

**EXCERPT FROM  
THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE JUNE 24, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, June 24, 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  
Albert Archer, Sr.  
Rhonda Crass

**COMMISSION MEMBERS ABSENT:**

Stephanie Philips  
Summerly Sherlock

**CITY STAFF PRESENT:**

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

**CITY STAFF ABSENT:**

Fritz Quast, City Attorney

**CALL TO ORDER:**

The meeting was called to order by Chairman Kavadas at 6:32 p.m. It was established that a quorum was present.

**APPROVAL OF MINUTES:**

The minutes of the June 10, 2019 meeting were considered.

Vice-Chairman Weathers made a motion to approve the minutes of the June 10, 2019 meeting, and the motion was seconded by Commissioner Crass. **The motion to approve the minutes carried by a vote of 5-0.**

**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 0.29 Acres, Located At 516 Marengo Street, From SF-4 (Single-Family Dwelling District) To MF (Multiple-Family Housing District) As Requested By Richard and Nicole Williams, **Case ZC19-014**

Ms. Quintanilla presented the case and briefed the Commission on the request.

Chairman Kavadas questioned Ms. Quintanilla regarding any objections.

Ms. Quintanilla stated that no objections were received regarding this request.

Chairman Kavadas opened the public hearing in regards to Case ZC19-014.

Vice-Chairman Weathers stated that the proposed rezoning request was not an appropriate use within the district.

Vice-Chairman Weathers continued by stating that if the property were to be rezoned to the MF (Multiple-Family) District, the Commission would have no control over the development standards given that it is a straight rezoning request.

The applicant, Nicole Williams, briefed the commission.

Vice-Chairman Weathers questioned Ms. Williams regarding if the plans for the existing structure.

Ms. Williams stated that she was not sure how the development would proceed.

Vice-Chairman Weathers questioned staff regarding the requirements to build a duplex.

Mr. Pace stated that they were similar to the single-family requirements regarding setbacks and minimum lot area.

Vice-Chairman Weathers stated that he would not recommend approval of the rezoning request given that there were no plans or elevations for consideration.

Commissioner Crass stated that the area, based on the surrounding uses, is not suitable for multi-family housing.

No further questions were asked.

Chairman Kavadas closed the public hearing.

Chairman Kavadas called for a motion on Case ZC19-014. Commissioner Crass made a motion to deny the request and Commissioner Archer seconded the motion. **The motion to deny Case ZC19-014 carried by a vote of 5-0.**

**Staff advised the applicant that this matter would be considered by the City Council on July 9, 2019 at 5:00 p.m. in the City Council Chambers.**

**SECTION II: PLATS:**

None

**SECTION III: ORDINANCES:**

None

**SECTION IV: OTHER BUSINESS:**

None

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT  
6:48 P.M.**