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**CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
August 20, 2019
MINUTES**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, August 20, 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

Board Members Absent:

Rosemarie Wileman

Alternate Members Present:

Gina Giesen (Alt #2)

Alternate Members Absent:

Michael Arthurs (Alt #1)

Staff Present:

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

Staff Absent:

Kelly Dillard, City Engineer

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 June 18, 2019. Board Member Hammond made a motion to approve the minutes and Board Member Chayer seconded the motion. The motion to approve the minutes carried by a vote of 5-0.

III. ITEMS FOR CONSIDERATION:

Consider a request for a variance from requirements of §155.37(A)5 of the Code of Ordinances: Primary District Regulations, specifically a reduction of the minimum lot area and minimum lot width for the property located at 506 Royal Street, Requested by Rodney Gattis, Represented by Shelby Hoffman, **Case VC19-005**

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

Chairman Ledlow opened the public hearing.

Chairman Ledlow swore in the applicant, Rodney Gattis.

Mr. Gattis briefed the Board on his request.

Chairman Ledlow questioned staff regarding if the property met the current city standards, and if there had been any surveys done.

Mr. Pace stated that if surveys were done it would have shown the lot width and lot area, but did not.

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

Ms. Quintanilla stated that a few responses had been received, but just neighbors were just curious as to what the applicant was requesting.

Chairman Ledlow closed the public hearing.

There being no further questions or items for discussion, Chairman Ledlow called for a motion. Board Member Hammond made a motion to approve case VC19-005, 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 5:18 PM.