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**CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
June 18, 2019
MINUTES**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, June 18, 2019 at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson. The following persons were present:

Board Members Present:

Robert Ledlow
Barbara Chayer
Chris Saunders
Julie Hammond
Rosemarie Wileman

Board Members Absent:

None

Alternate Members Present:

None

Alternate Members Absent:

Michael Arthurs (Alt #1)

Staff Present:

Shane Pace, Director of Community Development
Danielle Quintanilla, Senior Planner
Kelly Dillard, City Engineer

Staff Absent:

Willie Stevenson, Building Official
Fritz Quast, City Attorney

I. CALL TO ORDER

ROLL CALL FOR THE ESTABLISHMENT OF A QUORUM.

Chairman Ledlow called the meeting to order at 5:00 P.M. and it was established that a quorum was present.

II. APPROVAL OF MINUTES:

Chairman Ledlow called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of March 19, 2019. Julie Hammond made a motion to approve the minutes with the correction of changing Co-Chairman to Chairman and the motion was not seconded. **The**

motion to approve the minutes carried by a vote of 5-0.

III. ITEMS FOR CONSIDERATION:

Consider A Request For Variance From Requirements Of §155.40 (G) Of The Code Of Ordinances: M1 And M2 Industrial Districts, Specifically A Reduction Of The Buffering Requirements In The M1 (Light Industrial District) For The Property Located At 3125 N Main Street, Requested By Ladonna Poteet, **Case VC19-004**

Danielle Quintanilla presented the case and briefed the Board on the request.

Chairman Ledlow questioned Ms. Quintanilla on where the proposed building site will be placed.

Ms. Quintanilla stated that there are not any official site plans, however having spoken with the applicant, the proposed building will be within undeveloped portion the “L” shaped property.

Ms. Quintanilla explained that the applicant wants to reduce the fifty-foot (50') buffer setback to zero-foot (0') setback for the eastern property line abutting the SF-4 zoned property.

Chairman Ledlow questioned Ms. Quintanilla regarding any responses from the neighbors surrounding the property.

Ms. Quintanilla stated that no responses have been received.

Board Member Hammond questioned Ms. Quintanilla regarding how the neighbors were notified.

Ms. Quintanilla stated the neighbors were notified through U.S. Mail.

Board Member Wileman questioned Staff regarding the history of the SF-4 Property.

Mr. Pace stated that the property has always been zoned SF-4, and in attempt to rezone the property from SF-4 to M1, the property owner was unresponsive.

Board Member Chayer questioned Ms. Quintanilla regarding what the proposed building will be.

Ms. Quintanilla responded that the applicant is available to answer this question.

Chairman Ledlow opened a public hearing.

Chairman Ledlow swore in the applicant, LaDonna Poteet.

Ms.Poteet briefed the Board on her request.

Chairman Ledlow questioned Ms. Poteet regarding the distance between the proposed building and the railroad track.

Ms. Poteet stated that the distance is approximately three hundred (300) feet.

Board member Wileman questioned Ms. Poteet regarding any storage that will be placed on the property.

Ms. Poteet stated that there will be RV storage on the property but that the exact configuration has yet to be determined.

Board member Wileman asked Ms. Poteet if she would be willing to change the setback from eight(8) feet to ten (10) feet.

Ms. Poteet explained that she would take a ten (10) foot setback but would prefer an eight (8) foot setback.

Board member Wileman asked Ms. Poteet how many RVs would she be able to get onto the property.

Ms. Poteet stated that she would most likely be able to get 100 RVs onto her property.

Chairman Ledlow closed the public hearing.

Chairman Ledlow called for a motion.

Board Member Hammond made a motion to approve case VC19-004, but changing the buffer setback to eight- feet (8') and Board Member Saunders seconded the motion. **The motion to approve carried by a vote of 5-0.**

IV. OTHER BUSINESS:

None

There being no further business the meeting was adjourned at 5:37 PM.