

**CITY OF GRANBURY**  
**Planning & Zoning Commission Agenda**  
**Monday, November 21, 2016**  
**Regular Meeting at 6:00 pm**  
**Granbury City Hall**  
**116 W. Bridge St.**  
**Granbury, Texas**

Note: The Planning & Zoning Commission reserves the right to adjourn into Executive Session at any time during the regular meeting to discuss posted executive session items or to seek legal advice from the City Attorney on any item posted on the agenda.

**A. CALL TO ORDER OF REGULAR MEETING**

**B. APPROVAL OF MINUTES**

1. October 24, 2016

**C. PUBLIC HEARINGS**

1. TCP-2016-04, Request of Liberty G & C Land, Inc. to submit a Tree Conservation Plan (TCP) to allow for the removal and mitigation of protected trees in conformance with Article 13 of the Zoning Ordinance. The property is located on Water's Edge Dr., north of Cliff Swallow Dr.
2. PL-2016-36, Request of Liberty G & C Land, Inc. to Preliminary Plat a 25.28 acre tract of the Martin Setzer Survey, Abstract # 502 as Lots 1-64, Block 1; Lots 1-40, Block 2 and Lots 1-10 and Common Areas 1-3 of the High and Park Addition. The property is located on Water's Edge Dr., north of Cliff Swallow Dr.
3. SUP-2016-21, Request of Wiley-Martin, LLC for a Specific Use Permit to allow a "Mortuary or Funeral Parlor" in a Light Commercial zoning district. The property is addressed as 400 E Hwy. 377.
4. PL-2016-33, Request of Wiley-Martin, LLC to Replat Lots 6-12, Block 3 of the Shores Addition as Lot 6R, Block 3 of the Shores Addition. The property is addressed as 400 E Hwy. 377.
5. PL-2016-28, Request of Dixie Marks, Sherry Vandever and Darla Hill to Replat Lots 1-2, Block 1 of the Green Meadows Addition as Lot 1R, Block 1 of the Green Meadows Addition and vacate a portion of Mabery Rd. right-of-way. The property is located on the east side of Green Meadows Rd., north of Walnut Creek Dr.
6. PL-2016-21, Request of Harbor Lakes Development to Final Plat a 14.073 acre tract of the Martin Setzer Survey, Abstract # 502 as Lots 1-29, Block 1, Lots 1-10, Block 2, Lots 1-10, Block 3 and Common Areas A & B of the Harbor Lakes, Section 13 Addition. The property is located north of Clubhouse Dr.
7. SUP-2016-19, Request of Stewart Asimus for a Specific Use Permit to allow for a 4-guest suite, hosted, Bed and Breakfast in a Single Family Residential-12,000 (R-12) zoning district on Lots 17-18, Block 2 of the Lakecrest Manor Subdivision. The property is addressed as 1517 Lakeview Ct.
8. SUP-2016-20, Request of Jeremy Clark of Go Green Oil Change Center for a Specific Use Permit to allow for the operation of an "Auto Repair, Minor" business in a Light Commercial zoning district on Tract 3, Block 3 of the Southtown Plaza Addition. The property is addressed as 1423 N Plaza Dr.

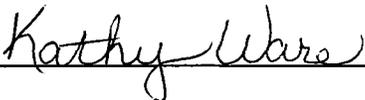
9. PL-2016-35, Request of Dewayne and Lois Stembridge to Preliminary Plat a 13.964 acre tract of the Milam County School Land Survey, Abstract # 348 as Lots 1-2, Block 1 of the Stembridge South Addition. The property is located southwest of the intersection of Loop 567 and Porter Ct.
10. O-2016-02, Request of the City of Granbury to amend Ordinance # 01-819 as amended, the City of Granbury Zoning Ordinance, to add a new land use classification called "Banquet Hall – Private" in select zoning districts. To accommodate this new land use classification, amendments are proposed to Article 4.1.A. – Permitted Uses, Section 11.2 – Off-Street Parking & Loading Requirements and Article 12 – Definitions.

#### **D. EXECUTIVE SESSION**

1. **§ 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.

#### **E. ADJOURNMENT**

**POSTED, THIS THE 17<sup>TH</sup> DAY OF NOVEMBER 2016 IN ACCORDANCE WITH SUBCHAPTER C OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE (TEXAS OPEN MEETINGS ACT)**

  
\_\_\_\_\_

Kathy Ware, Assistant to the City Secretary