

**EXCERPT FROM
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CITY OF CLEBURNE
PLANNING AND ZONING COMMISSION
MINUTES OF THE OCTOBER 14, 2019 MEETING**

The Planning and Zoning Commission (P&Z) of the City of Cleburne held a Public Hearing on Monday, October 14, 2019, at 6:30 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

COMMISSION MEMBERS PRESENT:

Derek Weathers – Chairman
Stephanie Philips
Summerly Sherlock
Robert Walker

COMMISSION MEMBERS ABSENT:

Albert Archer, Sr. – Vice Chairman
Dena Day
Rhonda Crass

CITY STAFF PRESENT:

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

CITY STAFF ABSENT:

None

CALL TO ORDER:

The meeting was called to order by Chairman Weathers at 6:37 p.m. It was established that a quorum was present.

CITIZEN COMMENTS:

None

APPROVAL OF MINUTES:

The minutes of the September 23, 2019 meeting were considered.

Commissioner Philips made a motion to approve the minutes of the September 23, 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:

1. 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 805

N. Brazos Avenue, From C1 (Local Business District) To SF-4 (Single-Family Dwelling District), As Requested By Agustin And Mildred Estrada, **Case ZC19-026**

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

Chairman Weathers opened the public hearing.

The applicant, Mildred Estrada, briefed the Commission on the request.

Chairman Weathers closed the public hearing.

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

SECTION II: PLATS:

2. Consider The Replat of Lot 1R, Block 748, Of Pearce and Jester Addition, an addition to the City of Cleburne, Johnson County, Texas, being a ±0.224 acre tract, located at 402 Erie Street, as requested by Juan Carlos Juarez Castro, **Case PC19-035**

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

Chairman Weathers opened the public hearing.

Commissioner Philips questioned the purpose of the replat.

Ms. Quintanilla stated that the existing lot configuration is currently two lots and the applicant is combining into one lot in order to build a single-family home.

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

3. Consider the replat of Lot 1, Block 1, of Quest Trust Addition, an addition to the City of Cleburne, Johnson County, Texas, being a ±0.185 acre tract, located at 216 S. Buffalo Street, as requested by Quest Trust Co., represented by Shelby Hoffman, **Case PC19-038**

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

Commissioner Philips questioned the current configuration of the lot.

Ms. Quintanilla stated that a subdivision addition name is carried over when a replat is submitted. After research of the property was conducted, Staff determined that this lot is a combination of five (5) lots that has been in that configuration for quite some time.

Commissioner Walker questioned the purpose of the replat.

Ms. Quintanilla stated that since the applicant is requesting a building permit, platting is required.

Chairman Weathers opened the public hearing.

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

4. Consider the final plat of Belclaire, Phase IV, an addition to the City of Cleburne, being a ±21.355 acre tract, located north of Country Club Road and on the west side of S. Nolan River Road, as requested by D.R. Horton – Texas, LTD., represented by Landon King with Jacobs Engineering, **Case PC18-049**

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

Commissioner Walker questioned the front yard setback of the proposed subdivision.

Ms. Quintanilla stated that when the preliminary plat was approved for the entirety of the Belclaire subdivision in January of 2018, City Council approved a front yard setback of 25 feet.

There being no other questions or items for discussion, Chairman Weathers called for a motion. Commissioner Walker 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.**

SECTION III: ORDINANCES:

None

SECTION IV: OTHER BUSINESS:

5. 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.

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:56 PM.