

**EXCERPT FROM
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CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE JULY 22, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, July 22, 2019, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

COMMISSION MEMBERS PRESENT:

Derek Weathers – Vice-Chairman
Dena Day
Albert Archer, Sr.
Rhonda Crass
Summerly Sherlock

COMMISSION MEMBERS ABSENT:

Thomas Kavadas - Chairman
Stephanie Philips

CITY STAFF PRESENT:

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

CITY STAFF ABSENT:

Willie Stevenson, Building Official

CALL TO ORDER:

The meeting was called to order by Vice-Chairman Weathers at 6:31 p.m. It was established that a quorum was present.

APPROVAL OF MINUTES:

The minutes of the July 8, 2019 meeting were considered.

Commissioner Day made a motion to approve the minutes of the July 8, 2019 meeting, 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 ±0.21 Acres, Being Lot 7, Block 99 Of Original Cleburne, Located At 720 N. Border Street, From M1 (Light Industrial District) To SF-4 (Single Family Dwelling District) As Requested By The City of Cleburne, **Case ZC19-016**

Ms. Quintanilla presented this case and the following 2 cases (ZC19-017 and ZC19-018) and briefed the Commission on the requests.

Commissioner Archer questioned if all three (3) properties met the minimum lot requirements.

Ms. Quintanilla stated that all three (3) properties meet the minimum requirements of the SF-4 district, would allow for the construction of a single-family home, and all three (3) properties have been platted.

Commissioner Day questioned Staff regarding the allowed uses for a property just south of the proposed rezone request that is shown on the zoning map as having a Specific Use Permit (SUP).

Vice-Chairman Weathers opened the public hearing and there being no one who wished to speak on this item, closed the public hearing.

There being no other questions or items for discussion, Vice-Chairman Weathers called for a motion. Commissioner Archer made a motion to approve the request as presented and Commissioner Crass seconded the motion. The motion to approve carried by a vote of 5-0.

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 ±0.21 Acres, Being Lot 8, Block 99 Of Original Cleburne, Located At 722 N. Border Street, From M1 (Light Industrial District) To SF-4 (Single Family Dwelling District) As Requested By The City of Cleburne, **Case ZC19-017**

Vice-Chairman Weathers opened the public hearing and there being no one who wished to speak on this item, closed the public hearing.

There being no questions or items for discussion, Vice-Chairman Weathers called for a motion. Commissioner Archer made a motion to approve the request as presented and Commissioner Crass seconded the motion. The motion to approve carried by a vote of 5-0.

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 ±0.21 Acres, Being Lot 9, Block 99 Of Original Cleburne, Located At 724 N. Border Street, From M1 (Light Industrial District) To SF-4 (Single Family Dwelling District) As Requested By The City of Cleburne, **Case ZC19-018**

Vice-Chairman Weathers opened the public hearing and there being no one who wished to speak on this item, closed the public hearing.

There being no questions or items for discussion, Vice-Chairman Weathers called for a motion. Commissioner Archer made a motion to approve the request as presented and Commissioner Crass seconded the motion. The motion to approve carried by a vote of 5-0.

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 ±0.15 Acres, Being Lot 7, Block 243 Of Original Cleburne, Located At 812 Colorado Street, From MF

(Multiple-Family Housing District) to SF-4 (Single Family Dwelling District) As Requested By The City of Cleburne, **Case ZC19-019**

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

Commissioner Archer questioned if the amount of acreage would be large enough to be used for a single-family home.

Ms. Quintanilla stated that the land is a legal lot of record and is a developable lot.

Vice-Chairman Weathers opened the public hearing and there being no one who wished to speak on this item, closed the public hearing.

There being no other questions or items for discussion, Vice- Chairman Weathers called for a motion. Commissioner Day made a motion to approve the request as presented and Commissioner Sherlock seconded the motion. The motion to approve carried by a vote of 5-0.

SECTION II: PLATS:

None

SECTION III: ORDINANCES:

None

SECTION IV: OTHER BUSINESS:

Update the Planning and Zoning Commission on City Council action for previously heard cases.

Ms. Quintanilla briefed the Commission on previously heard cases and the associated City Council action on said items.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:53 PM