



City Council

NOTICE OF MEETING

CITY COUNCIL REGULAR MEETING AGENDA

6:00 PM – Tuesday, December 1, 2020

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

1. CALL TO ORDER

2. INVOCATION

Senior Pastor Alan Latta, Generations Church of Granbury

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

4. PROCLAMATION AND PRESENTATION

- 4.1 Recognize the Finance Department for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association.

5. 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.

6. 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.

7. 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.

- 7.1 [Consider approving City Council meeting minutes: November 17, 2020 Regular Meeting.](#)

- 7.2 [Consider approving Software as a Service Agreement \(SaaS\) between the City of Granbury and Tyler Technologies, Inc.](#)

- 7.3 Consider eliminating the 30 day waiting period for insurance eligibility for newly hired city employees, effective immediately.
Exhibit A - Granbury Personnel Handbook - Proposed Changes to Insurance Eligibility

8. DELIBERATION AGENDA

- 8.1 Public hearing - Consider adopting Ordinance No. 20-63 approving a request of Chris Thomas to rezone Lots 6R & 7R, Block 1 of the Granbury North Addition from Interim Holding [IH] to Heavy Commercial [HC]. The property is located on the northwest corner of the intersection of Weatherford Hwy and Nettie Baccus Rd. (Z-2019-18)
Granbury North IH to HC Agenda Report
Granbury North Location map
Granbury North Site Plan
Granbury North Zoning Application
Granbury North Draft Ordinance
- 8.2 Public hearing - Consider the following requests to: (1) Execute a Facilities Improvement Agreement (FIA 20-05), by and between the City of Granbury and Chris Thomas, (Developer), for the construction of approximately 210 l.f. of waterline, 26 l.f. of sanitary sewer line, 2,091 s.f. of street improvements, and 2 l.s. of site grading work. The approximate cost of the construction is \$80,713.31. The Developer has chosen an irrevocable letter of credit which covers 100% of the cost, and; (2) Replat Lots 6R & 7R, Block 1 of the Granbury North Addition as Lot 6R-1 of the Granbury North Addition. The property is located on the northwest corner of the intersection of Weatherford Hwy and Nettie Baccus Rd. (PL-2019-49)
Granbury North Replat Agenda Report
Granbury North Location map
Granbury North Replat
Granbury North Plat Application
Granbury North Replat Variance Application
Granbury North Variance Recommendations Memo
- 8.3 Public hearing - Consider the following requests to: (1) Execute a Facilities Improvement Agreement (FIA 20-04), by and between the City of Granbury and JMZ Albatross Development, LLC, (Developer), for the construction of approximately 548 l.f. of waterline, 1117 l.f. of sanitary sewer line, 766 s.f. of street improvements and 775 l.f. of storm drainage. The approximate cost of the construction is \$311,239.00. The Developer has chosen an irrevocable letter of credit which covers 100% of the cost, and; (2) Replat Lot 1, Block 1 of the Care Center Addition as Lot 1R, Block 1 of the Care Center Addition. The property is located on the west side of S. Park Dr. (PL-2020-30)
Care Center Agenda Report
Care Center Location map
Care Center Replat

Care Center Site Plan
Care Center Replat Application
Care Center Returned Notices

- 8.4 Public hearing - Consider adopting Ordinance No. 20-64 approving 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. (SUP-2020-25)
Lambert St. B&B Agenda Report
Lambert St. B&B Location Map
Lambert St. B&B Site Plan
Lambert St. B&B Parking
Lambert St. B&B Application
Lambert St. B&B Draft Ordinance
Lambert St. B&B Returned Notices
- 8.5 Public hearing - Consider adopting Ordinance No. 20-65 approving a request of Rodney Ferrell for a Specific Use Permit to allow the operation of an un-hosted 2-guest suite Bed & Breakfast. The property is addressed as 124 S. Travis St. (SUP-2020-23)
Travis St. B&B Agenda Report
Travis St. B&B Location map
Travis St. B&B Site Plan
Travis St. B&B Application
Travis St. B&B Draft Ordinance
Travis St. B&B Returned Notices
- 8.6 Public hearing - Consider adopting Ordinance No. 20-66 approving a request of John McManus for a Specific Use Permit to allow the operation of a tattoo parlor/body piercing studio within a Heavy Commercial [HC] zoning district. The property is addressed as 140 Business Blvd. (SUP-2020-24)
McManus Agenda Report
McManus Location Map
McManus Parking Layout
McManus Street View
McManus Application
McManus Ordinance
- 8.7 Public hearing - Consider adopting Ordinance No. 20-67 approving a request of Eleanor & Stephen Baldwin for a Specific Use Permit to allow the operation of a 1-guest suite, Un-hosted Bed & Breakfast. The property is addressed as 226 W. Moore St. (SUP-2020-26)
Moore St. B&B Agenda Report
Moore St. B&B Location map
Moore St. B&B Site Plan
Moore St. B&B Baldwin Application

Moore St. B&B Baldwin Draft Ordinance

Moore St. B&B Returned Notices

- 8.8 Public hearing - Consider adopting Ordinance No. 20-68 approving a request of Glen & 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. (SUP-2020-27)

Doyle St. B&B Agenda Report

Doyle St. B&B Location map

Doyle St. B&B Kruger Site Plan

Doyle St. B&B Kruger Parking

Doyle St. B&B Street View

Doyle St. B&B Street View

Doyle St. B&B Application

Doyle St. B&B Draft Ordinance

- 8.9 Public hearing - Consider adopting Ordinance No. 20-69 approving a request of Jerry Moore for a Specific Use Permit to allow Auto Sales, Used in a Heavy Commercial [HC] zoning district. The property is addressed as 4700 E. Hwy 377. (SUP-2020-29)

Moore SUP Agenda Report

Moore SUP Location Map

Moore SUP Site Plan

Moore SUP Parking

Moore SUP Application

Moore SUP Draft Ordinance

Moore Returned Notices

- 8.10 Public hearing - Consider adopting Ordinance No. 20-70 approving a request of Shawn & Carmen Mininger for a Specific Use Permit to allow the operation of a 1-guest suite, un-hosted, Bed & Breakfast. The property is addressed as 625 E. Bridge St. (SUP-2020-28)

Bridge St. B&B Agenda Report

Bridge St. B&B Location Map

Bridge St. B&B Site Plan

Bridge St. B&B Application

Bridge St. B&B Draft Ordinance

Bridge St. B&B Returned Notices

- 8.11 Public hearing - Consider adopting Ordinance No. 20-71 approving a request of Randy Price of Tri Tex Grass for a Specific Use Permit to allow the operation of a Truck Parking Lot (heavy load vehicles) on Lots 11-13, Block 1 of the G.O. Subdivision. The property is addressed as 5901 E. Hwy. 377. (SUP-2020-30)

Tri Tex Grass Agenda Report

Tri Tex Grass Location Map

Tri Tex Grass Site Plan

Tri Tex Grass Application
Tri Tex Grass Draft Ordinance

- 8.12 Public hearing - Consider approving a request of Glenn Harwell to Final Plat a 12.176-acre tract of the Odera Watson Survey, Abstract #582 and the Moses Oldham Survey, Abstract #431 as Lot 1, Block 1 of the Harwell Addition. The property is addressed as 2851 Caraway St. (PL-2020-36)

Harwell FP Agenda Report
Harwell FP Location Map
Harwell FP Plat and Site Development Plan
Harwell FP Application

- 8.13 Discuss the request of Philip Hope to submit a General Concept Plan to discuss a new single-family project, Residential-7,000 [R-7] in accordance with Section 6.1.D, Zoning Ordinance on approximately 16 acres of land described as Lot 1R2R, Block 4, Villages of Stonebrook. The property is addressed as 710 Roe Ct. (GP-2020-02)

Autumn Ridge Agenda Report
Autumn Ridge Concept Plan
Autumn Ridge Residential Subdivision Concept Plan Application
Autumn Ridge FLUP Map
Autumn Ridge Construction Examples

- 8.14 Discuss the request of Philip Hope to submit a General Concept Plan to discuss a new 38-unit townhome project in accordance with Section 6.1.D, Zoning Ordinance. The property is located on Crawford Ave, east of Crawford Ct. (GP-2020-03)

Crawford Agenda Report
Crawford Site Development Plan-Layout
Crawford Utility Plan-Layout
Crawford Concept Plan Application
Crawford Presentation 1
Crawford Presentation 2
Crawford Lake Side

- 8.15 Consider adopting Resolution No. 20-12 to suspend the City Council Rules of Procedure and change the regular City Council meeting date from December 15, 2020 to December 14, 2020.

Draft Resolution No. 20-12

9. 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. 551.072. Deliberation Regarding Real Property*
- *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 25th day of November 2020, 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.