

ORDINANCE NO. 26-18

AN ORDINANCE AMENDING ORDINANCE 25-47 WHICH ADOPTED THE 2025 COMPREHENSIVE PLAN FOR THE CITY OF GRANBURY, TEXAS; BY AMENDING THE MAP OF THE FUTURE LAND USE PLAN [FLUP], CONTAINED WITHIN THE 2025 COMPREHENSIVE PLAN FOR CERTAIN AREAS WITHIN THE CITY OF GRANBURY; REVISING THE MAP OF THE FUTURE LAND USE PLAN IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Granbury is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Granbury heretofore adopted Ordinance No. 25-47 which adopted the 2025 Comprehensive Plan [Plan] for the City of Granbury, Texas, which also contains the Map of the Future Land Use Plan [FLUP], which serves as a guidepost for rezoning requests and other development related applications in the City of Granbury, Texas; and

WHEREAS, the owner of the property described as 14.682 acre tract of land in the Milam County School Lands, Survey Abstract No. 348, City of Granbury, Hood County, Texas, has filed an application to amend the Map of the Future Land Use Plan [FLUP], within the 2025 Comprehensive Plan from its present classification of Low Density Residential to Retail/Office.

WHEREAS, the City Council finds that the amendment to the Map of the Future Land Use Plan [FLUP], contained within the Plan will allow a use that is harmonious consistent with the goals, objectives and strategies contained within the 2025 Comprehensive Plan for the City of Granbury, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANBURY, TEXAS, THAT:

SECTION 1.

Ordinance No. 25-47, as amended and the 2025 Comprehensive Plan containing the Map of the Future Land Use Plan is hereby amended on a tract of land described as 14.682 acre tract of land in the Milam County School Lands, Survey Abstract No. 348, City of Granbury, Hood County, Texas, and being more fully described by Exhibit 'A' attached hereto and incorporated herein, to be changed from Low Density Residential to Retail/Commercial.

SECTION 2.

The amendment to the 2025 Comprehensive Plan as herein established has been made in accordance with the processes for amending the 2025 Comprehensive Plan and such amendment is consistent with the goals, objectives and strategies contained within the 2025 Comprehensive Plan for the City of Granbury, Texas.

SECTION 3.

The official Map of the Future Land Use Plan [FLUP], contained within the 2025 Comprehensive Plan is hereby amended and the City Manager is directed to revise the Map of the Future Land Use Plan [FLUP], to reflect the approved amendment as set forth herein.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance of the City of Granbury, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.


PASSED AND APPROVED on this the 7th day of April 2026.





JIM JARRATT, MAYOR

ATTEST:



CARLA WALKER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:



JEREMY SORELLE, CITY ATTORNEY

EXHIBIT 'A'
PROPERTY LEGAL DESCRIPTION

Part of the MILAM COUNTY SCHOOL LAND SURVEY, Abstract No. 348 situated in Hood County, Texas; embracing a portion of the 103-361/1000 acres tract described in the deed to Blackburn Ranches, LLC. recorded in Document No. 2022-0007304 of the Real Records of Hood County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped irons set or recovered called for in this description are marked "Brookes Baker Surveyors".

Beginning at a ½" iron found for the most westerly northwest corner of said 103-361/1000 acres tract, and for the southwest corner of the 2-832/1000 acres tract described in the deed to First Christian Church, (Disciples of Christ), Granbury, Texas recorded in volume 1488, page 590 of the said Real Records, and in the easterly line of Lot 1 Block 1 of HICKS ADDITION, an Addition to the City of Granbury recorded in Slide B-398 of the Plat Records of Hood County, Texas.

Thence south 81 degrees 29 minutes 43 seconds east, along a northerly line of said 103-361/1000 acres tract, and the southerly line of said 2-832/1000 acres tract, 902 30/100 feet to a ½" iron found for an easterly corner of said 103-361/1000 acres tract, and for the southeasterly corner of said 2-832/1000 acres tract, in the west line of Lot 1 Block 1 TSC-GRANBURY, an Addition to the City of Granbury, according to the plat thereof recorded in Slide C-48 of the said Plat Records.

Thence south 08 degrees 29 minutes 55 seconds west, along an easterly line of said 103-361/1000 acres tract, and along the west line of said Lot 1 Block 1 TSC-GRANBURY, 68 31/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 103-361/1000 acres tract, and for the southwest corner of said Lot 1 Block 1 TSC-GRANBURY.

Thence south 81 degrees 35 minutes 47 seconds east, along a north line of said 103-361/1000 acres tract, and the south line of said Lot 1 Block 1 TSC-GRANBURY, 305 00/100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 103-361/1000 acres tract, and for the southeast corner of said Lot 1 Block 1 TSC-GRANBURY..

Thence south 46 degrees 20 minutes 49 seconds west 556 17/100 feet to a 5/8" capped iron set. Thence south 43 degrees 39 minutes 11 seconds east 381 57/100 feet to a 5/8" capped iron set in the easterly line of said 103-361/1000 acres tract, and in the westerly line of Pirate Drive.

Thence south 46 degrees 20 minutes 49 seconds west, along the easterly line of said 103-361/1000 acres tract, and the westerly line of said Pirate Drive, 60 01/100 feet to a 5/8" capped iron set.

Thence north 43 degrees 39 minutes 11 seconds west 533 85/100 feet to a 5/8" capped iron set.

Thence north 85 degrees 18 minutes 48 seconds west 934 52/100 feet to a 5/8" capped iron set.

Thence north 19 degrees 43 minutes 41 seconds west 263 63/100 feet to a 5/8" capped iron set in the northwesterly line of said 103-361/1000 acres tract.

Thence northeasterly, along the northwesterly line of said 103-361/1000 acres tract, the following:

north 58 degrees 51 minutes 43 seconds east 193 63/100 feet to a ½" iron found;

north 58 degrees 26 minutes 29 seconds east 260 05/100 feet to the place of beginning and containing 14-682/1000 acres.