.

Chairman Archer questioned the applicant on the possibility of constructing larger size homes.

Mr. Greenslade responded that there are constraints with the lot sizes and the two-car garage requirement. He explained that his intention is to build on these infill lots to match to the existing neighborhood and not out build the neighborhood. He stated that there would be no issue with the quality of his work for the construction of these homes.

Commissioner Svendsen questioned the applicant regarding the percentage breakdown of the building materials to be used for the homes.

Mr. Greenslade responded that the homes would be constructed with 100% siding to align with the board and batten trend.

Chairman Archer stated that he would like to see the applicant build bigger houses.

Mr. Greenslade responded that he does not feel comfortable constructing 1,350 square foot homes in this area because it would be a gamble as to whether or not the homes would sell.

Commissioner Castles stated that he agreed that the applicant is building to the existing neighborhood.

Commissioner Walker stated that this type of rezoning request is one of the reasons the SF-6 (Single-Family Dwelling District) was added to the Zoning Ordinance.

There being no other questions or items to discuss, Chairman Archer closed the public hearing and called for a motion.

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

CONSIDER REQUEST TO AMEND THE SPECIFIC USE PERMIT (SUP) ORDINANCE NO. 08-2022-61 TO AUTHORIZE AMENDMENTS TO THE SITE PLAN AND BUILDING DESIGN FOR THE EXPANSION OF A HEAVY EQUIPMENT SALES AND REPAIR FACILITY ON ±6.98 ACRES, LOCATED AT 2637 AND 2825 NORTH NOLAN RIVER ROAD, **CASE ZC23-016**

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

Commissioner Svendsen questioned staff if there is a new entrance being proposed with this expansion.

Mrs. Castillo responded that the existing entrance is proposed to remain.

Commissioner Walker questioned staff regarding the percentage of window coverage for the western façade with the original SUP.

Mrs. Castillo responded that the SUP was submitted in 2021 prior to the adoption of the Zoning Ordinance and may be the reason why that window coverage was not previously required.

Chairman Archer opened the public hearing.

The applicant, Ray Oujesky, 201 Main Street, Fort Worth, Texas, was present to brief the Commission on the request. He confirmed that the existing entrance is proposed to remain. He explained that the waiver of the glass requirement on the western elevation is due to there being no developed property this elevation is facing and to be more efficient in heating and cooling the building without additional windows on this elevation.

Commissioner Svendsen questioned the applicant regarding the purpose of the existing southern drive approach.

Mr. Oujesky responded that the existing southern drive approach has always been with the property but there is no intention to utilize it for the business.

Chairman Archer questioned staff regarding any traffic studies or issues related to this development.

Laura Melton, Assistant Director of Public Works, responded that the traffic generation is not during peak hours for this development and does not contribute to the traffic issues in this area.

There being no other questions or items to discuss, Chairman Archer closed the public hearing and called for a motion.

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

CONSIDER REQUEST TO REZONE FROM PD (PLANNED DEVELOPMENT DISTRICT) TO PD (PLANNED DEVELOPMENT DISTRICT) TO AMEND REGULATIONS FOR THE MULTI-FAMILY TRACT WITHIN CUSTARD FARMS, ORDINANCE NO. 10-2020-59, ON ±180.00 ACRES GENERALLY LOCATED ON THE EAST SIDE OF NORTH MAIN STREET, BETWEEN E. VAUGHN ROAD AND BURGESS ROAD, **CASE ZC23-011**

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

Commissioner Svendsen questioned staff regarding the specifications on the height and spacing between the wrought iron posts for the proposed perimeter fencing.

Mrs. Castillo responded that she would defer the question to the applicant.

Commissioner Svendsen stated the he would prefer a six (6) foot wrought iron fence with six feet six inch (6'6") masonry columns that are spaced every 50 linear feet as opposed to every 200 linear feet.

Chairman Archer stated that the masonry columns spaced every 200 linear feet is too far apart and that the columns would not be visible.

Commissioner Walker stated that the exhibit shows a 70-inch aluminum fence with seven (7) foot masonry columns.

Mrs. Castillo responded that she would defer to the applicant to clarify the proposed height of the fence.

Commissioner Saunders questioned staff regarding the type of fencing for the single-family homes to the south along Main Street.

Mrs. Castillo responded that the six (6) foot masonry wall is still proposed along the single-family homes to the south of the multi-family tract along Main Street.

Commissioner Svendsen stated that there should be a masonry column on either side of the entrance and exit and that the masonry columns would be spaced every 50 linear feet.

Vice-Chairman Albertson questioned staff regarding the purpose of the six (6) foot masonry wall with the original PD rezoning and if it was proposed as a noise barrier for the development.

Mrs. Castillo responded that she did not specifically recall any discussion about the six (6) foot masonry wall being proposed as a noise barrier for the development.

Chairman Archer opened the public hearing.

The applicant, Megan Leatherwood, 1035 Antelope Trail, Stephenville, Texas, was present to brief the Commission on the request. She stated that she could consider closer spacing of the masonry columns as the Commission indicated. She confirmed that the proposed fencing is a 58-inch wrought iron fence with six (6) foot masonry columns. She explained that the purpose for this type of fencing is to create an inviting community where the landscaping and buildings can be viewed from the roadways.

Commissioner Castles stated he was in agreement with the other Commission members that the spacing of the masonry columns should be closer than 200 linear feet.

Commissioner Svendsen questioned the applicant if security gates were proposed with this development.

Ms. Leatherwood stated there would be no gates for this development.

Commissioner Walker questioned the applicant regarding the proposed 58-inch height of the wrought iron fence.

Ms. Leatherwood responded that it is due to the size availability of the fence material and explained that the fence would be constructed six (6) to eight (8) inches off the ground, which creates a taller fence.

Vice-Chairman Albertson questioned the applicant regarding the distance between the wrought iron posts.

Ms. Leatherwood responded that she was unsure of the distance between the wrought iron posts.

Chairman Archer closed the public hearing.

Vice-Chairman Albertson stated his preference to have closer spacing between the masonry columns and a taller fence.

Commissioner Svendsen stated that since it is not proposed as a security fence he would be comfortable with a 58-inch fence with the masonry columns spaced closer together and placed symmetrically to balance out on either side of the entrance and exit.

Commissioner Walker questioned if there was any concern regarding the transition of the masonry wall along Main Street to the proposed wrought iron fence.

Vice-Chairman Albertson stated that the applicant is proposing six (6) foot masonry columns that could tie into the six (6) foot masonry wall.

There being no other questions or items to discuss, Chairman Archer called for a motion.

Commissioner Svendsen made a motion to approve the request as presented with the following condition:

1. That the metal fence along N. Main Street and E. Vaughn Road be constructed with masonry columns spaced between 40 and 50 feet apart, and proportionally spaced between corners.

Commissioner Castles seconded the motion. **The motion to approve carried by a vote of 6-0.**

SECTION II: OTHER BUSINESS:

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

Mr. Jones briefed the Commission on actions taken by the City Council at the April 11, 2023 City Council Meeting.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:37 PM.