

**EXCERPT FROM  
THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE AUGUST 26, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, August 26, 2019, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

**COMMISSION MEMBERS PRESENT:**

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

**COMMISSION MEMBERS ABSENT:**

Stephanie Philips

**CITY STAFF PRESENT:**

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

**CITY STAFF ABSENT:**

None

**CALL TO ORDER:**

The meeting was called to order by Vice-Chairman Weathers at 6:30 p.m. It was established that a quorum was present.

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

Shane Pace called for a nomination for Chairman.

Commissioner Archer made a motion to elect Commissioner Weathers as Chairman. The motion was seconded by Commissioner Sherlock. **The motion to approve the nomination carried by a vote of 5-0.**

Chairman Weathers called for a nomination for Vice-Chairman.

Commissioner Crass made a motion to elect Commissioner Archer as Vice-Chairman. The motion was seconded by Commissioner Sherlock. **The motion to approve the nomination carried by a vote of 5-0.**

**APPROVAL OF MINUTES:**

The minutes of the August 12, 2019 meeting were considered.

Vice-Chairman Archer made a motion to approve the minutes of the August 12, 2019 meeting and the motion was seconded by Commissioner Day. **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 ±10.545 acres, located at 1304 Country Club Road, from MF (Multiple-Family Housing District) to PD (Planned Development District) as requested by Johnson County Children's Advocacy Center, represented by Tammy King, **Case ZC19-022**

Danielle Quintanilla, Senior Planner, presented this case and briefed the Commission on the request.

Chairman Weathers opened the public hearing

The representative, Tammy King, came forward to brief the commission.

Chairman Weathers questioned Ms. Quintanilla concerning the inquires that were received by staff.

Ms. Quintanilla stated that there were 4-5 calls that were inquires regarding the rezone request.

Vice- Chairman Archer questioned Ms. King regarding not having permanent fencing along the north and east end of the property.

Ms. King stated that they had not discussed security fencing for the property due to the natural habitat of the trees and existing creek.

Commissioner Crass stated that the existing screen wall along the western property line is a 10-foot concrete wall.

Commissioner Crass questions Ms. King regarding having a meeting with the JaneHaven Lakes Home Owners Association (HOA).

Ms. King stated that there has not been a meeting set with the HOA but it is in the process of being scheduled for their fall meeting.

Commissioner Day had questions regarding food service at the facility, usage of the nature trail, signage along County Club Road and asked that the applicant provide additional information in their request.

Chairman Weathers closed the public hearing.

There being no other questions or items for discussion, Chairman Weathers called for a motion. Vice-Chairman Archer made a motion to continue the public hearing and table the request to the September 23, 2019 Planning and Zoning Commission Meeting and Commissioner Crass seconded the motion. **The motion to continue the public hearing and table the item until the September 23, 2019 Planning and Zoning Commission Meeting 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 ±12.953 acres, located at 1401 N. Main Street, from M1 (Light Industrial District) to PD (Planned Development District) as requested by Kelly William Roger, represented by Bannister Engineering, **Case ZC19-023**

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

Chairman Weathers opened the public hearing.

The representative, Cody Brooks, came forward to brief the commission.

Chairman Weathers questioned Mr. Brooks regarding the questioned deviations from the SF-4 District.

Mr. Brooks stated the deviations of the lot width and lot area are necessary in order to make the development work.

Commissioner Day stated her concerns regarding the proposed density based on the surrounding neighborhoods, the lack of amenities and drainage issues.

Mr. Brooks stated that the main amenity is the rezoning of this existing industrial zoning to residential development that is compatible with the future land use plan.

City Engineer, Kelly Dillard, stated that the plans that were submitted initially do not address the drainage concerns.

Mr. Brooks stated they are working on a study for the required drainage needed for the development.

Commissioner Crass stated her concern regarding the proposed density of a large amount of smaller lots in this area.

A concerned citizen, Lisa Rohwer, had concerns regarding the creation of traffic with this development.

Chairman Weathers closed the public hearing.

There being no other questions or items for discussion, Chairman Weathers called for a motion. Commissioner Day made a motion to deny the request and Commissioner Sherlock seconded the motion. **The motion 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 a ±0.402 acre tract, located at 205 Erie Street, from C1 (Local Business District) to MF (Multiple-Family Housing District) as requested by Vaquero Home Builder, represented by Edgar Chavez, **Case ZC19-024**

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

Chairman Weathers opened the public hearing.

The representative, Edgar Chavez, came forward to brief the commission.  
Mr. Chavez stated that their intent was to match the existing zoning in the area.

Chairman Weathers stated that given that the property is surrounded by single-family zoning and single-family homes, a multi-family use would not be consistent in this area.

Mr. Chavez stated that they would like to build a duplex but he could also replat to two lots and build two single-family homes.

Mr. Pace stated that the existing lot could be subdivided into two lots for single-family homes.

Ms. Quintanilla stated that if the applicant is amenable, the rezone request could be recommended to be changed to the SF-4 (Single-Family Dwelling District).

Chairman Weathers closed the public hearing.

There being other no questions or items for discussion, Chairman Weathers called for a motion. Commissioner Crass made a motion to change the zoning from MF to SF-4 and Commissioner Day seconded the motion. **The motion to change the zoning from MF to SF-4 carried by a vote of 5-0.**

## **SECTION II: PLATS:**

Consider the replat of Lots 1 and 2, Block 1, Alemthan Commercial Addition, an addition to the City of Cleburne, Johnson County, Texas, being a ±0.942 acre tract, located at 1002 and 1004 Spell Avenue, Requested By Alemthan Commercial, LLC, **Case PC19-027**

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

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, Chairman Weathers called for a motion. Vice-Chairman Archer 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.**

Consider the replat of Lot 3R, Block 1, of Venturi Estates, an addition within the Extraterritorial Jurisdiction (ETJ) of the City of Cleburne, being a ±2.782 acre tract, located at 4809 and 4817 County Road 1115, as requested by Monte and Teresa Johnson, represented by Jeremy Deal, **Case PC19-031**

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

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, Chairman Weathers called for a motion. Commissioner Crass made a motion to approve the request as presented and Commissioner Day seconded the motion. **The motion to approve carried by a vote of 5-0.**

Consider the final plat of Lot 1, Block 1, of Joaquin Miranda Addition, an addition to the City of Cleburne, Johnson County, Texas, being a ±0.463 acre tract, located at 831 Fuller Avenue, as requested by Joaquin Miranda, **Case PC19-034**

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

Ms. Quintanilla stated that this item does not require a public hearing.

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

**SECTION III: ORDINANCES:**

None

**SECTION IV: OTHER BUSINESS:**

Discuss City Council actions on recent Planning and Zoning Commission recommendations.

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 8:25 PM.**