



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, MAY 6, 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.
- Moved by Forest Henson; seconded by Pete Borths to excuse absences for Libby Edwards, Dan Romasko, and Paul Fletcher.
- Motion Passed: 4 - 0
- Voting For: Forest Henson, Anita Hisey, Pete Borths, Shannon Wilson
- Voting Against: None

2. Public Comments/Announcements

- The City Manager gave a report on Howdy-Roo and the success of the event.
- No public comments.

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from April 1, 2025.

- Pete Borths noted the need to remove the mention of "Dan Romasko to lead the working group after returning from his six-month trip, contingent on City Council's direction" from the future agenda section.
- Moved by Forest Henson; seconded by Anita Hisey to approve minutes from April 1, 2025, as amended.
- Motion Passed: 4 - 0
- Voting For: Forest Henson, Anita Hisey, Pete Borths, Shannon Wilson
- Voting Against: None

4. Discussion Items

4.a. Discuss and consider recommendations from the work group.

- No recommendations for the report.
- 4.b. Discuss and consider the definition and focus of accessory buildings in Chapter 40, Sec. 6 (f)(g)(h).
- Commission discussions regarding outdated and inconsistent language in Chapter 40, Section 6 (Subsections F, G, H) regarding accessory buildings.
 - Ambiguity in the definition of "adjacent" and "contiguous" lots.
 - Distinction between "building" and "structure" sizes and placements.
 - Confusion over whether garages are considered accessory buildings.
 - Streamlining terminology by choosing between "accessory building" and "accessory structure."
 - The commission agreed to forward the accessory building discussion to the working group for further analysis and recommendations and plan to include context and specific issues for the working group to consider.

5. Action Items

- 5.a. Discuss, consider, and take appropriate action regarding Chapter 40 Sec.13(b);Permitted uses in a General Business District Two.
- Currently, self-storage is not listed as a permitted use in GB2 zones, though some self-storage units exist in industrial zones but are not compliant within GB2.
 - Considerations:
 - Whether to allow climate-controlled self-storage in GB2.
 - Aesthetic impact compared to RV and boat storage.
 - Alignment with the comprehensive plan and future vision for main thoroughfares like the 1431 Corridor.
 - The commission agreed that the current language of the ordinance does not allow for self-storage buildings.
 - No action taken.
- 5.b. Discuss, consider, and take appropriate action regarding Chapter 40 Code of Ordinances.
- No action taken.

6. Future Agenda Items

- Chapter 40, Section 6 (Subsections F, G, H) regarding accessory buildings.
- Invite Josh Katz to discuss Commission's authority on beautification and legislative

updates.

7. Adjournment

- Shannon Wilson adjourned the meeting at 6:38pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of May 6, 2025.

Shannon Wilson -
Chair

A handwritten signature in black ink, appearing to read "Shannon Wilson", written over a horizontal line.