

**EXCERPT FROM  
THIS IS NOT A VERBATIM TRANSCRIPTION  
CITY OF CLEBURNE  
PLANNING AND ZONING COMMISSION  
MINUTES OF THE SEPTEMBER 9, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, September 9, 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  
Stephanie Philips  
Dena Day

**COMMISSION MEMBERS ABSENT:**

Rhonda Crass  
Summerly Sherlock

**CITY STAFF PRESENT:**

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

**CITY STAFF ABSENT:**

Willie Stevenson, Building Official  
Kelly Dillard, City Engineer

**CALL TO ORDER:**

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

**CITIZEN COMMENTS:**

NONE

**APPROVAL OF MINUTES:**

The minutes of the August 26, 2019 meeting were considered.

Vice-Chairman Archer made a motion to approve the minutes of the August 26, 2019 meeting and the motion was seconded by Commissioner Day. **The motion to approve the minutes carried by a vote of 4-0.**

**SECTION I: REZONING:**

NONE

**SECTION II: PLATS:**

Consider the replat of lot 3R, Block 267, Original Cleburne, an addition to the City of Cleburne, Johnson County, Texas, being a ±0.12 acre tract, located at 506 Royal Street, as Requested by Rodney Gattis, Represented by Shelby Hoffman, **Case PC19-029**

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.

Commissioner Philips questioned Ms. Quintanilla regarding the variances received by the applicant from the Zoning Board of Adjustment.

Ms. Quintanilla stated that the minimum lot area for the SF-4 District is 7,000 square feet and the lot width is 60 feet. Ms. Quintanilla stated that the property had been in that same configuration since the 1930s and is 5,248 square feet in area and 50 feet in width. The Zoning Board of Adjustment granted the variances at the August 20, 2019 meeting.

There being no other questions or items for discussion, Chairman Weathers called for a motion. Commissioner Philips made a motion to approve the request as presented and Commissioner Day seconded the motion. **The motion to approve carried by a vote of 4-0.**

Consider The Replat Of Lot 17, Block 793, Of Fairfield Addition, an addition To The City Of Cleburne, Johnson County, Texas, Being A ±0.241 acre tract, Located At 1506 N. Buffalo Avenue, As Requested By Elite Developers, Inc., Represented By Matt Powell, **Case PC19-036**

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

Chairman Weathers opened the public hearing.

Vice- Chairman Archer expressed concern with the lot size of 211 Euclid Street.

Ms. Quintanilla stated that this replat does not affect the lot at 211 Euclid Street.

A concerned citizen, Alice Hansen, expressed her concerns on the proposed use of the property.

Chairman Weathers stated that the zoning for the property will not change and the property can only be developed for a single-family home.

The representative, Ricardo Garcia, briefed the commission and stated that it is the owners intent to build a single family home.

Chairman Weathers closed the 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 Vice-Chairman Archer seconded the motion. **The motion to approve carried by a vote of 4-0.**

Consider The Replat Of Lot 5R, Block B, Of C.A. Hoshour's Addition, An Addition To The City Of Cleburne, Johnson County, Texas, Being A ±0.397 Acre Tract, Located At 309 N. Holloway Street, As Requested By Jose And Eva Garcia, Represented By Trans Texas Surveying, **Case PC19-037**

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 Day made a motion to approve the request as presented and Commissioner Philips seconded the motion. **The motion to approve carried by a vote of 4-0.**

Consider The Final Plat Of Lot 1, Block 1, Of Ethan C. Forrester Addition, An Addition To The City Of Cleburne, Johnson County, Texas, Being A ±3.39 Acre Tract, Generally Located At 659 Woodard Avenue And 1102 Williams Avenue, As Requested By Forrester Custom Homes, **Case PC19-040**

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 Vice-Chairman Archer seconded the motion. **The motion to approve carried by a vote of 4-0.**

**SECTION III: ORDINANCES:**

None

**SECTION IV: OTHER BUSINESS:**

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

Ms. Quintanilla briefed the Commission on City Council actions related to recent Planning and Zoning Commission recommendations from the August 12, 2019 meeting.

Update on City Council action related to HB3167.

Mr. Pace briefed the Commission on Council actions related to House Bill HB3167.

**THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT  
7:20 PM.**