



Agenda

Granbury City Council
Regular Meeting

City Hall, 116 W Bridge St.
Granbury, Texas

September 3, 2019
6:00 p.m.

CALL TO ORDER

INVOCATION

Senior Pastor Mike Corb, First Baptist Church Granbury

PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

CITIZEN PARTICIPATION

The City Council provides an opportunity for citizens to present concerns or address issues that are not matters of consideration listed on the posted meeting agenda during the "Citizen Participation" period at one City Council meeting per month, subject to the following rules:

A person wishing to address the City Council must first register with the City Secretary and provide the following information: name, residence address, daytime telephone number, and the subject matter to be presented;

- *Only one person may approach the microphone at any one time, and only the person at the microphone, upon recognition by the presiding officer, will be allowed to speak for no more than three (3) minutes unless otherwise directed by the presiding officer;*
- *Speakers must address their comments to the presiding officer rather than individual City Council members or staff; and*
- *Speakers may file copies of their remarks or supporting information with the City Secretary who will make the information available to the City Council and City Manager if requested.*

The Council will be allowed to receive input or information for a future agenda item but will not be allowed to enter into any discussions. The Council shall allot a maximum of thirty (30) minutes for "Citizen Participation" during the designated Council Meeting.

CONSENT AGENDA

All items on the Consent Agenda are routine or previously discussed items and will be approved with one motion; however, should a member of the City Council wish to discuss any item, said item may be removed from the Consent Agenda and considered under Deliberation Agenda.

1. Consider approving City Council meeting minutes: August 20, 2019 Regular Meeting.
2. Consider adopting Ordinance No. 19-51 amending Article 5.02 Fire Code of the Granbury City Code.

3. Consider approving the Engineering Services Agreement with KSA Engineering for the final Design Engineering and support of the Earthwork construction, phase 3A of the Granbury Regional Airport expansion.
4. Consider awarding the 2018 Texas Community Development Block Grant (TxCDBG) Program No. 7218171 Lift Station #1 Improvements to SCANDM, LLC for their low base bid of \$239,250.13.
5. Consider adopting Ordinance No. 19-52 amending Articles 1.50 Fee Schedule.

DELIBERATION AGENDA

6. Public hearing and consider adopting Ordinance No. 19-53 regarding a request of the City of Granbury to amend select sections of the City of Granbury Zoning Ordinance. Amendments proposed by the City of Granbury are to Article 6, Section 6.F.1 – Contents of the Development Plan; Article 11 – Section 11.7 Exterior Building Materials, Roof & Articulation Standards; and, Article 11, Section 11.11.D – Site Plan Elements.
7. Public hearing to consider adopting Ordinance No. 19-54 regarding a request of the City of Granbury to amend select sections of the City of Granbury Subdivision Ordinance. Amendments proposed by the City of Granbury are to Table of Contents; Section 1.17 - Definitions; Section 2.1 – Requirements for Completeness Determination; Section 2.2 – Pre-Application and Development Review Committee; Section 2.3 – Plat Submission; Section 2.4 – Procedure for Approval of a Preliminary Plat and Subdivision Requirements; Section 2.5 – Procedure for Approval of a Final Plat; Section 2.6 – Amending Plat; Section 2.7 Minor Plat; Section 2.8 – Final Plats (Information Required); Section 2.9 Development Plats; and, Section 5.4 – Review of Plans and Specifications.
8. Public hearing and consider approving a request of 144 Residences, LLC to amend the approved Preliminary Plat for a 43.692 acre tract of the Milam County School Land Survey, Abstract #903 and the Young G. Lipscomb Survey, Abstract #322. The proposed amendment seeks to modify the previous layout of lots. The property is located on Hwy 144, north of Spanish Trail.
9. Public hearing and consider approving a request of Teresa McGonagill to Preliminary Plat a 0.3 acre tract of the Milam County School Land Survey as Lot 1, Block 1 of the McGonagill Addition. The property is located east of the intersection of W. Pearl St. and Hawthorne St.
10. Public hearing and consider adopting Ordinance No. 19-55 regarding a request of Mark Jackson for a Specific Use Permit for a Specific Use Permit to allow the operation of a 2-guest suite “Un-hosted Bed & Breakfast”. The property is addressed as 404 W. Bridge St.
11. Public hearing and consider adopting Ordinance No. 19-56 regarding a request of LeAnn Daniel for a Specific Use Permit for a Specific Use Permit to allow the operation of a 1-guest suite “Un-hosted Bed & Breakfast”. The property is addressed as 104 Waterford Ct.

12. Public hearing and consider adopting Ordinance No. 19-57 regarding a request of Jim Leitch and Cathy Casey to renew a Planned Development established by Ord. # 12-514 for an additional term. The property is addressed as 205 W. Doyle St. and 221 W. Doyle St.
13. Public hearing and consider approving a request of Tommy Myres to Replat Lot 4, Block 36 of the Thrash Addition as Lot 4R, Block 36 of the Thrash Addition. The property is located on the northwest corner of the intersection of S. Baker St. and W. Bluff St.
14. Public hearing and consider the following requests of Jason Britt to:
 - a) Adopt Ordinance No. 19-58 to rezone Lots 1-27, Block 1 and Lots 1-22, Block 2 of the Hilltop Village Addition from Duplex (MD-1) to Planned Development/Duplex (PD/MD-1). The property is located on Old Granbury Rd., east of Temple Hall Hwy.
 - b) Execute a Letter of Agreement (LOA 19-01) by and between Jason Britt and the City of Granbury, Texas for the development of an approximate 10.798 acre portion of currently platted as Lots 1-27 Block 1; and Lots 1-22, Block 2, Hilltop Village Addition, known as Hilltop Village, located within the City of Granbury, Hood County, Texas.
15. Public hearing and consider approving a request of Jason Britt to Replat Lots 1-27, Block 1 and Lots 1-22, Block 2 of the Hilltop Village Addition as Lots 1R-27R, Block 1 and Lots 1R-22R, Block 2 of the Hilltop Village Addition. The property is located on Old Granbury Rd., east of Temple Hall Hwy.
16. Public hearing and consider approving the following requests of Ryan Voorhees to:
 - a) Adopt Ordinance No. 19-59 rezoning a 17.422-acre tract of the Milam County School Land Survey, Abstract #348 from Interim Holding (IH) to Planned Development/Patio Home/Multi-Family (PD-PH/MF/MD-1). The property is located on the eastern side of Loop 567, south of the intersection with Reunion Court.
 - b) Execute a Letter of Agreement (LOA 19-02) by and between Ryan Voorhees and the City of Granbury, Texas for the development of an approximate 17.422 acre portion of land located within the Milam County School Land Survey, Abstract # 348, known as Lake Villas Senior Living, located within the City of Granbury, Hood County, Texas.
17. Public hearing and consider approving a request of Ryan Voorhees to Preliminary Plat a 17.422 acre tract of the Milam County School Land Survey, Abstract #348 as Lots 1-45, Block 1 of the Lake Villas Senior Living Addition. The property is located on the eastern side of Loop 567, south of the intersection with Reunion Court.
18. Public hearing and consider adopting Ordinance No. 19-60 regarding a request of Cardinal Woods LLC to amend the Future Land Use Map contained within the 2016 Comprehensive Plan for a 13.237-acre tract of the W. R. McCreary Survey, Abstract #385 from Retail/Office to Mixed Use. The property is located on FM 4, south of the intersection of FM 4 & Hwy 377.
19. Public hearing and consider the following requests of Cardinal Woods to:
 - a) Adopt Ordinance No. 19-61 rezoning an 8.2-acre tract of the W. R. McCreary Survey, Abstract #385 from Multiple-Family (MF) and Planned Development/Multiple-Family

- (PD/MF) to Planned Development/Patio Home (PD-PH). The property is located on FM 4, south of the intersection of FM 4 & Hwy 377.
- b) Execute Letter of Agreement (LOA 19-03) by and between Cardinal Woods LLC and the City of Granbury, Texas for the development of an approximate 8.1 acre portion of land located with the William R. McCreary Survey, Abstract # 385, known as Cardinal Woods, located within the City of Granbury, Hood County, Texas.
20. Public hearing and consider approving a request of Cardinal Woods LLC to Preliminary Plat a 13.237-acre tract of the W. R. McCreary Survey, Abstract #385 as Lots 1-44, Block 1 of the Cardinal Woods Addition. The property is located on FM 4, south of the intersection of FM 4 & Hwy 377.
21. Public hearing and consider the following requests of New Vineyards, LLC to:
- a) Adopt Ordinance No. 19-62 amending the Planned Development established by Ordinance No. 17-72 to modify the approved Development Plan for lots 1R5-1 through 1R7-1 and Common Areas 2R and 3R, Block 1. The property is located on Vineyard Dr., west of Clubhouse Dr.
 - b) Execute a Letter of Agreement (LOA 19-04) by and between Granbury New Vineyards, LLC and the City of Granbury, Texas For the development of an approximate 0.738 acre portion of land currently platted as Lots 1R5-1 thru 1R7-1 and Common Areas 2R and 3R, Block 1, The Vineyards at Harbor Lakes Addition, known as The Vineyards at Harbor Lakes, located within the City of Granbury, Hood County, Texas.
22. Public hearing and consider approving a request of Granbury New Vineyards, LLC to Replat Lots 1R5-1 – 1R7-1 and Common Areas 2R and 3R, Block 1 of the Vineyards at Harbor Lakes as Lots 2R5-1 -2R7-1 and Common Areas 2R-1 and 3R-1, Block 1 of the Vineyards at Harbor Lakes. The property is located on Vineyard Dr., west of Clubhouse Dr.
23. Public hearing and consider adopting Ordinance No. 19-63 regarding a request of the City of Granbury to amend select sections of the City of Granbury Zoning Ordinance. Amendments proposed by the City of Granbury are to Article 4, Section 4.1.A – Uses Permitted by District; Article 11, Section 11.2 – Schedule of Parking Requirements; and, Article 12, Section 12.3 – Land Use Definitions.
24. Public hearing and consider adopting Ordinance No. 19-64 regarding a request of the City of Granbury to amend select sections of the City of Granbury Zoning Ordinance. Amendments proposed by the City of Granbury are to Article 12, Section 12.3 – Land Use Definitions.
25. Fiscal Year 2019-2020 Annual Operating Budget:
- a) Public hearing and consider adopting Ordinance No. 19-65 approving the Fiscal Year 2019-2020 Annual Operating Budget, beginning on October 1, 2019 and ending on September 30, 2020.
 - b) Consider ratifying the property tax increase reflected in the Fiscal Year 2019-2020 Budget.

26. Consider adopting Ordinance No. 19-66 approving and levying a property (ad valorem) tax rate for the City of Granbury for Fiscal Year 2019-2020.

EXECUTIVE SESSION

Discussion of matters permitted by the following sections of the Texas Government Code, Chapter 551:

- Sec. 551.071. Consultation with Attorney – Pending or contemplated litigation
- Sec. 551.072. Deliberation Regarding Real Property
- Sec. 551.087. Deliberation Regarding Economic Development Negotiations

RECONVENE IN OPEN SESSION

Take action, if any, on items discussed in executive session.

ADJOURNMENT

Notice posted on the 30th day of August 2019, on the City Hall bulletin board at 116 West Bridge Street, Granbury, Texas and the City website (www.granbury.org) by 5:00 p.m.



Carla Walker, City Secretary

The Granbury City Council may convene into executive session on any listed agenda item, should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Accessibility Statement: City Hall is wheelchair accessible and entry ramps are located on all sides of the building. If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Carla Walker, City Secretary, at 817-573-1114 ext. 1611 within 48 business hours of the scheduled meeting date. Reasonable accommodations will be made to assist your needs.