



Planning & Zoning Commission

NOTICE OF MEETING

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

6:00 PM – Monday, March 15, 2021
Granbury City Hall - City Council Chambers

A. CALL TO ORDER OF REGULAR MEETING

B. APPROVAL OF MINUTES

- B.1 Regular Meeting February 22, 2021
[Minutes February 22, 2021](#)

C. PUBLIC HEARINGS

- C.1 [TCP-2021-01, Request of Blue Diamond Builders to submit a Tree Conservation to allow for the removal and mitigation of protected trees in conformance with Article 13 of the Zoning Ordinance. The property is located on E. Moore St., east of the Granbury Cemetery \[P&Z only\].](#)
 - [Location Map](#)
 - [TREE CONSERVATION PLAN](#)
 - [TREE CONSERVATION DETAILS](#)
 - [TCP Application](#)

- C.2 [CP-2021-01 Request of Blue Diamond Builders to amend the Future Land Use Map contained within the 2016 Comprehensive Plan on a 12.94 acre tract of the Milam County School Land Survey, Abstract #587 from Low Density Residential \[LDR\] to Medium Density Residential \[MDR\]. The property is located on E. Moore St., east of the Granbury Cemetery.](#)
 - [Location Map](#)
 - [FLUM - current land use designation](#)
 - [Low Density vs Medium Density Narrative](#)
 - [Administration of FLUM](#)
 - [Ordinance](#)
 - [Application](#)

- C.3 [Z-2021-02, Request of Blue Diamond Builders to rezone a 12.94 acre tract of the Milam County School Land Survey, Abstract #587 from Interim Holding \[IH\] to Planned](#)

Development with a base zoning district of Patio Home [PD/PH]. The property is located on E. Moore St., east of the Granbury Cemetery.

Location Map

Elevations

Development Plan

Application

PD Adoption Ordinance with Exhibits

- C.4 PL-2021-03, Request of Blue Diamond Builders to Preliminary Plat a 12.94 acre tract of the Milam County School Land Survey, Abstract #587 as Lots 1-29, Block 1; Lots 1-3, Block 2; Lots 1-6, Block 3; Lots 1-3, Block 4; Lots 1-9, Block 5; Lots 1-20, Block 6 and Common Areas A-C of the Jesse James Addition with associated variances to the Subdivision ordinance. The property is located on E. Moore St., east of the Granbury Cemetery.

Location Map

Preliminary Plat 1 of 2

Preliminary Plat 2 of 2

Park Fee Acknowledgement

Sidewalk Plan

S.O. Variance Application

Preliminary Plat Application

Variance Recommendation Memo

- C.5 Z-2021-01, Request of CJB Development to Rezone a 44.42 acre tract Joshua Minette Survey, Abstract No. 351 and the Uriah Martin Survey, Abstract No. 384 from Patio Home [PH] and Residential-8,400 [R-8.4] to Residential-7,000 [R-7]. The property is located south of the existing development of Saratoga Phases 1A and 2A.

Location Map

Zoning Application

Zoning Exhibit

Rezoning Adoption ordinance

- C.6 PL-2021-02, Request of CJB Development to amend the approved Preliminary Plat for a 172.172 acre tract of the Joshua Minette Survey, Abstract No. 351 and the U. Martin Survey, Abstract No. 384. The amended Preliminary Plat seeks to change the lot geometry of lots within the previously approved Saratoga Development in Phases 2B and 3. The property is located south of the existing development of Saratoga Phases 1A and 2A.

Location Map

Preliminary Plat

Application

- C.7 SUP-2021-02, Request of James R. Coker for a Specific Use Permit for the operation of a 1-guest suite un-hosted Bed & Breakfast. The property is addressed as 224 W. Doyle St.

Location Map

Site Plan
Site Plan 2
Application

- C.8 PL-2021-06, Request of Marilyn & Donn Endorf to Replat Lots 10-11, Block 11 of the DeCordova Ranch, Phase 2 Addition as Lot 10R, Block 11 of the DeCordova Ranch, Phase 2 Addition with associated variances from the subdivision ordinance. The property is located at the southwest corner of the intersection of DeCordova Ranch Rd. and Legend Dr.

Location Map

Replat

Application

S.O. Variance Application

Variance Recommendation Memo

D. EXECUTIVE SESSION

§ 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

Notice posted on the 12th day of March 2021, 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.

Granbury 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 the City Secretary's Office, at 817-573-1114 within 48 business hours of the scheduled meeting date. Reasonable accommodations will be made to assist your needs.