

CITY OF GRANBURY
Planning & Zoning Commission Agenda
Monday, October 21, 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. September 16, 2019 – Regular Meeting

C. PUBLIC HEARINGS

1. ~~TCP-2019-04, Request of Adlai Pennington 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 located north of Shannon's Run Dr., east of Ashley Oaks Addition. (P&Z only).~~
2. ~~CP-2019-02, Request of Adlai Pennington to amend the Future Land Use Map contained within the 2016 Comprehensive Plan for a 15.357 acre tract of the W. Terrell Survey, Abstract #562 from Low Density Residential to Medium Density Residential. The property is located north of Shannon's Run Dr., east of Ashley Oaks Addition.~~
3. ~~Z-2019-05, Request of Adlai Pennington to rezone a 15.357 acre tract of the W. Terrell Survey Abstract #562 from Duplex (MD-1) to Planned Development with a base district of Townhome (PD-TH). The property is located north of Shannon's Run Dr., east of Ashley Oaks Addition.~~
4. ~~PL-2019-18, Request of Adlai Pennington to Preliminary Plat a 15.357 acre tract of the W. Terrell Survey, Abstract #562 as Lots 1-4, Block 1; Lots 1-4, Block 2; Lots 1-4, Block 3; Lots 1-20, Block 4; Lots 1-20, Block 5; Lots 1-20, Block 6; Lots 1-24, Block 7; Lots 1-2, Block 8; Lots 1-6, Block 9 and Common Areas 1-4, Woodside Estates Addition. The property is located north of Shannon's Run Dr., east of Ashley Oaks Addition.~~
5. ~~TCP-2019-05, Request of Lipan Property Holdings, LLC 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 located on Lipan Hwy., west of Kinson St.~~
6. ~~CP-2019-04, Request of Lipan Property Holdings, LLC to amend the Future Land Use Map contained within the 2016 Comprehensive Plan for a 15.84 acre tract of the Milam County School Land Survey and the Peters Addition Low Density Residential and Commercial to High Density Residential. The property is located on Lipan Hwy., west of Kinson St.~~
7. ~~Z-2019-09, Request of Lipan Property Holdings, LLC to Rezone a 15.84 acre tract of the Milam County School Land Survey and the Peters Addition from Residential - 8,400 (R-8.4) and Residential - 12,000 (R-12) to Multi Family (MF) with site plan approval. The property is located on Lipan Hwy., west of Kinson St.~~
8. ~~PL-2019-32, Request of Lipan Property Holdings, LLC to Preliminary Plat a 15.84 acre tract of the Milam County School Land Survey and Replat a portion of the Peters Addition as Lot 1, Block 1 of the Lipan Garden Villas Addition. The property is located on Lipan Hwy., west of Kinson St.~~

9. ~~PL-2019-40, Request of Stuart Brown to Replat Lots 8R-11R-1, 22R and Hike and Bike Trails (A) and Common Area A and C-R-1 of the Nutt Addition as Lots 8R-A, 9R-A, 10R-A, 11R-1-A and 22R-A and Hike and Bike Trail A of the Nutt Addition. The property is located on Mary Lou Ct.~~
10. ~~PL-2019-46, Request of Ayra and Holly Roach to Preliminary Plat a 12.846 acre tract of the John Chenoweth Survey, Abstract # 118 as Lots 1 and 2, Block 1 of the Roach Addition. The property is located approximately 500' east of the intersection of Weatherford Hwy. and Reed Rd.~~
11. ~~PL-2019-38, Request of DVinUSA to Final Plat a 3.787 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 3101 Whitecliff Rd.~~
12. ~~Z-2019-15, Request of Granbury 491, LLC to amend the Planned Development established by Ordinance 18-88 to allow modifications on "Pad 3" and "Pad 4". The property is located on the northeast corner of the intersection of Harbor Lakes Dr. and E. Hwy. 377.~~
13. ~~PL-2019-41, Request of Granbury 491, LLC to Replat Lots 1R-1 and 1R-2, Block 1 of the Pearcy/Christon Addition No. 1. The property is located on the northeast corner of the intersection of Harbor Lakes Dr. and E. Hwy. 377.~~
14. O-2019-09, 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 4, Section 4.2 – Supplemental Standards For Land Uses, and, Article 12, Section 12.3 – Land Use Definitions.
15. PL-2019-29, Request of Alan Granbury Properties, LLC to Preliminary Plat a 0.86 acre tract of the W. Terrell Survey, Abstract #562 as Lot 1, Block 1 of the Alan Granbury Properties Addition. The property is addressed as 4224 E Hwy. 377.
16. PL-2019-33, Request of John Luton to Final Plat a 4.859 acre tract of the Robert Merritt Survey, Abstract # 355 and the Thomas Malone Survey, Abstract # 729 as Lot 7A, Block 2 of the Luntan Ranch Phase 3 Addition. The property is located on E. Hwy 377, west of Peck Road.
17. Z-2019-04, Request of Wayne Lee to rezone an approximate 160 acre tract of land situated in the Milam County School Land Survey, currently zoned as PD/R10, R8.4, R7, and LC to modify the base district boundaries contained within the PD as depicted on the PD Development Plan. The property is located on Loop 567, west of Nettie Baccus Elementary.
18. PL-2019-34, Request of Wayne Lee to Preliminary Plat a 15.147 acre tract of the Milam County School Land Survey, Abstract # 348 as Lots 1-28, Block 1; Lots 1-17, Block 2 and Lots 1-8, Block 3 of the Bella Vista Addition. The property is located on Loop 567, west of Nettie Baccus Elementary.
19. SUP-2019-16, Request of Glenn & Betsy Kruger for a Specific Use Permit to allow the operation of a 4-guest suite, "Hosted Bed & Breakfast". The property is addressed as 321 W. Doyle St.
20. PL-2019-42, Request of Tonya Adams to Replat Lots 210 and 211 of the Indian Harbor Resort Addition as Lot 210R of the Indian Harbor Resort Addition. The property is addressed as 4114 and 4116 Cherokee Ct.
21. SUP-2019-17, Request of Randy Allen for a Specific Use Permit to allow the following operations within a Heavy Commercial (HC) zoning district: 1. Auto Sales (Used), 2. Motorcycle Sales (Used), 3. Boat Sales (Used), 4. Recreational Vehicle Sales (Used), and 5. Trailer Sales. The property is addressed as 4325 E. Hwy. 377.
22. PL-2019-44, Request of Paul Martin to Replat Lot 8R of the Sunrise Bay Addition. The property is located at 2300 Sunrise Bay Ct. in the City's 1-mile Extraterritorial Jurisdiction (ETJ).

23. TCP-2019-07, Request of Responsive Education Solutions 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 located on the southeast corner of the intersection of Southtown Dr. and Harbor Lakes Dr. (P&Z ONLY)
24. PL-2019-45, Request of Responsive Education Solutions to Replat Tract C of the Southtown Addition as Tract C-R of the Southtown Addition. The property is located on the southeast corner of the intersection of Southtown Dr. and Harbor Lakes Dr.
25. O-2019-08, 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.

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 18th DAY OF OCTOBER 2019 IN ACCORDANCE WITH SUBCHAPTER C OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE (TEXAS OPEN MEETINGS ACT).



Posted by

Carla Walker, City Secretary