

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE MAY 23, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, May 23, 2022, 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 with social distancing protocols in place.

COMMISSION MEMBERS PRESENT:

Albert Archer, Sr. – Chair
Vance Castles
Summerly Sherlock
Chris Saunders

David Jones, Community Development
Director
David Jellen, Planner
Laura Melton, Asst. Director of Public Works
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney
Rachel Raggio, City Attorney

COMMISSION MEMBERS ABSENT:

Sonny Albertson – Vice-Chairman
Robert Walker
Peter Svendsen

CITY STAFF ABSENT:

Danielle Castillo, Planning Manager

CITY STAFF PRESENT:

CALL TO ORDER:

The meeting was called to order by Chairman Archer 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 May 9, 2022 Planning and Zoning Commission meeting were considered.

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

Commissioner Saunders made a motion to approve the minutes of the May 9, 2022 meeting and the motion was seconded by Commissioner Sherlock. **The motion to approve the minutes carried by a vote of 4-0.**

SECTION I: PLATTING:

CONSIDER THE PRELIMINARY PLAT OF MIRANDA MEADOWS, FOR 103 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS, BEING ±26.065 ACRES ZONED SF-7 (SINGLE-FAMILY DWELLING DISTRICT), GENERALLY LOCATED AT THE SOUTHEAST INTERSECTION OF SOUTH BRAZOS AVENUE AND EDGEWOOD LANE, **CASE PC22-016.**

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

Chairman Archer questioned staff whether the existing drainage pattern would be addressed by the proposed development.

Colt Friedrich, Project Engineer, responded that the drainage would be addressed with the Civil Plan submittal following approval of the Preliminary Plat.

Commissioner Castles stated that the proposed development would be appropriate for the subject property and expressed that it was nice to see development happening on the east side of the City.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion.

Commissioner Castles made a motion to approve the request as presented and Commissioner Sherlock seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONSIDER THE FINAL PLAT OF OSBORNE ADDITION, FOR 8 RESIDENTIAL LOTS, BEING ±25.873 ACRES, GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF COUNTY ROAD 801 AND COUNTY ROAD 701A, **CASE PC22-026.**

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

Commissioner Saunders questioned staff whether drainage plans would be required for the development.

Mr. Jellen explained that the proposed development would be subject to permit approval from Johnson County and that any drainage concerns would be addressed by the County.

Chairman Archer questioned staff whether the final plat conformed to the approved preliminary plat.

Mr. Jellen responded that the proposed single-phase development did not require a preliminary plat, but that the proposed final plat met all of the requirements of the City's Code of Ordinances.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion.

Commissioner Sherlock made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 4-0.**

CONSIDER THE FINAL PLAT OF BELLE MEADOWS, PHASE 4, FOR 59 SINGLE-FAMILY RESIDENTIAL LOTS AND 1 OPEN SPACE LOT, BEING ±19.114 ACRES ZONED SF-7 (SINGLE-FAMILY DWELLING DISTRICT), GENERALLY LOCATED WEST OF SOUTH NOLAN RIVER ROAD AND SOUTH OF THE INTERSECTION OF SURRY PLACE DRIVE AND MEADOW VIEW DRIVE, **CASE PC22-032.**

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

Chairman Archer questioned staff whether the proposed phase of development would be the final phase of the subdivision.

Mr. Jellen responded that the proposed phase of development would not be the final phase of the subdivision, as Raintree Homes owns approximately 13 acres further west along Surry Place Dr.

There being no requirement for a public hearing and there being no other questions or items for discussion, Chairman Archer called for a motion.

Commissioner Castles made a motion to approve the request as presented and Commissioner Saunders seconded the motion. **The motion to approve carried by a vote of 4-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:45 PM.