

CITY OF GRANBURY
Planning & Zoning Commission Agenda
Monday, February 25, 2019
Regular Meeting at 6:00 p.m.
Granbury City Hall
116 W. Bridge St.
Granbury, Texas

Note: The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the regular meeting to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.

A. CALL TO ORDER OF REGULAR MEETING

B. APPROVAL OF MINUTES

1. January 28, 2018 – Regular Meeting

C. PUBLIC HEARINGS

1. ~~PI-2018-37, Request of McCaw Consulting, LLC to Replat Lots 27-28, Block 8 of the Comanche Harbor Subdivision, Section E as Lot 27R, Block 8 of the Comanche Harbor Subdivision, Section E. The property is located south of the intersection of Cross and Indian Drive, within the City's 1-mile ETJ.~~
2. ~~CP-2018-04, Request of Don Walker to amend the Future Land Use Map contained within the 2016 Comprehensive Plan for 3.80 acres described as Lot 1, Block 1, Bridge Harbor Condominium Addition from Retail/Office to High Density Residential. The property is addressed as 1101 Whitecliff Rd.~~
3. ~~Z-2018-07, Request of Don Walker to rezone Lot 1, Block 1, Bridge Harbor Condominium Addition from "PD-MF" Planned Development – Multiple Family to "PD-MF" Planned Development – Multi-Family-Age Restricted. The property is addressed as 1101 Whitecliff Rd.~~
4. ~~TCP-2018-06, Request of Don Walker to submit a Tree Conservation Plan (TCP) to allow for the removal and mitigation of protected trees in conformance with Article 13 of the Zoning Ordinance. The property is addressed as 1101 Whitecliff Rd.~~
5. ~~PL-2019-08, Request of Don Walker to Preliminary Plat a 3.79 acre tract of the Milam County School Land Survey, Abstract # 348 as Lot 1, Block 1 of the Dolce Vita Addition. The property is addressed as 1101 Whitecliff Rd.~~
6. ~~Z-2018-13, Request of Gary Couch to rezone 5.772 acres described as Tract A, Lot 3, Marcus Smith Survey, Abstract #504 from Light Commercial District (LC) to Planned Development with a base district of Multi-Family (PD-MF). The property is located in the 1500 block of Crawford Avenue.~~
7. ~~PL-2018-33, Request of Gary Couch to Replat 5.772 acres described as Tract A, Lot 3, Marcus Smith Survey Abstract #504 into Tract A, Lots 3R1 and 3R2, Marcus Smith Survey Abstract #504. The property is located in the 1500 block of Crawford Avenue.~~
8. ~~Z-2019-01, Request of Wunu Properties, LLC to rezone 26.033 acres of the John Chenowith Survey, Abstract #118 from Interim Holding (IH) to Planned Development Single Family Residential (PD/R-7). The property is located south of The Landing Boulevard.~~

9. PL-2019-01, Request of Wunu Properties LLC to Final Plat 28.805 acres of the John Chenoweth Survey, Abstract #118 as Lots 1-15 & Lots 25-38, Block 10, and Lots 58-77, Block 4 of the Abe's Landing Addition, Phase 4B. The property is located south of The Landing Boulevard.
10. PL-2019-04, Request of Carmen Commercial LLC to Final Plat 4.445 acres of the Robert Merritt Survey, Abstract #355 as Lots 1 & 2, Block 1 of the Carmen Commercial Addition. The property is addressed as 4041 E Hwy. 377.
11. PL-2019-05, Request of the John Henry Luton Grantor Trust to amend the approved Preliminary Plat for a 6.570-acre tract of the Thomas Malone Survey, Abstract #729 and the Robert Merritt Survey, Abstract #355. The proposed amendment seeks to modify the previous layout of Lot 7 to create Lots 7A & 7B, Block 2 of the Luton Ranch, Phase 3 Addition. The property is located northwest of the intersection of E. Hwy. 377 and Peck Rd.
12. SP-2019-01, Request of Pecan Reserve Land Co. for Site Plan approval for a 48 unit, age restricted apartment complex on approximately 4.36 acres of land previously zoned "MF" (Multi-Family) and located at Hill Blvd, directly south of Lowes.
13. PL-2019-01, Request of Pecan Reserve Land Co. to Preliminary Plat approximately 12.24 acres of land as Lots 1-3, Block 2, Phases 1-2 of the Pecan Reserve Addition. The property is located on Hill Blvd, directly south of Lowes.
14. PL-2019-02, Request of Granbury Baptist Church to Replat Lot 1, Block 1 of the Granbury Baptist Church Addition and a 4 acre tract of the Milam County School Land Survey, Abstract # 348 as Lot 1R, Block 1 of the Granbury Baptist Church Addition. The property is addressed as 1200 Weatherford Hwy.
15. PL-2019-13, Request of Ranches of De Cordova, LP to Final Plat approximately 14.285 acres situated in the J.A. Shipley Survey, Abstract #550 as De Cordova Ranch Phase 5B. The property is located east of the intersection of Verde Hills Trl and Pinnacle Ridge within the E.T.J.
16. PL-2019-07, Request of Don Walker to vacate the previously filed Lot 1, Block 1 of the Bridge Harbor Condominium Addition back to a 3.787 acre tract of the Milam County School Land Survey, Abstract # 348. The property is addressed as 1101 Whitecliff Rd.
17. PL-2019-06, Request of Jason Britt to Final Plat 18.157 acres of the Benjamin Green Survey, Abstract #197 as Lot 1, Block 1 of the Enterprise Addition. The property is located on Old Granbury Rd., behind Durant Toyota.
18. Z-2019-02, Request of Rick Durmon and John Holt to rezone part of Block 14 of the Original Town of Granbury from Single Family Residential (R-8.4) to Central Business District (CBD). The property is addressed as 300 N. Crockett St.
19. PL-2019-09, Request of Pamela Knieper to Final Plat a 7.339 acre tract of the Martin Setzer Survey, Abstract # 502 as Lots 1-3, Block 1 of the Stella's Place Addition. The property is located on Davis Rd., north of Old Acton Highway.
20. CP-2019-01, Request of Chevaux Land Co. to amend the Future Land Use Map contained within the 2016 Comprehensive Plan for 6.748 acres described as Lot 2, Block 1 of the Chateau Chevaux Addition from Retail/Office to Low Density Residential. The property is located on E. Moore St., east of the Granbury Cemetery.
21. Z-2019-03, Request of Chevaux Land Co. to rezone Lot 2, Block 1 of the Chateau Chevaux Addition from Light Commercial (LC) to Interim Holding (IH). The property is located on E. Moore St., east of the Granbury Cemetery.

22. PL-2019-10, Request of Chevaux Land Co. to vacate the Final Plat of Lots 1-3, Block 1 of the Chateau Chevaux Addition back to a 12.938 acre tract of the Milam County School Land Survey, Abstract # 348. The property is located on E. Moore St., east of the Granbury Cemetery.
23. O-2019-01, Request of the City of Granbury to amend Ordinance #09-360, the City of Granbury Subdivision Ordinance, Sections 1.12 and 3.6.A.4 and Code of Ordinances, Chapter 10, Section 10.03 – Sidewalk Policy to modify provisions related to sidewalk installation.
24. O-2019-02, Request of the City of Granbury to amend Ordinance #01-819, the City of Granbury Zoning Ordinance, Article 12, Section 12.3.C - Signs Definitions to amend the definition for “Monument Sign”, “Multi-Tenant Monument Sign”, and “Commercial Monument Sign”.

D. EXECUTIVE SESSION

1. **§ 551.071. Consultation with Attorney.** The Planning and Zoning Commission may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Planning and Zoning Commission seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551.

E. ADJOURNMENT

POSTED, THIS THE 22nd DAY OF FEBRUARY 2019 IN ACCORDANCE WITH SUBCHAPTER C OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE (TEXAS OPEN MEETINGS ACT).