



## Planning & Zoning Commission

### NOTICE OF MEETING

#### PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

6:00 PM – Monday, March 9, 2026  
Granbury City Hall - City Council Chambers  
116 W. Bridge Street, Granbury, Texas

WATCH THE MEETING LIVE: [www.granbury.org/live](http://www.granbury.org/live)

#### 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 Regular Meeting Minutes - February 9, 2026  
[Planning and Zoning Minutes 2-9-2026](#)

#### D. PUBLIC HEARINGS

---

- D.1 Public Hearing - Consider the request of The Bridge Church for a Comprehensive Plan Amendment from Low Density Residential to Retail Office, and a Zoning change from Interim Holding to Light Commercial. This property is located at 250 Pirate Dr. (CP-26-1, ZONE-26-1)  
[250 Pirate Dr Location Map](#)  
[250 Pirate Dr Zoning Map](#)  
[250 Pirate Dr FLUP Map](#)  
[Zoning Ordinance 250 Pirate Dr](#)  
[FLUP Ordinance](#)
- D.2 Public Hearing - Consider the request of Riyaz Hakani to change zoning from Interim Holding District to Light Commercial District; and a Specific Use Permit for Convenience Store with Gas Pumps in Light Commercial zoning. The property is located at 2000 Weatherford Hwy.

(ZONE-25-14 and SUP-25-10)

Location Map

FLUP Map

Zoning Map

Site Plan

Zoning Ordinance 2000 Weatherford Hwy

SUP Ordinance 2000 Weatherford Hwy

- D.3 Public Hearing - Consider the request of Hood County Hospital District to amend Planned Development/Business Commercial. The property is located at 1310 Paluxy Rd. (ZONE-26-2)

Location Map

Zoning Map

FLUP Map

Development plan

PD Variance Table

Zoning Ordinance

- D.4 Public Hearing - Consider the request of Paducah Self Storage LLC (Andrew Kangerga) for a Specific Use Permit to allow Self-Service or Mini-Warehouse. The property is located at 1400 Weatherford Hwy. (SUP-25-16)

Location Map

Zoning Map

FLUP Map

Site plan

Landscape Plan

Elevations

SUP Ordinance

- D.5 Public Hearing - Consider the request of Miranda Hankis for a Specific Use Permit for an Animal Grooming in Light Commercial zoning. This property is located at 1413 N Plaza Dr. (SUP-25-15)

Location Map

Zoning Map

FLUP Map

Floor Plan

SUP Ordinance

## **E. OTHER ITEMS FOR CONSIDERATION**

---

- E.1 Orientation and discussion to include open meetings statutes, rules of order and conduct during a public hearing, procedural requirements, and basic ordinance regulations. Presentation will be conducted by Jeremy SoRelle, City Attorney.

## **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 3rd day of March 2025, on the City Hall bulletin board at 116 West Bridge Street, Granbury, Texas and the City website [www.granbury.org](http://www.granbury.org).*

*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.*