



City Council

NOTICE OF MEETING

CITY COUNCIL REGULAR MEETING AGENDA

6:00 PM – Tuesday, September 1, 2026

Granbury City Hall, 116 W Bridge Street, Granbury, Texas 76048

WATCH THE MEETING LIVE: www.granbury.org/live

1. CALL TO ORDER

2. INVOCATION

Pastor Jordan Schneider, Living Waters Fellowship

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

4. PROCLAMATION AND PRESENTATION

- 4.1 Proclaim September 11, 2026 as "Patriot Day and National Day of Service and Remembrance"

[Proclamation](#)

- 4.2 City Council and City Manager to issue encouraging statements to recognize city staff.

5. 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.

6. 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.

- 6.1 [Consider approving City Council meeting minutes: August 10, 2026 Joint Meeting and August 18, 2026 Regular Meeting.](#)

[August 10, 2026 Minutes](#)

[August 18, 2026 Minutes](#)

- 6.2 Consider approval for the Brazos Valley Chapter of the Sons of the American Revolution to place a Liberty Tree plaque at the base of the Pecan Tree located at the Langdon Grounds, 307 East Pearl Street.
Tree behind Langdon Center
Plaque
- 6.3 Consider approving a fourth proposal from Schneider Engineering, LLC dba SEnergy to perform additional engineering services along SH-377 between Pirate Drive and west of Overstreet Blvd to meet the needs of the TxDOT construction project for US Hwy 377 and Hwy 144 as required by TxDOT in the amount of \$84,220; and authorize the City Manager to execute the Change Order agreement.
- 6.4 Consider authorizing the City Manager to execute a Facilities Improvement Agreement (FIA 26-09), by and between the City of Granbury and Carmen Commercial LLC (Developer), for the infrastructure of Carmen Commercial Addition - 2. The property is located at 3919 E US Hwy 377.
Signed FIA
- 6.5 Consider adopting Ordinance No. 26-56 amending Articles 1.50 of the City of Granbury Code of Ordinances - to provide for the addition of new fees and amendment of other fees in the Master Fee Schedule.
Ordinance No. 26-56
Exhibit A - Redlined
Exhibit A - Final

7. DELIBERATION AGENDA

- 7.1 Public Hearing - Consider adopting Ordinance No. 26-57 approving the request of Kelby Vaughn for a Specific Use Permit for Construction Equipment Rental and/or Sales in Heavy Commercial; located at 5804 E US Hwy 377. (SUP-26-3)
5804 E US Highway 377 Location Map
5804 E US Highway 377 Zoning Map
5804 E US Highway 377 FLUP Map
5804 E US Highway 377 Site Plan
Ordinance No. 26-57
- 7.2 Public Hearing - Consider adopting Ordinance No. 26-58 approving the request of Teresa McGee for a Comprehensive Plan Amendment from Low Density Residential to Retail/Office, and Ordinance No. 26-59 approving a Zoning change from Interim Holding to Light Commercial. This property is located at 300 Nichols Ct. (CP-26-7, ZONE-26-12)
300 Nichols Ct Location Map
300 Nichols Ct Zoning Map
300 Nichols Ct FLUP Map
FLUP Exhibit 300 Nichols Ct.

Zoning Exhibit 300 Nichols Ct.

Ordinance No. 26-58

Ordinance No. 26-59

- 7.3 Public Hearing - Consider adopting Ordinance No. 26-60 approving the request of Collin O'Leary for a Comprehensive Plan Amendment from Low Density Residential and High Density Residential to Medium Density Residential, and Ordinance No. 26-61 approving a Zoning change from Multi-Family Residential to Townhome. This property is located at 1270 & 1300 N Meadows Dr. (CP-26-6, ZONE-26-13)

Location Map

FLUP Map

Site Plan

Elevation plan

Zoning Map

Landscape Plan

Ordinance No. 26-60

Ordinance No. 26-61

- 7.4 Public Hearing - Consider adopting Ordinance No. 26-62 approving the request of Prem Panchal for a Specific Use Permit to allow for a Hotel. The property is located at 830 E Pearl St. (SUP-26-6)

Location Map

FLUP Map

Zoning Map

Site Plan

Landscape Plan

Elevation Plan

Elevation plan 2

Dumpster Enclosure Elevation

Developer Comments

Combined 200Ft Protest

Ordinance No. 26-62

Granbury Home2 Suites Minor Traffic Engineering Study August 2026 vF.pdf

2002 vs Present.pptx

- 7.5 Consider adopting Ordinance No. 26-63 approving the Fiscal Year 2026-2027 Annual Operating Budget beginning on October 1, 2026 and ending on September 30, 2027. Consider ratifying the final presented property tax increase reflected in the Fiscal Year 2026-2027 Annual Operating Budget.
- Ordinance No. 26-63

- 7.6 Public Hearing - Consider adopting Ordinance No. 26-64 approving and levying a property (ad valorem) tax rate of 0.485000 for the City of Granbury for Fiscal Year 2026-2027.

Tax Rate Calculation Worksheet
Ordinance No. 26-64 - 48.5 Option
Ordinance No. 26-64 - 47 Option

- 7.7 Consider authorizing the city manager to finalize the specific scope of work and cost for the Project Implementation Phase of the building and infrastructure project agreement between the City of Granbury and Ameresco Inc and authorize the city manager to execute the agreement.
- 7.8 Consider adopting Ordinance No 26-65 creating a Legislative Task Force.
Ordinance No. 26-65
Granbury Legislative Process

8. 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 pursuant to Sec. 551.041 of the Government Code.

9. EXECUTIVE SESSION

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

- 9.1 Sec. 551.071. Consultation with attorney - pending or contemplated litigation
- 9.2 Sec. 551.072. Deliberation regarding real property
- 9.3 Sec. 551.074. Personnel matters - Consider filling the Associate Municipal Court Judge position
- 9.4 Sec. 551.087. Deliberation regarding economic development negotiations

10. RECONVENE IN OPEN SESSION

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

11. ADJOURNMENT

Notice posted on the 26th day of August 2026, on the City Hall bulletin board at 116 West Bridge Street, Granbury, Texas and the City website (www.granbury.org).

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.

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.