



## Amended Agenda

Granbury City Council  
Regular Meeting

City Hall, 116 W Bridge St.  
Granbury, Texas

December 3, 2019  
6:00 p.m.

### CALL TO ORDER

### INVOCATION

Senior Pastor Drew Travis, First Presbyterian Church of Granbury

### PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

### CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA

Speakers have a time limit of three (3) minutes, for a combined total of 30 minutes, allotted at this time for comments regarding matters not listed on the agenda. The City Council will be allowed to receive input or information for future agenda items but will not be allowed to enter any discussions.

### PUBLIC COMMENTS ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Speakers have a time limit of three (3) minutes allotted at this time for comments regarding agenda items that are not listed as a public hearing. Public hearing comments will be recognized when the public hearing is opened.

### 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: November 18, 2019 Special Meeting and November 19, 2019 Regular Meeting.
2. Consider approving Resolution No. 19-28 exercising the two-year renewal option for municipal depository services contract with First National Bank.
3. Consider approving the purchase of equipment to upfit four (4) 2020 Chevrolet Tahoe's Police Pursuit Vehicles from Stolz Telecom in the amount of \$99,093 **utilizing Houston-Galveston Area Council Contract, and from other various vendors in the amount of \$61,766.**

4. Consider renewing water treatment chemicals contract, No. 17-18-07, with Eagle Labs, Inc and Brenntag Southwest, Inc.
5. Consider adopting Ordinance No. 19-80 amending Chapter 10, Section 5.6 Issuance of Building Permits, of the Granbury City Code.

#### **DELIBERATION AGENDA**

6. Consideration and action on property at 116 S. Houston Street (AKA Opera House Dorms).
7. Review the preliminary design and cost estimates from PGAL for the proposed Police Facility and provide direction to staff.
8. Review the concepts and cost estimates from PGAL for the City of Granbury Conference Center Deck Expansion and Boat Docks and provide direction to staff.
9. Review feasibility study of installing fire sprinkler systems in buildings on the Granbury Town Square and provide direction to staff.
10. Presentation to discuss the costs associated with the asbestos removal, construction options, and engineering at the Decker Gym properties.
11. Consider adopting Resolution No. 19-29 for Guaranteed Maximum Price (GMP) Proposal No. 1 to provide the Construction Manager at Risk (CMAR) authorization to advertise for bid for the City of Granbury Phase I Wastewater System Improvements Project.
12. Public hearing – Consider adopting Ordinance No. 19-81 regarding a request of Richard Bates with Cardinal Woods LLC to amend the Planned Development/Patio Home (PD/PH) zoning district established by Ordinance 19-61 to allow modifications to the district standards. The property is located on FM 4, south of the intersection of FM 4 & Hwy 377.
13. Public hearing – Consider the following:
  - a) Execute a Facilities Improvement Agreement (FIA 19-09), by and between the City of Granbury and Dr. Bernado Pana, (Developer), for the construction of approximately 1,024 l.f. of water line, 372 l.f. of sewer line, 18,023 c.y. site grading and fill, and 690 l.f. of storm sewer improvements. The approximate cost of the construction is \$837,982.72. The Developer has chosen to file a Letter of Credit in the amount of \$837,982.72 which covers 100% of the cost, and;
  - b) Approve a 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 1101 Whitecliff Rd.
14. Public hearing – Consider adopting Ordinance No. 19-82 regarding a request of Vicki Nivens for a Specific Use Permit to allow the operation of a 2-guest suite, “Un-hosted Bed & Breakfast”. The property is addressed as 510 E. Bridge St.

15. Public hearing – Consider adopting Ordinance No. 19-83 regarding a request of Vicki Nivens for a Specific Use Permit to allow the operation of a 2-guest suite, “Un-hosted Bed & Breakfast”. The property is addressed as 520 E. Bridge St.
16. Public hearing – Consider adopting Ordinance No. 19-84 regarding a request of Vicki Nivens for a Specific Use Permit to allow the operation of a 3-guest suite, “Hosted Bed & Breakfast”. The property is addressed as 606 E. Bridge St.
17. Public hearing – Consider adopting Ordinance No. 19-85 regarding a request of Jim Leitch and Cathy Casey for a Specific Use Permit to allow the operation of a 1-guest suite “Un-hosted Bed & Breakfast”. The property is addressed as 210 S. Lambert St.
18. Public hearing - Consider adopting Ordinance No. 19-86 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 4, Section 4.2 – Supplemental Standards for Land Uses; and, Article 12, Section 12.3 – Land Use Definitions. The general purpose of the amendment is to clarify requirements for construction job trailers in residential districts.
19. Public hearing – Consider adopting Ordinance No. 19-87 regarding a request of the City of Granbury to amend Ordinance # 01-819, the City of Granbury Zoning Ordinance, Section 4.1.A – “Uses Permitted by District”; and Article 4, Section 4.2 – “Supplemental Standards for Land Uses” to clarify Site Plan requirements for Multiple-Family (MF) Zoning Districts.
20. Public hearing – Consider adopting Ordinance No. 19-88 regarding a request of the City of Granbury to amend Article 7.2 (A), 7.2 (G) of the City of Granbury Comprehensive Zoning Ordinance and Article 1.50 Master Fee Schedule of the City of Granbury Code of Ordinances to allow for the removal of abandoned, obsolete, dilapidated, unsafe and dangerous signs and supporting structures.
21. Public hearing – Consider approving a request of Red Cedar, LLC. (Propell) for the approval of an On-Site Sewage Facility (OSSF) for the property located at 5271 Discovery Drive which is located within the city limits of the City of Granbury.
22. Public hearing – Consider approving a request of Saratoga at Granbury Homeowners Associations, Inc. for the construction of an Irrigation (Recharge) water well located in the new Saratoga, Phase 1 Development.
23. Public hearing – Consider approving a request of the City of Granbury, Texas, to:
  - a) Voluntarily annex 39.818 acres of land, more or less, within the Milam Co. Survey, Abstract No. 348, Hood County, Texas, and addressed as 1131 Reunion Court.
  - b) Vote:
    - i. Consider granting said petition; and
    - ii. Consider adopting Ordinance No. 19-89 providing for voluntary annexation of said property.

24. Public hearing – Consider approving a request of the Mr. Fred Wood [previous Owner] and/or CRV Investments LLC [current Owner], to:
- a) Voluntarily annex 17.968 acres of land, more or less, within the Milam Co. Survey, Abstract No. 348, Hood County, Texas, and addressed as 3205 Hummingbird Court.
  - b) Vote:
    - i. Consider granting said petition; and
    - ii. Consider adopting Ordinance No. 19-90 providing for voluntary annexation of said property.

### **EXECUTIVE SESSION**

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

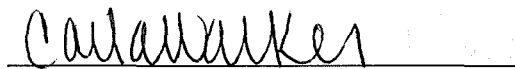
- Sec. 551.071. Consultation with Attorney – Pending or contemplated litigation
- Sec. 551.087. Deliberation Regarding Economic Development Negotiations
- Sec. 551.074. Personnel Matters – City Attorney Contract Renewal

### **RECONVENE IN OPEN SESSION**

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

### **ADJOURNMENT**

Notice posted on the 27<sup>th</sup> day of November 2019, on the City Hall bulletin board at 116 West Bridge Street, Granbury, Texas and the City website ([www.granbury.org](http://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.*