

**CITY OF GRANBURY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
TUESDAY, NOVEMBER 29, 2016, 5:30 p.m.
GRANBURY CITY HALL, COUNCIL CHAMBERS
116 WEST BRIDGE STREET**

A. CALL TO ORDER

B. APPROVAL OF MINUTES

Regular Session of October 25, 2016

C. PUBLIC HEARINGS

1. ZBA-2016-20, Request of Collier Albright for a Variance to Section 5.15.C – Height, Area, Yard, And Lot Coverage Requirements to allow an encroachment of 15’ into a 30’ rear yard setback and a Special Exception to Section 11.7.B – Exterior Building Materials to not provide the required 80% masonry on the total exterior wall area of a proposed addition to an existing building. The property is located on the north side of Plaza East Court, just east of the intersection with Cleveland Rd.
2. ZBA-2016-21, Request of D & P Homes on behalf of Chuck & Wanda Cox for a Variance to Section 5.5.C – “Height, Area, Yard, and Lot Coverage Requirements” to reduce the rear building setback from 30’ to 15’ in a Single Family [R-10] zoning district. The property is located at 2716 Harborside Dr.
3. ZBA-2016-22, Request of Wiley-Martin LLC for a three (3) Variances, 1) to Section 5.14.C – “Height, Area, Yard, And Lot Coverage Requirements” to reduce the rear building setback from 30’ to 25’ in a Light Commercial [LC] zoning district, 2) to Section 8.3.B.3 – “Landscape Installation Required” to not install the additional canopy trees for every 50’ of frontage, and 3) to Section 11.2.B.1 – “Drive Lane Widths and Parking Space Sizes” to allow a driveway width of 20.5’ instead of the required 24’ minimum. The property is addressed as 400 E Hwy. 377.
4. ZBA-2016-23, Request of Bill Baird on behalf of Jerry Durant for four (4) Variances, 1) to Section 5.7.C – “Height, Area, Yard, and Lot Coverage Requirements” to reduce the rear building setback from 30’ to 20’ and the side building setbacks to 5’ in a Single Family [R-7] zoning district, 2) to Section 5.14.C – “Height, Area, Yard, And Lot Coverage Requirements” to reduce the rear building setback from 30’ to 20’ and the side building setbacks to 5’ in a Single Family [R-8.4] zoning district, 3) to Section 5.10.C – “Height, Area, Yard, And Lot Coverage Requirements” to reduce the rear building setback from 40’ to 20’ for multi-story structures adjacent to SF districts in a Townhome [TH] zoning district, and 4) to Section 13.1.A – “Tree Preservation Requirements” to not provide a Tree Conservation Plan and to not pay into the City of Granbury Tree Fund for the amount of removed caliper inches. These variance requests apply to the proposed Saratoga development, an approximately 155.3 acre tract located south of the intersection of E Hwy. 377 and Temple Hall Hwy.

D. EXECUTIVE SESSION

§ 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.

E. DISCUSSION

Discussion and any action necessary taken on items listed under Public Hearings.

F. ADJOURNMENT

POSTED, THIS THE 22rd 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 City Secretary