

**THIS IS NOT A VERBATIM TRANSCRIPTION
CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JUNE 13, 2022 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne met in open session on Monday, June 13, 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
Sonny Albertson – Vice-Chairman
Robert Walker
Peter Svendsen
Vance Castles
Chris Saunders

CITY STAFF PRESENT:

David Jones, Community Development
Director
David Jellen, Planner
Colt Friedrich, Project Engineer
Lindsey Hale, City Attorney

COMMISSION MEMBERS ABSENT:

Summerly Sherlock

CITY STAFF ABSENT:

Danielle Castillo, Planning Manager
Laura Melton, Asst. Director of Public Works

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 23, 2022 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 May 23, 2022 meeting and the motion was seconded by Commissioner Saunders. **The motion to approve the minutes carried by a vote of 6-0.**

SECTION I: ZONING:

CONSIDER REQUEST TO REZONE ±2.5 ACRES FROM IH (INTERIM HOLDING DISTRICT) TO MH (MANUFACTURED HOUSING DISTRICT), GENERALLY LOCATED AT 6105 CR 1022, AS REQUESTED BY STONETOWN CAPITAL, REPRESENTED BY DYNAMIC ENGINEERING CONSULTANTS, **CASE ZC22-008.**

David Jones, Community Development Director, stated that the applicant had requested to continue the public hearing and table this case to the July 11, 2022 Planning and Zoning Commission Meeting in order to submit a PD (Planned Development District).

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

Commissioner Castles made a motion to continue the public hearing and table the request to the July 11, 2022 Planning and Zoning Commission Meeting and Commissioner Walker seconded the motion. **The motion to approve carried by a vote of 6-0.**

CONSIDER REQUEST TO REZONE ±2.0 ACRES FROM SF-7 (SINGLE-FAMILY DWELLING DISTRICT) TO MF-1 (MEDIUM-DENSITY RESIDENTIAL DISTRICT), LOCATED AT 910 FULLER ROAD BETWEEN ISLAND GROVE ROAD AND BRAZOS AVENUE, **CASE ZC22-012.**

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

Commissioner Svendsen questioned staff regarding the front-yard setback requirement.

Mr. Jellen responded that the front-yard setback requirement is 10 feet.

Commissioner Svendsen questioned staff whether a garage would be required for the development.

Mr. Jellen stated that a two-car garage is required with the construction of every new duplex. He explained that the City's Zoning Ordinance contains a provision that allows for the development of a new duplex without the requirement for a two-car garage if more than 50% of the homes on the same block do not have a garage. He stated that he was unsure whether a garage would be required for the subject development, and deferred the question to the applicant.

Commissioner Svendsen questioned staff whether there would be off-street parking required for the proposed development.

David Jones, Community Development Director, responded that two (2) off-street parking spaces would be required per unit in the driveway area and that they would need to be a minimum of 20 feet in length.

Vice-Chairman Albertson questioned the applicant regarding the width of the subject property.

The applicant, Joaquin Miranda, 533 County Road 914, Burleson, TX, was present to brief the Commission on the request. He responded that the subject property is 120 feet in length. He explained that the driveway would be 40 feet in length in order to accommodate three (3) parking spaces per unit.

Commissioner Svendsen questioned the applicant regarding his development plans and whether he had considered doing multiple duplexes on the property.

Mr. Miranda responded that the plan was to build two (2) duplexes and leave the remainder of the property undeveloped.

Commissioner Svendsen stated that the subject property would be appropriate for the construction of multiple duplexes.

Mr. Jones stated that each duplex would be required to front a public road if the applicant wanted to construct multiple duplexes.

Commissioner Saunders questioned staff regarding the width requirement for a public road.

Mr. Jones responded that the right-of-way (ROW) width would need to be 50 feet.

Commissioner Saunders questioned the applicant whether he had pictures of the proposed duplexes.

Mr. Miranda stated that he did not have any pictures of the proposed development.

Commissioner Svendsen stated that he was comfortable with the proposed development.

Vice-Chairman Albertson questioned staff regarding the requirement for a two-car garage.

Mr. Jellen responded that he was unsure whether a garage would be required for the subject development. He explained that a two-car garage is required with the construction of every new duplex, but that the City's Zoning Ordinance allows for the development of a new duplex without the requirement for a two-car garage if more than 50% of the homes on the same block do not have a garage.

Mr. Jones clarified that he believed 50% or more of the lots on the block would need to have homes constructed without a garage in order for the provision to be applicable to the proposed development. He stated that the Zoning Ordinance requires two garage spaces for each unit and that exceptions would be considered during the building permit process.

Commissioner Svendsen questioned staff regarding the requirement for off-street parking and the 10-foot front-yard setback requirement.

Mr. Jellen responded that the driveway would be required to be a minimum of 20 feet.

Commissioner Svendsen questioned staff whether the off-street parking spaces could be located behind the proposed duplexes.

Mr. Jellen stated that the off-street parking spaces could be located behind the proposed duplexes.

Chairman Archer questioned staff whether a garage could be required as part of the zoning request.

Lindsey Hale, City Attorney, responded that a garage would already be required as part of the City's Zoning Ordinance, and that the zoning request could not be approved with conditions.

Chairman Archer opened the public hearing.

There being no one present who wished to speak on the item, Chairman Archer closed the public hearing.

Chairman Archer questioned staff whether site plans could be required as part of straight rezoning requests.

Mr. Jellen responded that site plans could not be required as part of straight rezoning requests.

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

Commissioner Svendsen made a motion to approve the request as presented and Vice-Chairman Albertson 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:

- i. ZC22-010 – United Ag and Turf SUP
- ii. ZC22-011 – Mayfield Apartment Rezone – RC and SF-7 to MF-2 and RC
- iii. PC22-016 – Miranda Meadows – Preliminary Plat
- iv. PC22-020 – Villages at Mayfield, Phase 2 – Final Plat
- v. PC22-022 – Legado, Phase 1 – Final Plat

Mr. Jones briefed the Commission on actions taken by the City Council at the May 24, 2022 meeting on the above listed Planning and Zoning cases.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 7:04 PM.