



**IV. REPORTS FROM CITY STAFF – ZONING BOARD OF ADJUSTMENT**

1. ZBA-21-01 A request for the expansion of a non-conforming building/use for property located at 107 Goliad Street and legally described as Lot 17-R, Block 4, Benbrook Estates Addition. The King Ranch Turfgrass business is in operation on this property. The property is generally located southwest of the intersection of Benbrook Boulevard and SW Loop 820 frontage road, zoned "F" Commercial District, and located within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]

The applicant, Larry Bishop, 3111 Shady Ln, Granbury Texas, from King Ranch presented his request.

Ms. Sowell asked if the addition was going to be both a bathroom and office space. Mr. Bishop confirmed it was going to be both an office and bathroom.

Doug Howard, City Planner, presented the staff report stated the board must consider two items when considering to allow a non-conforming building or use to expand: 1) the construction does not prevent the return of such property to a conforming use and 2) the extension of the building is no more than 25% of the building. Staff recommended approval.

Motion by Ms. Ryan, to approve the expansion at 107 Goliad St, as presented. Seconded by Ms. Stacy. The presiding officer called the question.

Vote on the Motion:

Ayes: Ms. Sowell, Mr. Dean, Ms. Stacy, Ms. Ryan, and Mr. Roberts

Noes: None

Abstain: None

Motion carried: 5 – 0 – 0

**V. REPORTS BY CITY STAFF - APPEALS COMMISSION**

No Items

**VI. ADJOURNMENT**

There being no further business on the agenda, the presiding officer adjourned the meeting at 7:41 p.m.

APPROVED: 11-23 , 2021

  
Chair/Presiding Officer