



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, APRIL 1, 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/ Roll Call/ Welcome

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

Attendance:

Shannon Wilson

Pete Borths

Dan Romasko

Libby Edwards

Anita Hisey

Mike Pfister-Liaison

Tim Campbell -ACM

Dawn Wright-City Secretary

Moved by Libby Edwards; seconded by Anita Hisey to excuse the absences of Forest Henson and Paul Fletcher.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Dan Romasko, Anita Hisey, Pete Borths, Shannon Wilson

Voting Against: None

2. Public Comments/Announcements

- There were no public comments.

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from January 30, 2025

- It was noted that "Lady Shannon" at the bottom of page 2 of the minutes needed to be amended to read; "Libby, Shannon, and Dan. The City Secretary will make the corrections.

Moved by Libby Edwards; seconded by Dan Romasko to Approve as Amended.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Dan Romasko, Anita Hisey, Pete Borths, Shannon

Wilson
Voting Against: None

4. Action Items

4.a. Discuss, consider, and take appropriate action regarding the Code of Ordinances, Chapter 40 workgroup and rewrite.

- Dan Romasko reviewed the history of the process of rewriting the Chapter 40 Code of Ordinances.
- Existing City ordinances were tailored to the unique interests of the city, necessitating a comprehensive material rewrite. Format enhancements, such as tabular structures, were identified to improve user-friendliness and readability.
- Types of Changes:
 - Intent Changes: Modifying the purpose behind specific ordinance items based on feedback from developers, council members, or citizens.
 - Clarifications: Simplifying confusing sections or resolving conflicts within Chapter 40 or with other ordinances.
 - Format Simplification: Incorporating tables and other user-friendly formats to enhance document clarity.
- Commission members advocated for a comprehensive approach to maintain consistency and effectiveness and will present this proposal to the City Council for consideration.

4.b. Discuss, consider, and take appropriate action regarding discussion of code enforcement.

- Commissioners discussion on code issues identified and inconsistent enforcement of ordinances, leading to confusion among citizens and developers.
- No action taken.

4.c. Discuss, consider, and take appropriate action regarding property replats and the future focus of the Planning and Zoning Commission.

- Shannon Wilson noted that there had been no replats processed by the Commission for more than four lots since February 24, 2024.
- It was noted that the City has not received any replats consisting of four or more lots, but continues to review replat requests containing two or three lots which are approved by the city manager.
- No action taken.

5. Future Agenda Items

- ~~Dan Romasko to lead the working group after returning from his six-month trip, contingent on City Council's direction.~~ *del*
- Assist with updating the City's comprehensive plan
- Maintain open lines of communication among commission members, working group participants, and City Council to ensure alignment and progress.

6. Adjournment

- Chair Wilson adjourned the meeting at 7:03pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of April 1, 2025.

Shannon Wilson, Chair

