

**EXCERPT FROM
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CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JUNE 10, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, June 10, 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
Summerly Sherlock

COMMISSION MEMBERS ABSENT:

Stephanie Philips
Albert Archer, Sr.
Rhonda Crass

CITY STAFF PRESENT:

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

CITY STAFF ABSENT:

NONE

CALL TO ORDER:

The meeting was called to order by Chairman Kavadas at 6:34 p.m. It was established that a quorum was present.

APPROVAL OF MINUTES:

The minutes of April 8, 2019 and May 13, 2019 were considered.

Vice-Chairman Weathers made a motion to approve the minutes of April 8, 2019 and May 13, 2019 and the motion was seconded by Commissioner Sherlock. **The motion to approve the minutes carried by a vote of 4-0.**

SECTION I: REZONING

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 2.31 Acres, Located At 1901 and 1905 E. Henderson St., From C3 (Commercial District) To C3/SUP (Commercial District With A Specific Use Permit For A Campground With Recreational Vehicles) As Requested By Juan Terrazas, Represented By Lawrence Brecher, **Case ZC19-009**

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

Chairman Kavadas questioned Mr. Pace regarding any objections.

Mr. Pace stated that there were no objections received.

Chairman Kavadas opened the public hearing in regards to Case ZC19-009.

Carmen Rodriguez, Representative of Centro Cristiano Bethel, questioned the duration of stay for the residents at the proposed RV Park.

Chairman Kavadas read directly from the RV Park Rules that residents cannot rent RV sites for longer than six (6) months.

The applicant, Juan Terrazas, came forward to brief the commission.

Vice- Chairman Weathers questioned the applicant regarding the proposed security measures.

Juan Terrazas stated that an On-Site Supervisor will be present and occupy one (1) of the thirty (30) spaces during their time on shift.

Vice- Chairman Weathers and Commissioner Day stated concern for pets that will be living on-site.

Vice- Chairman Weathers questioned Mr. Pace on the distance between each pad.

Mr. Pace stated that the site plan indicates ten (10) feet between each pad.

Vice- Chairman Weathers stated concern with the density of the proposal.

Juan Terrazas stated that he is willing to reduce the number of spaces to twenty-five (25) spaces instead of the proposed thirty (30) spaces.

Mr. Pace stated that the request is for an SUP, therefore the number of spaces may be conditioned.

Chairman Kavadas stated that since the entrance is directly on E. Henderson Street, a six (6) foot fence would not be sufficient.

Vice- Chairman Weathers questioned the applicant concerning the sewage.

Juan Terrazas stated that the properties sewage will drain into the City's sewer system.

Commissioner Sherlock questioned the applicant regarding the rules set for those who have exceeded six (6) months of living within the RV Park.

Juan Terrazas suggested that he could either have the customers leave for a few days or weeks then release the RV space back to them.

Commissioner Day asked the applicant his experience with running a RV Park.

Juan Terrazas stated that he does not have any experience running a RV Park, but does have experience running apartment complexes.

Commissioner Day stated that she wanted to see green space for the animals and children.

Commissioner Day continued by stating that in the previous RV Park there were children living there.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-009. Vice-Chairman Weathers made a motion to deny the request and Commissioner Phillips seconded the motion. **The motion to deny Case ZC19-009 carried by a vote of 4-0.**

Staff advised the applicant that this matter will be considered by the City Council on June 25, 2019 at 5:00 p.m. in the City Council Chambers.

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 0.883 Acres, Located At 1305 N. Anglin St., From MF (Multiple Family District) and C3 (Commercial District) To SF-4 (Single Family Dwelling District) As Requested By Bluemountain Texas LLC, Represented By Coombs Land Surveying, **Case ZC19-010**

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

Chairman Kavadas opened the public hearing in regards to Case ZC19-010.

Patsy James, a concerned neighbor, questioned staff regarding if the zoning of one property could alter the zoning of other properties.

Mr. Pace stated that the surrounding properties zoning would remain the same.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-010. Commissioner Day made a motion to approve the request and Commissioner Sherlock seconded the motion. **The motion to approve Case ZC19-010 carried by a vote of 4-0.**

Staff advised the applicant that this matter will be considered by the City Council on June 25, 2019 at 5:00 p.m. in the City Council Chambers.

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 5.732 Acres, Located At 912 Fuller Ave., From SF-4 (Single Family Dwelling District) To D (Duplex District) As Requested By Nextera Homebuyers, LLC & Walsworth Property Solutions, LLC, Represented By CCM Engineering, **Case ZC19-011**

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

Chairman Kavadas opened the public hearing in regards to Case ZC19-011.

Martha and Joaquin Miranda, concerned neighbors, stated that they are against the rezoning of 912 Fuller Ave. They expressed that Cleburne needs more single-family homes. They also stated environmental concerns.

The applicant, Jason McDougall, with Nextra Homebuyers, came forward to brief the Commission on the proposal and presented the Commission and Staff with a packet with elevations and floor plans for the proposed duplexes.

Vice- Chairman Weathers stated that the best type of zoning for this property would be a Planned Development (PD).

City Attorney Fritz Quast, stated that the Commission could recommend to the City Council to change the zoning to PD with Duplexes uses, with conditions.

Vice- Chairman Weathers questioned the applicant regarding green space and parking.

The applicant stated that there will be a playground near the pond and parking will be located in driveways, and on-street parking.

Commissioner Day stated that she would like to see 3-inch caliper trees in every other yard and an attractive fence along Fuller Ave with entryway signage.

Chairman Kavadas closed the public hearing.

The Commission questioned staff whether the landfill behind the property was active or not.

Kelly Dillard, City Engineer, stated that the landfill is active, and not abandoned.

Chairman Kavadas called for a motion on Case ZC19-011. Commissioner Weathers made a motion to recommend a change to Planned Development (PD) with Duplex Uses with the following conditions:

1. The elevations and site plan provided by the applicant shall be incorporated into the ordinance;
2. Playground equipment shall be included in the open space area;
3. One 3-inch caliper tree must be placed in every other front yard;
4. Brick entryway signage shall be included;
5. A perimeter screening wall shall be included along Fuller Avenue and along the southern property boundary.

Commissioner Day seconded the motion. **The motion to approve Case ZC19-011 carried by a vote of 4-0.**

Staff advised the applicant that this matter will be considered by the City Council on June 25, 2019 at 5:00 p.m. in the City Council Chambers.

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 0.11 Acres, Located At 510 E. Willingham St., From M1 (Light Industrial District) To SF-4 (Single Family

Dwelling District), As Requested By Rhonda Watkins, Represented By John Young, **Case ZC19-012**

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

Chairman Kavadas opened the public hearing in regards to Case ZC19-012.

John Young, Representative, came forward to brief the commission.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-012. Commissioner Day made a motion to approve the request and Commissioner Sherlock seconded the motion. **The motion to approve Case ZC19-012 carried by a vote of 4-0.**

Staff advised the applicant that this matter will be considered by the City Council on June 25 2019 at 5:00 p.m. in the City Council Chambers.

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 0.229 Acres, Located At 1608 Granbury St. Units A&B, From T (Townhome District) to D (Duplex District), As Requested By RBMW, LLC, Represented By Matt Powell, **Case ZC19-013**

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

Chairman Kavadas opened the public hearing in regards to Case ZC19-013.

No one was present to brief the commission on Case ZC19-013.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-013. Commissioner Sherlock made a motion to approve the request and Vice- Chairman Weathers seconded the motion. **The motion to approve Case ZC19-013 carried by a vote of 4-0.**

Staff stated that this matter will be considered by the City Council on June 25, 2019 at 5:00 p.m. in the City Council Chambers.

SECTION II: PLATS:

Consider the Replat Of Lots 2R-1, 2R-2 & 2R-3, Block 1, K. Smith Nolan River Addition, An Addition To The City Of Cleburne, Johnson County, Texas, Being A 3.069 Acre Tract Of Land, Located At 3010 and 3014 S. Nolan Rover Rd., Requested By Luis Lopez, Represented By Trans Texas Surveying, **Case PC19-017**

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

Chairman Kavadas opened the public hearing in regards to Case PC19-017.

No one was present to represent Case PC19-017.

Chairman Kavadas Closed the Public Hearing.

Chairman Kavadas called for a motion on Case PC19-017. Vice-Chairman Weathers made a motion to approve the request as presented and Commissioner Day seconded the motion. **The motion to approve Case PC19-017 carried by a vote of 4-0.**

Staff stated that this matter will be considered by the City Council on June 25, 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 7:48 P.M.