

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE MAY 10, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, May 10, 2021, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson. Planning and Zoning Commission meetings are open to the public with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Dena Day – Chairwoman
Albert Archer, Sr. – Vice-Chairman
Vance Castles
Robert Walker
Sonny Albertson
Chris Saunders
Summerly Sherlock

CITY STAFF PRESENT:

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

MEETING FORMAT:

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

Mr. Friedrich tuned into the meeting remotely.

Chairwoman Day, Vice-Chairman Archer, Commissioner Walker, Commissioner Saunders, Commissioner Castles and Commissioner Albertson were present at the meeting in the Council Chambers.

Commissioner Sherlock tuned into the meeting remotely.

CALL TO ORDER:

The meeting was called to order by Chairwoman Day 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 April 26, 2021 Planning and Zoning Commission meeting were considered.

Commissioner Albertson made a motion to approve the minutes of the April 26, 2021 meeting and the motion was seconded by Commissioner Walker. **The motion to approve the minutes carried by a vote of 6-0, with Chairwoman Day abstaining from the vote.**

SECTION I: ZONING:

CONSIDER A REQUEST TO REZONE ±0.17 ACRES FROM MF (MULTIPLE-FAMILY HOUSING DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), LOCATED AT 815 NORTH ROBINSON STREET, AS REQUESTED BY THE CITY OF CLEBURNE, **CASE ZC21-006**

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

Chairwoman Day opened the public hearing.

There being no one present who wished to speak on this item, Chairwoman Day closed the public hearing.

There being no questions or items for discussion, Chairwoman Day called for a motion. Commissioner Castles made a motion to approve the request as presented and Vice-Chairman Archer seconded the motion. **The motion to approve carried by a vote of 7-0.**

CONSIDER A REQUEST TO REZONE ±314.5 ACRES FROM IH (INTERIM HOLDING DISTRICT), C3 (COMMERCIAL DISTRICT), AND M1 (LIGHT INDUSTRIAL DISTRICT) TO SF-4 (SINGLE-FAMILY DWELLING DISTRICT), MF (MULTIPLE-FAMILY HOUSING DISTRICT) AND C3 (COMMERCIAL DISTRICT), GENERALLY LOCATED WEST OF US HIGHWAY 67, NORTH OF WOODARD AVENUE AND EAST OF COUNTY ROAD 1227, AS REQUESTED BY LIONWOOD CLEBURNE LLC, REPRESENTED BY ROB WATSON, **CASE ZC21-007**

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

Vice-Chairman Archer questioned staff whether the existing gas pads would remain on the site.

Mrs. Castillo responded that the existing gas pads were included as part of the rezone request and deferred to the applicant to clarify how they would be effected by the development.

The applicant, Rob Watson, was present to brief the Commission on the request. He explained that the gas wells had already been plugged and that the existing gas pads would be removed prior to development.

Chairwoman Day opened the public hearing.

Commissioner Albertson questioned the applicant regarding the proposed layout of the development.

Mr. Watson responded that the proposed layout had not yet been finalized.

Commissioner Castles questioned the applicant regarding the proposed lot sizes for the single-family portion of the development.

Mr. Watson responded that the proposed lot sizes would be consistent with the City's standards for the proposed SF-4 District. He stated that the majority of the lots would be greater than 7,500 square feet in size.

Commissioner Albertson questioned the applicant regarding the proposed home sizes for the single-family portion of the development.

Mr. Watson responded that the majority of the homes would be greater than 1,800 square feet in size.

Commissioner Albertson questioned the applicant whether he had considered rezoning the subject property to a planned development (PD).

Mr. Watson explained that, due to an issue with how the property would be taxed, a straight rezoning request was most appropriate for the development.

Vice-Chairman Archer questioned the applicant regarding how the proposed multi-family portion of the development would be developed.

Mr. Watson explained that the existing Development Agreement for the property would be the guide for how the multi-family portion would be developed. He stated that each of the proposed multi-family areas would consist of approximately 200 units.

Vice-Chairman Archer questioned staff whether the development would need to meet the current development regulations of the City or whether the development would be subject to the development regulations of the City at the time of development.

Chairwoman Day responded that the development would need to conform to the development regulations of the City at the time of development. She stated that the proposed rezone request fit within the City's Future Land Use Plan.

Vice-Chairman Archer questioned the applicant regarding the Development Agreement for the property.

Mr. Watson responded that the proposed development would conform to each of the standards required per the Development Agreement.

There being no one present who wished to speak on this item, Chairwoman Day closed the public hearing.

There being no other questions or items for discussion, Chairwoman Day called for a motion. Vice-Chairman Archer made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION II: PLATTING:

CONSIDER THE PRELIMINARY PLAT OF CUSTARD FARMS ADDITION, BEING ±180 ACRES, GENERALLY LOCATED ON THE EAST SIDE OF NORTH MAIN STREET, BETWEEN EAST VAUGHN ROAD AND BURGESS ROAD, AS REQUESTED BY MKP DEVELOPMENT, LLC, REPRESENTED BY TOPOGRAPHIC LAND SURVEYORS, **CASE PC21-011**

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

Vice-Chairman Archer questioned staff whether the proposed preliminary plat was consistent with the approved Planned Development (PD) ordinance.

Mrs. Castillo explained that the proposed preliminary plat was consistent with the approved PD ordinance.

There being no requirement for a public hearing, Chairwoman Day called for a motion. Commissioner Albertson made a motion to approve the request as presented and Commissioner Castles seconded the motion. **The motion to approve carried by a vote of 7-0.**

SECTION III: OTHER BUSINESS:

Update on actions taken by the City Council at their last meeting on Planning and Zoning Cases:

- i. ZC21-004 – Mayfield Ranch PD Rezone

Mrs. Castillo briefed the Commission on actions taken by the City Council at the April 27, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:03 PM.