



City Council

NOTICE OF MEETING

CITY COUNCIL REGULAR MEETING AGENDA

6:00 PM – Tuesday, October 3, 2023

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

1. CALL TO ORDER

2. INVOCATION

Rev. Merrie Cardin of Brazos Covenant Ministries

3. PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

- 3.1 Granbury High School Marine Corps Junior Reserve Officer Training Corps (MCJROTC) to present Colors

4. PROCLAMATION AND PRESENTATION

- 4.1 City Council and City Manager to issue encouraging statements to recognize city staff.

5. 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.

6. 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.

- 6.1 [Consider approving City Council meeting minutes: September 19, 2023 Regular Meeting. Minutes](#)

7. DELIBERATION AGENDA

- 7.1 [Discuss and consider awarding the contract to construct the Community Development Block Grant \(CDBG\) drainage project located near Pearl Street and Park to Texas Chili Inc. in the amount of \\$586,141.](#)

Recommendation of Award
Bid Tabulation
Drainage Project Map
TxCDBG Award Letter

- 7.2 Public Hearing - Consider the following requests of Granbury Nissan: 1) adopt Ordinance No. 23-64 to approve a Future Land Use Plan amendment from Retail/Office to Commercial; 2) adopt Ordinance No. 23-65 to approve a Change of Zoning from Interim Holding (IH) to Heavy Commercial (HC); 3) Ordinance No. 23-66 to approve a Specific Use Permit to allow Auto Sales, Used; and Automobile Repair, Major and Automobile Repair, Minor in a Heavy Commercial [HC] zoning district; and 4) to Preliminary Plat a 7.468-acre tract of the Joshua Minett Survey, Abstract Number 351 as Lot 1, Block 1 of Granbury Nissan. The property is addressed as 4900 E US Hwy 377. (CP-2023-06, Z-2023-11, SUP-2023-21, PL-2023-17).

Location Map
Future Land Use Plan Map
Future Land Use Types - Descriptions
Zoning Map
Site Plan
Preliminary Plat
Variance for Plat
Variance Memo
Ordinance No. 23-64 (Plan Amendment)
Ordinance No. 23-65 (Zoning)
Ordinance No. 23-66 (SUP)

- 7.3 Public Hearing - Consider a request of Realty Capital Management to Preliminary Plat a 47.271 acre tract of the Marcus Smith Survey, Abstract # 504 as Lots 1-6, Block 1; Lots 1-27, Block 2; Lots 1-3, Block 3; Lots 1-11, Block 4; Lots 1-4, Block 5; Lots 1-4 and 5X, Block 6; Lots 1-4, Block 7; Lots 1-6, 7X, and 8-17, Block 8; Lots 1-20, Block 9; Lots 1-13, Block 10 and Lots 1-11, Block 11 of the Lakeview Landing Addition. The property is located southwest of the intersection of E. Hwy 377 and Overstreet Blvd. (PL-2023-19)

Location Map
Zoning Map
Preliminary Plat
Application
Variance
Variance Memo

- 7.4 Pubic Hearing - Consider a request of Legends Land Development to Preliminary Plat a 155.098 acre tract of the Joshua Minett Survey, Abstract # 351 as Lots 1-25, Block 1; Lots 1-38, Block 2; Lots 1-99, Block 3; Lots 1-26, Block 4; Lots 1-16, Block 5; Lots 1-7, Block 6; Lots 1-38, Block 7, Lots 1-14, Block 8; Lots 1-9, Block 9; Lots 1-6, Block 10; Lots 1-16, Block 11; Lots 1-13, Block 12; Lots 1-26, Block 13; Lots 1-26, Block 14; Lots 1-22, Block 15; Lots 1-18, Block

16; Lots 1-10, Block 17; Lots 1-28, Block 18; Lots 1-15, Block 19; Lots 1-18, Block 20; Lots 1-12, Block 21; Lots 1-65, Block 22; Lots 1-33, Block 23; Lots 1-35, Block 24; Lots 1-11, Block 25 and HOA Common Areas: Lot 1X, Block 18; Lot 2X, Block 1; Lot 3X, Block 3; Lot 4X, Block 10; Lot 5X, Block 26; Lots 6X and 7X, Block 23 of the Legacy Ranch Addition. The property is located northwest of the intersection of Fall Creek Hwy and FM 4. (PL-2023-21)

Legacy Ranch Location Map

Legacy Ranch Zoning Map

Application

Preliminary Plat Sheet 1

Preliminary Plat Sheet 2

Preliminary Plat Sheet 3

Preliminary Plat Sheet 4

Preliminary Plat Sheet 5

Preliminary Plat Sheet 6

Variance 3.1.N. Points of Access

Variance 3.3.A. Utility Easements

City Engineer Memo Variance 3.1.N. Points of Access

City Engineer Memo Variance 3.3.A. Utility Easements

- 7.5 Public Hearing - Consider the following requests of Sand Hill Land and Cattle Company. LLC to: 1) adopt Ordinance No. 23-67 to rezone a 6.128-acre tract of the Marcus Smith Survey, Abs.#504 from Light Commercial [LC] to Planned Development [PD] with a base Multiple Family [PD/MF]; and 2) Preliminary Plat a 6.128-acre tract of the Marcus Smith Survey, Abs. #504 as Lot 1, Block 1 of the Sundance on Lake Granbury Addition. The property is located north of the intersection of Crawford Ave. and Harbor Lakes Dr. (Z-2022-03, PL-2022-25)

Location Map

Zoning Map

Comprehensive Plan Land Use Map

Comprehensive Plan Land Use Description

PD Development Plan

PD-MF Proposed Development Standards

Phasing Plan

Building Setback Plan

Retaining Wall Exhibit

Parking Plan

Open Space

Amenity Center Plan

Landscape Plan

Elevations and Amenity Building

Preliminary Plat

Plat Variance

Engineer's Variance Memo

Ordinance No. 23-67

- 7.6 Public Hearing - Consider the following requests of Tryon Development Corp. to: 1) adopt Ordinance No. 23-68 for a Change of Zoning on a 15.147-acre tract of the Milam County School Land Survey, Abs. #348 from Planned Development [PD] to Residential - 7,000 [R-7]; and 2) Preliminary Plat a 15.147-acre tract of the Milam County School Land Survey, Abs. #348 as Lots 1-23, Block 1; Lots 1-27, Block 2 and Lots 1-15, Block 3 of the Bella Vista Addition. The property is located at the southwest corner of the intersection of Nettie Baccus Rd. and Loop 567. (Z-2023-02, PL-2023-04)
- Location Map
 - Future Land Use Plan
 - Zoning Map
 - Zoning Application
 - Plat Application
 - Preliminary Plat
 - Response Letter
 - Ordinance No. 23-68
- 7.7 Public hearing - Consider the following requests of Manish Rimal to: 1) adopt Ordinance No. 23-69 to rezone a portion of Lot 1, Block 1 of the 40RTH Enterprise Addition from Residential - 8,400 [R-8.4] to Light Commercial [LC]; and 2) adopt Ordinance No. 23-70 for a Specific Use Permit to allow the operation of a "Convenience Store with Gas Pumps" in a Light Commercial zoning district. The property is addressed as 1100 W. Pearl St. (Z-2023-08 and SUP-2023-19)
- Location Map
 - Future Land Use Plan
 - Zoning Map
 - Zoning Request Diagram
 - Site Plan
 - Landscape Plan
 - Response Letter
 - Ordinance No. 23-69 (Zoning)
 - Ordinance No. 23-70 (SUP)
- 7.8 Public hearing - Consider adopting Ordinance No. 23-71 to approve a request of Homeyer Engineering, Inc. for a Specific Use Permit to operate a "Carwash, Self Service" in a Light Commercial zoning district. The property is located at 3925 E Hwy. 377. (SUP-2023-22)
- Location Map
 - Zoning Map
 - Application
 - Site Plan
 - Elevations
 - Ordinance No. 23-71

- 7.9 Public Hearing - Consider adopting Ordinance No. 23-72 to approve the request of James Hall for a Specific Use Permit for a "Short Term Rental, Residential." The property is addressed as 407 W. Torrey. (SUP-2023-25)
- Location Map
 - Zoning Map
 - Site Plan
 - Buffer Map
 - Floor Plan
 - Application
 - Response Letter
 - Ordinance No. 23-72
- 7.10 Public Hearing - Consider adopting Ordinance No. 23-73 to approve the request of Glenn Wade for a Specific Use Permit for a "Short Term Rental, Residential." The property is addressed as 204 N. Brazos St. (SUP-2023-24)
- Location Map
 - Zoning Map
 - Buffer Map
 - Site Plan
 - Floor Plan
 - ZO Sec. 4.2. Supp Stds 18.f. Support of Adjoining Owner
 - Response Letters
 - Ordinance No. 23-73
- 7.11 Consider making an appointment to the Zoning Board of Adjustment to fill a vacant seat.
- 7.12 Consider nominating five (5) candidates to the Hood Central Appraisal District Board of Directors to fill five (5) positions with terms expiring on December 31, 2023; and adopt Resolution No. 23-22 to submit the names of said candidates to the Chief Appraiser of the Hood Central Appraisal District.
- Letter from Interim Chief Appraiser
 - Allocation of Votes
 - Director Qualifications
 - Resolution No. 23-22
- 7.13 Public hearing - Consider adopting Ordinance No. 23-74 extending a moratorium through October 4, 2024 within the eastern corporate City Limits and the extraterritorial jurisdictional limits of Granbury on all applications for plats as authorized by law and noticed pursuant to Texas Local Government Codes 212.134.
- Ordinance No. 23-74
 - Exhibit A - Capacity Memo
 - Exhibit B - Eastern Map
- 7.14 Public hearing - Consider adopting Ordinance No. 23-75 extending the moratorium through

October 4, 2024 within the central and western corporate City limits and the extraterritorial jurisdictional limits of Granbury on all applications for plats as authorized by law and noticed pursuant to Texas Local Government Code 212.134.

Ordinance No. 23-75

Exhibit A - Capacity Memo

Exhibit B - Central and Western Map

- 7.15 Discuss and consider the inter-Local Agreement with Hood County relating to plan review and approval of plats and the development in the Extra Territorial Jurisdiction and authorize the City Manager to execute the proposed amended Inter-Local Agreement.

88(R) SB 2038 - Enrolled version

Current - Hood County Interlocal Agreement

Proposed - Hood County Interlocal Agreement

8. 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.

9. EXECUTIVE SESSION

Discussion of matters permitted by the following sections of the Texas Government Code, Chapter 551:

- 9.1 Sec. 551.071. Consultation with Attorney - Pending or contemplated litigation
- 9.2 Sec. 551.072. Deliberation Regarding Real Property
- 9.3 Sec. 551.074. Personnel Matters; Discuss Cost of Living Adjustment for all employees
- 9.4 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 29th day of September 2023, 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.