



Planning & Zoning Commission

NOTICE OF MEETING

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

6:00 PM – Monday, October 18, 2021
Granbury City Hall - City Council Chambers
116 W. Bridge St., Granbury, Texas 76048

A. CALL TO ORDER OF REGULAR MEETING

B. PUBLIC COMMENTS ON AGENDA ITEMS (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.

C. CONSENT AGENDA

- C.1 Approval of Minutes - August 16, 2021 Regular Meeting
[Minutes August 16, 2021](#)
- C.2 Approval of Minutes - October 13, 2021 Special Meeting
[Minutes Special Meeting October 13, 2021](#)
- C.3 [Consider the request of Guravtar Singh to Replat Lot 2, Block 1 of the David Campbell Addition as Lot 2R, Block 1 of the David Campbell Addition. The property is located east of Liberty Rd. on E. Hwy. 377. \(PL-2021-24\)](#)
[Location Map](#)
[Campbell Addition Staff Report 12-21-2020](#)
[Campbell Addition Plat Application](#)
[David Campbell Addition Replat](#)
- C.4 [Request of Blue Diamond Builders to submit a Tree Conservation Plan 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 \[P&Z only\]. TCP-2021-03](#)
[Location Map](#)

Tree Conservation Plan
Tree Conservation Details
TCP Application

D. PUBLIC HEARINGS

- D.1 Public hearing, Consider a 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 #348 from Low Density Residential [LDR] to Medium Density Residential [MDR]. The property is located on E. Moore St., east of the Granbury Cemetery. CP-2021-05
Location Map
FLUM - current land use designation
Low Density vs Medium Density Narrative
Administration of FLUM
Application
FLUM Ordinance
- D.2 Public hearing - Consider a request of Blue Diamond Builders to rezone a 12.94-acre tract of the Milam County School Land Survey, Abstract #348 from Interim Holding [IH] to Planned Development with a base zoning district of Patio Home and Single Family Residential 7,000 [PD-PH/R7]. The property is located on E. Moore St., east of the Granbury Cemetery. Z-2021-09
Location Map
Concept Plan from 7.20.21 City Council
Development Plan
Elevations
Exterior Materials Board
PD Restriction
Change of Zoning Application
Ordinance with Exhibits
- D.3 Public hearing - Consider a request of the City of Granbury to amend Zoning Ordinance pertaining to the following Articles: Article 2, Administration. The purpose of these amendments is to update the Zoning Ordinance to align with new state legislation that went into effect on September 1, 2021. O-2021-1; and, Article 7-Sign Requirements and Article 12-Definitions. The purpose of these amendments is to update the Zoning Ordinance to align with new legislation. O-2021-02
TLGC, Sec 211.009 amended
HB 1475
Election Code
O-2021-02 P&Z 10-18-21

E. OTHER ITEMS FOR CONSIDERATION

-
- E.1 Consider a request of Blue Diamond Builders to Preliminary Plat a 12.94 acre tract of the Milam County School Land Survey, Upper League, Abstract #348 as Lots 1-23, Block 1; Lots 1-3, Block 2; Lots 1-9, Block 3; Lots 1-8, Block 4; Lots 1-20, Block 5 and Common Areas A and B 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. PL-2021-21
 - Location Map
 - Preliminary Plat Sheet 1 of 2
 - Preliminary Plat Sheet 2 of 2
 - Preliminary Plat Application
 - Sidewalk Plan
 - Park Fee Acknowledgement
 - S.O. Variance Application
 - Variance Recommendation Memo

 - E.2 Consider a request of CJB Development to amend the approved Preliminary Plat for Saratoga, Phase 2B containing 24.217 acres situated in the Joshua Minette Survey, Abstract No. 351 and the B.W. Perkins Survey, Abstract No. 445. The property is located east of the existing development of Saratoga Phases 1A and 2A along Saratoga Blvd. PL-2021-25
 - Location Map
 - Preliminary Plat
 - Formal Plat Application
 - DRC Comment Sheet
 - Letter from Baird Hampton & Brown
 - Letter from City Engineer
 - Approved Preliminary Plat - April 2021

F. 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.

G. ADJOURNMENT

Notice posted on the 15th day of October 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.