

**EXCERPT FROM
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CITY OF CLEBURNE
ZONING BOARD OF ADJUSTMENT (ZBA)
MINUTES OF THE OCTOBER 15, 2019 MEETING**

The Zoning Board of Adjustment (ZBA) of the City of Cleburne conducted a regular meeting on Tuesday, October 15, 2019, at 5:00 p.m. in the Council Chambers of City Hall located at 10 N. Robinson.

BOARD MEMBERS PRESENT:

Robert Ledlow
Rosemarie Wileman
Chris Saunders
Julie Hammond

BOARD MEMBERS ABSENT:

Barbara Chayer

ALTERNATE BOARD MEMBERS PRESENT:

Michael Arthurs (Alt #1)

ALTERNATE BOARD MEMBERS ABSENT:

Gina Giesen (Alt #2)

CITY STAFF PRESENT:

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

CITY STAFF ABSENT:

Willie Stevenson, Building Official
Colt Friedrich, Project Engineer

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.

CITIZEN COMMENTS:

None

APPROVAL OF MINUTES:

The minutes of the August 20, 2019 meeting were considered.

Chairman Ledlow called for a motion to approve the minutes of the Zoning Board of Adjustment meeting of August 20, 2019. Vice-Chairman Wileman made a motion to approve the minutes

and Board Member Hammond seconded the motion. The motion to approve the minutes carried by a vote of 5-0.

ITEMS FOR CONSIDERATION:

1. Consider a request for a variance from the requirements of Section §155.37(G) of the Code of Ordinances: Primary District Regulations, specifically a reduction of the minimum rear yard setback for the property located at 617 E. Wardville Street, as requested by Ameritex Homes, **Case VC19-007**

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

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

Ms. Quintanilla stated that a few responses were received, neighbors who were curious of the applicant's request.

Chairman Ledlow opened the public hearing.

Chairman Ledlow swore in the applicant, Clegg Wellborn.

Mr. Wellborn briefed the Board on his request.

Chairman Ledlow questioned Mr. Wellborn on the future extension of Brown Street.

Mr. Wellborn stated that Ameritex Homes owns the property directly north of this property, 821 E. Brown Street. He stated that his team is working to submit plans to the City's Engineering Department to provide a plan for the extension of Brown Street to allow a driveway access for the property to the north.

Chairman Ledlow questioned Mr. Wellborn regarding the utility lines to serve the property.

Mr. Wellborn stated that they would tie into the existing water and sewer lines in E. Wardville Street.

Chairman Ledlow swore in a concerned citizen, Pauline Lauderdale.

Ms. Lauderdale questioned the Board on whether her property at 621 E. Wardville would be affected by this new development.

Mr. Wellborn stated that this proposal will not affect her property since the proposal is for the development of a single-family home.

Chairman Ledlow closed the public hearing.

There being no further questions or items for discussion, Chairman Ledlow called for a motion. Vice-Chairman Wileman made a motion to approve case VC19-007, and Board Member Hammond seconded the motion. **The motion to approve carried by a vote of 5-0.**

2. Consider a request for a variance from the requirements of §155.37(A)5 of the Code of Ordinances: Primary District Regulations, specifically a reduction of the minimum lot width for the property located at 123 Peacock Street, as requested by Martha Miranda, **Case VC19-008**

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

Vice-Chairman Wileman questioned Ms. Quintanilla where the applicant is proposing to build on the property.

Ms. Quintanilla stated that the property as it exists today is two square lots and the applicant is proposing to replat the property into one rectangular lot to build one single-family home.

Chairman Ledlow questions Ms. Quintanilla on whether or not the property has been platted.

Ms. Quintanilla stated that the applicant will plat the property but prior to taking the plat forward for approval, this variance request must be considered by the Board.

Chairman Ledlow opened the public hearing.

Chairman Ledlow swore in the applicant, Martha Miranda.

Ms. Miranda briefed the Board on her request.

Chairman Ledlow closed the public hearing.

There being no further questions or items for discussion, Chairman Ledlow called for a motion. Board Member Saunders made a motion to approve case VC19-008, and Board Member Arthurs seconded the motion. **The motion to approve carried by a vote of 5-0.**

THERE BEING NO OTHER BUSINESS, THE MEETING WAS ADJOURNED AT 5:43 PM.