

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE MAY 24, 2021 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, May 24, 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
Vance Castles
Robert Walker
Chris Saunders

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

COMMISSION MEMBERS ABSENT:

Albert Archer, Sr. – Vice-Chairman
Sonny Albertson
Summerly Sherlock

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, Commissioner Walker, Commissioner Saunders and Commissioner Castles were present at the meeting in the Council Chambers.

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 May 10, 2021 Planning and Zoning Commission meeting were considered.

Commissioner Walker made a motion to approve the minutes of the May 10, 2021 meeting and the motion was seconded by Commissioner Saunders. **The motion to approve the minutes carried by a vote of 4-0.**

SECTION I: ORDINANCES:

CONSIDER AN ORDINANCE AMENDING TITLE XV, "LAND USAGE", CHAPTER 155 "ZONING", OF THE CODE OF ORDINANCES OF THE CITY OF CLEBURNE, BY AMENDING SECTION 155.30 "LAND USE TABLE" AND SECTION 155.58 "TEMPORARY USES" TO CONSIDER PERMITTING TEMPORARY CONCRETE AND ASPHALT BATCH PLANTS AS A TEMPORARY USE, PROVIDED CERTAIN CRITERIA ARE MET, **CASE GC21-006**

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

Commissioner Walker questioned staff regarding the section number for 'Temporary Uses' within the Zoning Ordinance.

Mrs. Castillo clarified that the correct section number for 'Temporary Uses' within the Zoning Ordinance is Section 155.58.

Commissioner Castles questioned staff regarding the use of temporary batch plants for residential developments.

Mrs. Castillo responded that temporary batch plants could be used for the public infrastructure like streets for large residential subdivisions, but that they would not be used for pouring foundations for individual residential homes.

Chairwoman Day questioned staff if the proposed ordinance specified that temporary batch plants could not be used for individual home foundations.

Mrs. Castillo responded that the proposed ordinance did not specify that temporary batch plants could not be used for individual home foundations.

Laura Melton, Assistant Director of Public Works, stated that temporary batch plants are not typically used for individual residential pad sites.

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 other questions or items for discussion, Chairwoman Day 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.**

SECTION II: OTHER BUSINESS:

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

- i. ZC21-005 – 202 Hollingsworth Rezone – C1 to SF-4
- ii. PC21-007 – Cleburne Station Final Plat
- iii. PC21-008 – Trail Creek Phase 1 Final Plat
- iv. PC21-010 – Craftsman's Corner Final Plat

Mrs. Castillo briefed the Commission on actions taken by the City Council at the May 11, 2021 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:48 PM.