



City Council

NOTICE OF MEETING

CITY COUNCIL REGULAR MEETING AGENDA

6:00 PM – Tuesday, May 4, 2021

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

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

1. CALL TO ORDER

Introduce Honorary City Councilmember Maddie Caskey of Brawner Elementary School, Granbury ISD.

2. INVOCATION

Dr. John Knox, Preaching Minister of Granbury Church of Christ and Chaplain for the Granbury Police Department

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

4. PROCLAMATION AND PRESENTATION

4.1 Recognize and congratulate the Granbury Marine Corps JROTC Rifle Team on their National Championship title.

[Certificate of Recognition](#)

4.2 Proclaim the week of May 9-15, 2021 as National Police Week and observe Saturday, May 15, 2021 as Peace Officers Memorial Day.

[Proclamation](#)

4.3 Proclaim the week of May 16-22, 2021 as National Public Works Week.

[Proclamation](#)

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: April 20, 2021 Regular Meeting.
- 7.2 Consider approving the purchase of three (3) fleet trucks in the total amount of \$79,765 utilizing the Texas BuyBoard Contract with Caldwell Country.
Buyboard Pricing Worksheet (Dept. 49)
Buyboard Pricing Worksheet (Dept. 78)
Buyboard Pricing Worksheet (Dept. 83)
- 7.3 Consider approving Ordinance No. 21-28 amending Articles 1.50.601 of the City of Granbury Code of Ordinances - Fee Schedule.
Ordinance
Exhibit A - Redlined Fee Schedule
Exhibit A - Final Fee Schedule
- 7.4 Consider approving an Interlocal Purchasing Agreement between the City of Granbury and Henderson County, Texas.
Interlocal Purchasing Agreement
- 7.5 Consider awarding the Harbor Lakes Water Line Improvements project to Reytech Services, LLC for the total contract price of \$79,880.67; and consider adopting Ordinance No. 21-29 amending the operating budget for the Utility Fund use of Impact Fee Funds for Fiscal Year 2020-2021.
Summary of Proposal Opening
Tabulation of Proposals
Proposal Scoring Worksheet
Project Location
Ordinance
Exhibit A

8. DELIBERATION AGENDA

- 8.1 Public Hearing - Consider adopting Ordinance No. 21-30 approving a request of Snikwah, LP to rezone a 26.382 acre tract of the John Chenowith Survey, Abstract #110 from Interim Holding [IH] to Single Family Residential, 8,400 [R-8.4]. The property is located west of Weatherford Hwy., north of Hunter Park. (Z-2020-15)
Location Map
Zoning Exhibit

Zoning Application
Ordinance

- 8.2 Public Hearing - Consider the following requests of Snikwah, LP to: (1) Execute Facilities Improvement Agreement (FIA 21-04), by and between the City of Granbury and Snikwah, LP, (Developer), for the construction of water, wastewater, storm and grading, street improvements and street lights. The approximate cost of the construction is \$1,654,282.00. The Developer has chosen a payment and performance bond which covers 120% of the cost, and; (2) Final Plat 28.805 acre tract of the John Chenowith Survey, Abstract #110 as Lots 1-15 and 25-28, Block 10 and Lots 59-77, Block 4, Common Area A and Private Recreational Area 1 of the Abe's Landing Addition, Phase 4B. The property is located west of Weatherford Hwy., north of Hunter Park. (PL-2020-32)

Location Map

Phase 4B Final Plat

Tri-County Utilities Letter

City Engineer Memo

Phase 4B Formal Application

FIA 21-04

- 8.3 Public Hearing - Consider the following requests of Horton TX, LLC to: (1) Execute Facilities Improvement Agreement (FIA 21-05), by and between the City of Granbury and Horton TX, LLC, (Developer), for the construction of water, wastewater, storm and grading, street improvements and street lights. The approximate cost of the construction is \$306,911.00. The Developer has chosen a A payment and performance bond which covers 120% of the cost, and; (2) Final Plat a 4.1 acre tract of the W. R. McCreary Survey, Abstract #385 as Lots 1-2, Block 1 of the Store House Storage Addition. The property is located on F.M. 4, south of Kroger. (PL-2021-08)

Location/Zoning Map

Final Plat

Final Plat Application

City Engineer Memo

FIA 21-05

- 8.4 Public hearing - Consider adopting Ordinance No. 21-31 approving a request Juanita Couch for a Specific Use Permit for the operation of a 1-guest suite un-hosted Bed & Breakfast. The property is addressed as 114 W. Rucker St. SUP-2021-03

Location Map

Site Plan

Front Elevation

Left Elevation

Rear Elevation

Right Elevation

SUP application

Ordinance

- 8.5 Public hearing - Consider adopting Ordinance No. 21-32 approving a request of Eric Wilkins for a Specific Use Permit for the operation of a 1-guest suite un-hosted Bed & Breakfast. The property is addressed as 112 S. Travis St. SUP-2021-08
 - Location Map
 - Site Plan
 - Application, Shared Parking Map, Draft Parking Agreement
 - Ordinance
 - Site Photo 1 - Rear Yard Gate
 - Site Photo 2 - Adjacent Property Access
 - Site Photo 3 - Gate and Access

- 8.6 Public hearing - Consider adopting Ordinance No. 21-33 approving a request of Bridgette Piatt to renew a Specific Use Permit for the operation of a 1-guest suite un-hosted Bed & Breakfast. The property is addressed as 104 Stockton St. SUP-2021-04
 - Location Map
 - Application and Site Plan
 - Ordinance

- 8.7 Public hearing - Consider adopting Ordinance No. 21-34 approving a request of Melissa Reitz to renew a Specific Use Permit for the operation of a 3-guest suite hosted Bed & Breakfast. The property is addressed as 511 S. Baker St. SUP-2021-05
 - Location Map
 - Site Plan
 - Application
 - Ordinance

- 8.8 Public Hearing - Consider adopting Ordinance No. 21-35 approving a request of Julie Shores to renew a Specific Use Permit for the operation of a 2-guest suite un-hosted Bed & Breakfast. The property is addressed as 235 Cogdell St. (SUP-2021-06)
 - Location Map
 - Site Plan
 - Application
 - Ordinance

- 8.9 Public Hearing - Consider adopting Ordinance No. 21-36 approving a request of Julie Shores to renew a Specific Use Permit for the operation of a 7-guest suite hosted Bed & Breakfast. The property is addressed as 616 Thorp Spring Rd. (SUP-2021-07)
 - Location Map
 - Site Plan
 - Application
 - Ordinance

- 8.10 Public hearing - Consider adopting Ordinance No. 21-37 approving a request of Barron's Auto Enterprise, Inc. to renew a Specific Use Permit to allow "Auto Sales, Used" in a Heavy Commercial [HC] zoning district. The property is addressed as 2003 E Hwy 377. SUP-2021-10
 Location Map
 Application, Site Photos, Site Plan
 Ordinance

- 8.11 Public hearing - Consider adopting Ordinance No. 21-38 approving a request of the City of Granbury to amend select sections of the City of Granbury Zoning Ordinance. Amendments proposed are to Article 4 - "Permitted Uses". The general purpose of this amendment is to modify the accommodation for self service or mini-warehouse within select non-residential zoned districts. O-2021-01
 Ordinance

- 8.12 Public hearing - Consider adopting Ordinance No. 21-39 approving a request of the City of Granbury to amend select sections of the City of Granbury Zoning Ordinance. Amendments proposed are to Article 4 - "Permitted Uses". The general purpose of this amendment is to expand the accommodation for townhomes within Central Business District zoned districts. O-2021-02
 Ordinance

- 8.13 Watch the Texas Department of Transportation (TxDOT) Virtual Public Meeting concerning US 377 in Hood County and consider making recommendations for the City Manager to communicate to TxDOT representatives.
 Public Meeting Notice
 Project Fact Sheet

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 30th day of April 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.

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.