

**CITY OF GRANBURY**  
**Planning & Zoning Commission Agenda**  
**Monday, March 20, 2017**  
**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. February 27, 2017

**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 Martini Setzer Survey, Abstract # 502 as Lots 1-64, Block 1; Lots 1-40, Block 2 and Lots 1-40 and Common Areas 1-3 of the Highland Park Addition. The property is located on Water's Edge Dr., north of Cliff Swallow Dr.~~
3. ~~PL-2017-02, Request of Harbor Lakes Development to Final Plat a 3.303 acre tract of the Mart Setzer Survey, Abstract # 502 and the James Armstrong Survey, Abstract # 3 as Lots 1-9, Block 1 and Lots 1-3, Block 2 of the Harbor Lakes, Section 1 Addition. The property is located on Harbor Lakes Dr., south of Prestwick Ct.~~
4. ~~TCP-2016-03, Request of Harbor Lakes Development 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 Harbor Lakes Dr., south of Clubhouse Dr. (Section 10).~~
5. ~~PL-2017-03, Request of Harbor Lakes Development to Final Plat a 4.502 acre tract of the Martin Setzer Survey, Abstract # 502 and the James Armstrong Survey, Abstract # 3 as Lots 1-9, Block 1 and Lots 1-4, Block 2 of the Harbor Lakes, Section 10 Addition. The property is located on Harbor Lakes Dr., south of Clubhouse Dr.~~
6. ~~PL-2017-09, Request of First National Bank of Granbury to Preliminary Plat a 10.050 acre tract of the Thomas B Malane Survey, Abstract # 729 and the Robert Merritt Survey, Abstract # 355 as Lots 7 & 10, Block 2 of the Luron Ranch, Phase 3 Addition. The property is located north of the intersection of E. Hwy. 377 and Peck Rd.~~
7. ~~PL 2017-10, Request of Barry & Patty Smith to Preliminary Plat a 15.224 acre tract of the Robert Merritt Survey, Abstract # 355 and the Williams McCreary Survey, Abstract # 385 as Lots 1-2, Block 1 of the 377 Retail Addition. The property is located south of E. Hwy. 377 and west of Nichols Ct.~~

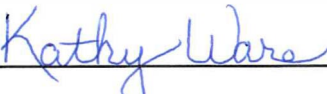
8. O-2017-01, Request of the City of Granbury to amend Ordinance # 01-819 as amended, the City of Granbury Zoning Ordinance, to amend Section 11.7.A to add new regulations for solar panel installation in residential districts.
9. O-2017-02, Request of the City of Granbury to amend Ordinance # 01-819 as amended, the City of Granbury Zoning Ordinance, to add a new land use classification called "Group Foster Homes" 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.
10. PL-2017-01, Request of Harbor Lakes Development to Final Plat a 5.747 acre tract of the Martin Setzer Survey, Abstract # 502 as Lots 1-16, Block 1; Lots 1-7, Block 2 and Common Areas A, B & C of the Harbor Lakes, Section 4 Addition. The property is located on Harbor Lakes Blvd., south of 5th St.
11. PL-2017-07, Request of Tri-County Development to Final Plat a 10.798 acre tract of the Uriah Martin Survey, Abstract # 384 as Lots 1-27, Block 1 and Lots 1-22, Block 2 of the Hilltop Village Addition. The property is located on Old Granbury Rd., west of Gemstone Estates.
12. PL-2017-08, Request of Dewayne Stembridge to Preliminary Plat a 5.000 acre tract of the Milam County School Land Survey, Abstract # 348 as Lots 1-2, Block 1 of the Stembridge East Addition. The property is addressed as 1145 Porter Ct.
13. Z-2017-02, Request of Barbara Williams to rezone a 1.500 acre tract of the Martin Smith Survey, Abstract # 504 from Light Commercial (LC) to Heavy Commercial (HC). The property is addressed as 1310-1316 E. Hwy. 377.
14. SUP-2017-02, Request of Hood County Golf Carts for a Specific Use Permit to allow the operation of Golf Cart Sales/Service, New & Used. The property is located at 1316 E. Hwy. 377.

#### **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 MARCH 2017 IN ACCORDANCE WITH SUBCHAPTER C OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE (TEXAS OPEN MEETINGS ACT).**

  
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Kathy Ware, Assistant to City Secretary