



## Zoning Board of Adjustment

### NOTICE OF MEETING

#### ZONING BOARD OF ADJUSTMENT REGULAR MEETING AGENDA

5:30 PM – Tuesday, September 28, 2021  
Granbury City Hall - City Council Chambers  
116 W. Bridge St.  
Granbury, Texas 76048

#### A. CALL TO ORDER

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#### B. APPROVAL OF MINUTES

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- B1. Minutes - August 31, 2021  
[Minutes 8-31-2021](#)

#### C. PUBLIC HEARINGS

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- C1. [Public hearing - Consider a request of Alan & LeAnn Daniel for a Special Exception to Zoning Ordinance Section 11.10.B to exceed the maximum 420 square feet floor area permitted for accessory buildings. The property is addressed as 104 Waterford Ct. ZBA-2021-07](#)
  - [104 Waterford Ct. Location Map](#)
  - [104 Waterford Ct. Site Plan and Elevations](#)
  - [104 Waterford Ct. Site Photo - Shady Cove/Baker](#)
  - [104 Waterford Ct. Site Photo - Baker/Waterford Ct. \(private drive\)](#)
  - [104 Waterford Ct. Application](#)
  
- C2. [Public hearing - Consider a request of Hood County Committee on Aging for a Special Exception to Zoning Ordinance Section 11.10.B to exceed the maximum 420 square feet floor area permitted for accessory buildings and exceed the maximum 2 accessory buildings on the site. The property is addressed as 501 E. Moore St. ZBA-2021-08](#)
  - [501 E Moore St Location Map](#)
  - [501 E Moore Site Plan](#)
  - [501 E Moore St View](#)
  - [501 E Moore Site Photo - South Elevation](#)
  - [501 E Moore Site Photo - East Elevation](#)
  - [501 E Moore Site Photo - North Elevation](#)
  - [501 E Moore Site Photo - West Elevation](#)

**D. DISCUSSION ITEM**

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- D1. Discussion related to House Bill (HB) 1475 (effective September 1, 2021) which changes the criteria to justify the granting of a variance to the Zoning Ordinance.

**E. EXECUTIVE SESSION**

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*551.071. Consultation with Attorney. The Zoning Board of Adjustment may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Zoning Board of Adjustment 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.*

**F. ADJOURNMENT**

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*Notice posted on the 23rd day of September, 2021, on the City Hall bulletin board at 116 West Bridge Street, Granbury, Texas and the City website ([www.granbury.org](http://www.granbury.org)) by 5:00 p.m.*