



(Staff Only)

Case # _____
Date Received _____
Fee _____ Trans # _____

Concept / General Plan Application

Applicant Name: _____ Date: _____

Street Address of Subject Property: _____

Description of Project including proposed zoning: _____

Please Complete One of the Following:

- **Legal Description Previously Platted Property:**

Lot(s)/Tract(s) _____ Block(s) _____ of the _____

Addition to the City of Granbury, Texas. (attach metes & bounds description)

OR

- **Legal Description Previously Unplatted Property:**

A _____ acre tract of the _____ Survey, Abstract # _____, to

the City of Granbury, Texas. (attach metes & bounds description)

I, the undersigned, am the owner or authorized agent of the owner(s) of the subject property. I hereby certify that all information provided is true and correct.

A Concept/General Plan is optional, chosen at the discretion of the developer, being solely a draft informative document that does not represent documentation [or an application] that initiates an approval process, nor does it obligate the city to approve any future submittals. A Concept/General Plan is not a plat document as defined in Chapter 212 of the Texas Local Government Code and is not intended to be a recordable document or a final construction document. Its purpose is to allow for open, conceptual dialogue with the Planning & Zoning Commission and City Council regarding the proposed development.

- **Property Owner Information: (Signature Required)**

Property Owner Name: _____

Signature: _____

Company Name: _____

Street Address: _____

City, State, Zip: _____

Telephone Number: _____

E-Mail: _____

- **Applicant/Owner's Representative:**

Contact Name: _____

Company Name: _____

Street Address: _____

City, State, Zip: _____

Telephone Number: _____

E-Mail: _____

**** Please refer to page 2 for suggested concept plan elements. ****

Cualquier document de la ciudad se puede traducir a petición. Por favor llame a la ciudad de Granbury al numero 817-573-9692.

- A. A site inventory analysis including a scale drawing showing natural features including:
 - 1. Water courses, creeks or bodies of water;
 - 2. An analysis of planned changes in such natural features as a result of the development;
 - 3. A delineation of any flood prone areas.

- B. A scale drawing showing:
 - 1. Any proposed public or private streets and alleys;
 - 2. Building sites or lots;
 - 3. Areas reserved as parks, parkways, playgrounds;
 - 4. Utility easements;
 - 5. School sites;
 - 6. Street widening and street changes;
 - 7. Points of ingress and egress from existing streets;
 - 8. General location and description of existing and proposed utility services, including size of water and sewer mains;
 - 9. The location and width for all curb cuts; and
 - 10. The land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet (5').

- C. A site plan for proposed building complexes showing:
 - 1. The location of separate buildings;
 - 2. The minimum distance between buildings;
 - 3. The minimum distance between building and property lines;
 - 4. Street and alley lines;
 - 5. The arrangement and provision of off-street parking; and
 - 6. The size and location for ingress and egress to any nonresidential uses.

- D. A landscape plan showing:
 - 1. Turf areas;
 - 2. Screening walls;
 - 3. Ornamental planting;
 - 4. Any wooded areas; and
 - 5. Trees to be planted.

- E. An architectural plan showing building elevations and signage style to be used throughout the development in all districts.

- F. Any supplemental data describing standards, regulations or other data pertinent to the development of the PD District.