



**NOTICE OF AGENDA
GRANITE SHOALS BOARD OF ADJUSTMENTS
PUBLIC HEARING FOR VARIANCE**

WEDNESDAY, APRIL 30, 2025 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Call to Order/Introductions/Welcome

The meeting was called to order at 6:00 PM.

Attendance:

Ted Gulden

Greg Wright

Don Bryant

Steve Carter

Sarah Novo, City Manager

Dawn Wright, City Secretary

Josh Katz, City Attorney (zoom)

2. Consent Agenda

2.a. Discuss and consider approval of meeting minutes from February 26, 2025

- Moved by Greg Wright; seconded by Ted Gulden to approve the minutes from February 6, 2025.
- Motion Passed: 4 - 0
- Voting For: Steve Carter, Don Bryant, Greg Wright, Ted Gulden
- Voting Against: None

3. Board of Zoning and Adjustments Hearing

3.a. Swearing in of hearing participants by City Secretary.

- The City Secretary swore in members of the public for the hearing.

3.b. Conduct a Public Hearing:

REQUEST FOR VARIANCE –CASE 25GSBOA -02; Travis Grubbs, 963 S. Lake Dr., Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection §40-6(h) Residential Accessory Buildings – Accessory buildings shall be located on the rear half of the lot, a minimum of five (5) feet from the main building, and shall comply with all side, side street, and rear yard setback requirements.

Public Hearing opened at 6:02PM.

- Mr. Grubbs supplied pictures of the utility lines, septic system location, and electric lines. The building is intended to protect vehicles and possibly serve as a garage or similar structure. Mr. Grubbs mentioned zoning restrictions related to electric lines preventing him from building on the South Lake Drive lots.
- Yvonne Clark - Neighbor to Mr. Grubbs asked why the building of the home did not accommodate this plan in the first place. She stated that she feels it would devalue the lots surrounding the area. Ms. Clark does not reside on the property.
- Connie Gray - Owns the lots next to the location of the proposed garage. She does not agree with the placement and that it might devalue the property in the area. Ms. Gray does not reside on the property.
- Mr. Grubbs responded to the concerns and asked for consideration.

Close Public Hearing at 6:18pm.

Public Hearing Re-opened at 6:20pm

- Greg Wright asked Ms. Gray why she thinks it would devalue the property. She responded with examples of random garages in the Kingsland area, then asked if Mr. Grubbs intended to landscape around the building. He stated that he intends on blending it into the existing home look.
- Ms. Clark gave an example of placing a building on her own property and following the Code of Ordinances.

Close Public Hearing 6:25pm

The Board of Commissioners adjourned into Executive Session under Government Code 551.71 -Consultation with Attorney, at 6:26pm.

The Board reconvened the public session at 6:33pm.

- No action was taken in the executive session.
- The Commissioners asked Mr. Grubbs about the layout of the lines on the property and the planning of the initial homebuilding. Mr. Grubbs states that he might have been able to accommodate it during the build, but there were setbacks that needed to be met.

4. Discussion and Action Items

- 4.a. Discuss, consider, and take appropriate action regarding Commission decision of REQUEST FOR VARIANCE –CASE 25GSBOA -02; Travis Grubbs, 963 S. Lake Dr., Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection §40-6(h) Residential Accessory Buildings – Accessory buildings shall be located on the rear half of the lot, a minimum of five (5) feet from the main building, and shall comply

with all side, side street, and rear yard setback requirements.

- Moved by Don Bryant; seconded by Steve Carter to deny case number 25GSBOA-02 based on the following findings: there are no special circumstances or conditions peculiar to the subject property; and the strict application of the terms of the zoning ordinance will not impose upon the applicant unusual and practical difficulties or a particular hardship which would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the ordinance. As part of the motion to deny, we find that the proposed variance is not in harmony with the ordinance's general purpose and intent, is not in the public interest and will not ensure that substantial justice will be done. The granting of the variance may merely serve as a convenience to the applicant, and will not alleviate some demonstrable and unusual hardship or difficulty for the applicant; and would confer upon the applicant a special privilege that is denied by the ordinance to other similarly-situated properties in the same district. The surrounding property may not be properly protected.
- Motion Passed: 3 - 1
- Voting For: Steve Carter, Don Bryant, Ted Gulden
- Voting Against: Greg Wright

5. Future Agenda Items

- None

6. Adjournment

With no further business, Chair Gulden adjourned the meeting at 6:45pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Board of Adjustments meeting of April 30, 2025.

Commission Chair Ted
Gulden

Attest:

Dawn Wright - City Secretary
