



Planning & Zoning Commission

NOTICE OF MEETING

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

6:00 PM – Monday, August 16, 2021
Granbury City Hall - City Council Chambers
116 W. Bridge St., Granbury, Texas 76048

A. CALL TO ORDER OF REGULAR MEETING

B. APPROVAL OF MINUTES

- B.1 Approval of Minutes July 19, 2021
[Minutes July 19, 2021](#)

C. PUBLIC COMMENTS ON AGENDA ITEMS (FOR NON-PUBLIC HEARING AGENDA ITEMS)

Speakers have a time limit of two (2) minutes allotted at this time for comments regarding agenda items that are not listed as public hearing. Public hearing comments will be recognized when the public hearing is opened for each public hearing agenda item.

If you wish to speak on any non-public hearing agenda items, please complete a speaker card and return it to the recording secretary prior to the start of the meeting.

D. PUBLIC HEARINGS

- D.1 Public hearing - Consider a request of Jessica Callaway for a Specific Use Permit to operate a 1 guest-suite, un-hosted Bed & Breakfast. The property is addressed as 417 W. Doyle St.
[SUP-2021-17](#)
[417 W Doyle Location Map](#)
[417 W Doyle Site Plan](#)
[417 W Doyle Site Photo](#)
[417 W Doyle Application](#)
[SUP Location Map](#)
[Ordinance](#)
- D.2 Public hearing - Consider a request of Peter Moser for a Specific Use Permit to operate a 1 guest-suite, un-hosted Bed & Breakfast. The property is addressed as 414 W. Doyle St. SUP-2021-18

414 W Doyle Location Map
414 W Doyle Site Plan
414 W Doyle Street View
414 W Doyle Application
SUP Location Map
Ordinance

- D.3 Public hearing - Consider a request of Ginger Horne (applicant) on behalf of Rebecca Armbruster (property owner) for a Specific Use Permit to operate a 1 guest-suite, un-hosted Bed & Breakfast. The property is addressed as 308 S. Hannaford. SUP-2021-19
Location Map
Site Photo
Site Plan
Application
SUP Location Map
Ordinance
- D.4 Public hearing - Consider a request of Wiley Funeral Home for a Specific Use Permit with Site Plan approval to allow the operation of a Mortuary/Funeral Parlor in a Light Commercial zoning district. The property is addressed as 420 E. Hwy 377. SUP-2021-14
Location Map
Site Plan
Site Photos
Lot 4R, The Shores Replat 1996
Application
Ordinance
- D.5 Public hearing - Consider a request of Tony Callaway to rezone a 6.322 acre tract of the Milam County School Land Survey, Abstract #348 from Interim Holding [IH] to Heavy Commercial [HC]. The property is addressed as 1109, 1117 and 1211 Weatherford Hwy. Z-2021-07
Zoning Location Map
Corridor 51 Street View
CORRIDOR 51 Concept Plans
Corridor 51 Zoning Application
Ordinance
- D.6 Consider a request of James Rice and Comanche Harbor Ports O Call HOA to Replat Lot 1B, Block 1, Section B and a portion of Scenic Drive as Lot 1B-R, Block 1, Section B and Common Area of the Comanche Harbor Addition. The property is located in the 1200 block of Comanche Cove. PL-2021-19
Location Map
Replat Exhibit

Dam Improvements Correspondence
Scenic Dr Closure Correspondence
Plat Application - HOA
Plat Application - James Rice

E. OTHER ITEMS FOR CONSIDERATION

- E.1 Consider a request of Billy Mata, Atomic Plumbing, to Minor Plat a 2.805 acre tract of the Milam County School Land Survey, Abstract # 348 as Lot 1, Block 1 of the Atomic Plaza Addition. The property is addressed as 2550 W. Hwy 377. PL-2021-14
- Location Map
Minor Plat Exhibit
Street Light Letter
Site Plan and Fire Lane
TXDOT Temporary Permit
Variance Application
City Engineer Variance Recommendation Letter

F. DISCUSSION ITEMS

APA TX Chapter Conference, Fort Worth, Texas

G. 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.

H. ADJOURNMENT

Notice posted on the 12th day of August 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.