



Planning & Zoning Commission

NOTICE OF MEETING

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

6:00 PM – Monday, October 17, 2022
Granbury City Hall - City Council Chambers

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 September 12, 2022, minutes.
[Minutes - September 12, 2022](#)

D. PUBLIC HEARINGS

- D.1 [Public Hearing - Consider the request of Lars Andersen & Associates, Inc. for Home Depot to Replat Lot 3, of the Home Depot Overstreet Addition as Lot 3R, of the Home Depot Overstreet Addition. The property is addressed as 415 E. Hwy. 377. \(PL-2021-35\)](#)
[Location Map](#)
[Zoning Map](#)
[Replat](#)
[Application](#)
- D.2 [Public Hearing - Consider the request of Lars Andersen & Associates, Inc. for Home Depot for a Specific Use Permit to allow Trailer Sales/Rentals, Construction Equipment Sales/Rentals, Portable Building Sales and Outdoor Storage in a Heavy Commercial \[HC\] zoning district. The property is addressed as 415 E. Hwy 377. \(SUP-2021-25\)](#)
[Location Map](#)
[Zoning Map](#)
[Future Land Use Plan Map](#)

[Site Plan](#)
[Equipment Description](#)
[Application](#)
[Ordinance](#)

- D.3 SUP-2022-17, Request of Laurel Neth on behalf of Neth Living Family Trust, for a Specific Use Permit to allow Animal Grooming in a Light Commercial [LC] zoning district. The property is addressed as 816 N. Houston.

[Location Map](#)
[Zoning Map](#)
[Site Plan](#)
[Application](#)
[Ordinance](#)

- D.4 SUP-2022-16, Request of Eva Royer for a Specific Use Permit to allow a Short-term Rental (STR) Residential Un-hosted in a Residential-7,000 [R-7] zoning district. The property is addressed as 520 W. Bluff Street.

[Location Map](#)
[Zoning Map](#)
[Site Plan](#)
[Floor Plan](#)
[Application](#)
[Ordinance](#)

- D.5 SUP-2022-19, Request of Karen Hagler for a Specific Use Permit to allow Short-term Rental (STR) Residential Un-hosted in a Residential-8,400 [R-8.4] zoning district. The property is addressed as 401 E. Bridge Street.

[Location Map](#)
[Zoning Map](#)
[Site Plan](#)
[Floor Plan](#)
[Application](#)
[Ordinance](#)

- D.6 PL-2022-21, Consider the request of Lonnie & Sandra Ledbetter to Minor Plat a 49.360-acre tract of the G.W. Mead Survey, Abstract 350 as Lot 1, Block 1 of the Iron Horse Addition. The property is addressed as 601 Meander Rd.

[Location Map](#)
[Minor Plat](#)
[Site and Utility Plan](#)
[Plat Application](#)
[S.O. Variance Application](#)
[Variance Memo Signed](#)

- D.7 PL-2022-22, Consider a request of Carl Greer on behalf of Josiah Ventures, Ltd., to Amend the Preliminary Plat for Sandstone Estates Phase 3 as Lots 1-3, Block 6, Phase 3A and Lots 1-20, Open Space A & B, Block 1; Lots 1-9, 27-33, Block 3 and Lots 1-4, 13-16, Block 4, Phase 3B of the Sandstone Estates Addition. The property is located at the northeast corner of the intersection of Loop 567 and Hwy 51.

Location Map

Preliminary Plat Amendment

Utility Plan

Predevelopment Drainage Area Map

Post Development Drainage Area Map

Preliminary Plat Amendment Application

E. OTHER ITEMS FOR CONSIDERATION

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 ____ day of _____ 2022, 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.