



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, JUNE 3, 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

AGENDA

<https://us02web.zoom.us/j/89823213095>

Meeting ID: 898 2321 3095

Passcode: 043904

1. Call to Order/ Roll Call/ Welcome

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from May 6, 2025.

4. Discussion Items

4.a. Legislative updates from the City Attorney.

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

5. Action Items

5.a. Discuss, consider, and take appropriate action regarding Chapter 40 Code of Ordinances.

5.b. Discuss, consider, and take appropriate action regarding existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.

5.c. Discuss, consider, and take appropriate action regarding the definition and focus of accessory buildings in Chapter 40, Sec. 6 (f)(g)(h).

6. Future Agenda Items

7. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before 6:00 PM on the 30th day of May 2025.

Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



**This Notice and Meeting Agenda, and the Agenda Packet, are posted online
at www.graniteshoals.org**



**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

§ 40-6. Single-family residential district, R-1.

- (a) Permitted uses. In Single-Family Residential District, R-1, no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:
- (1) Single-family dwellings.
 - (2) Churches and other places of worship.
 - (3) Colleges, universities, vocational schools and schools of higher learning.
 - (4) Parks, playgrounds, community buildings and other public recreational facilities owned and/or operated by the municipality or other governmental agency.
 - (5) Public buildings including libraries, museums, police and fire, and primary or secondary schools.
 - (6) Recreational vehicles, as described and to the extent permitted in Section 40-30 of this Code.
- (b) Prohibited uses.
- (1) Use of a tent, lean-to, shack, or temporary structure of any nature for residential occupancy, which does not include temporary use thereof for camping or recreation.
 - (2) Any other use not specifically permitted under this chapter for Single-Family Residential District, R-1.
- (c) Building permit. A city building permit must be obtained prior to all construction, alteration or demolition.
- (d) Repairs. Repairs may be made with the approval of the city manager or city manager's designee without a permit. If the permitted facility is located off-site from the principal residence then the application shall provide the legal description of both properties.
- (e) Approval. The owner, contractor, architect or engineer authorized to represent the owner shall submit an application on a form prescribed by the city for approval, plans which show dimensions and specifications and the proposed construction to be done, and pay any application fee, if adopted by the city council, to the city manager or city manager's designee for review. If the permitted facility is located off-site from the principal residence, then the building permit shall be valid so long as the properties are in conformance with the city building codes and the ownership of the two properties is the same. If the ownership of a property changes, the building permit automatically terminates and a new application will be required.
- (f) Garages and accessory buildings. Garages and accessory buildings shall be of similar appearance in design to the main dwelling; which may be achieved with materials, color, pitch, roofline, trim or other architectural features. There is no square footage limitation on the total area of an approved garage. A single accessory building shall not exceed 500 square feet, and no more than two accessory buildings are allowed on a single lot.

- (1) All property except waterfront property. All garages and accessory buildings are allowed on the lot adjacent or contiguous to or on the lot on which the primary residence is located.
- (2) Waterfront property. For waterfront lots, the garage or accessory building may be permitted to be built after January 1, 2016, located on a lot that is directly across the street from the lot upon which the primary dwelling is located or on a lot that is adjacent to either side, but not the rear, of the lot directly across the street from the lot upon which the primary dwelling is located. Any such lot on which a garage or accessory building is located must be tied with an affidavit filed at Burnet County to the lot upon which the primary dwelling is located. Off-site accessory buildings must be on the same street as the lot upon which the primary dwelling is located or on an intersecting street.
- (g) Carports and recreational vehicle (RV) covers. A carport or RV cover is a site-built structure with at least two open sides, similar in color and design to the main dwelling and adjacent to the main dwelling. A property owner may construct a carport or RV cover on a lot where the main dwelling is located or on a lot adjacent or connected to the main dwelling. Carports must be constructed of a material approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.
- (h) Residential accessory buildings. Accessory buildings shall be located on the rear half of the lot and shall be located a minimum of five feet from the main building, and shall comply with the side and side street and rear yard requirements.
- (i) Hangars. Personal hangars are buildings or structures, suitable for the primary use of housing, storing, and sheltering an aircraft, and which may be constructed on any lot bordering the Granite Shoals city-owned airstrip, with or without a residential dwelling on the lot.
- (j) Home-based business. A Home-based business is an office in a residential dwelling that occupies no more than 25 percent of the total floor area of that dwelling. It is operated by one or more of the residents of that particular dwelling and employs no more than two nonresidents.
 - (1) The home-based business is conducted entirely within a dwelling which is the bona fide residence of the practitioner or within an accessory building located on the same property as the dwelling (not to include a driveway, yard or outside area).
 - (2) The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home business. No outdoor storage of material related to the home-based business shall be permitted.
 - (3) No equipment or materials associated with the home business shall be displayed or stored where visible from anywhere off the premises.
 - (4) The business shall emit no external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff outside the dwelling unit or on the



Planning & Zoning Commission

STAFF REPORT

Subject: Discussion, consideration, and possible action regarding existing permitted uses within the GB-2 zoning designation and potential recommendations for amendments thereto.

Background:

The GB-2 (General Business 2) zoning district is intended to accommodate a variety of commercial uses along key corridors and gateway areas. Currently permitted uses include, but are not limited to, restaurants, personal service businesses, office buildings, hotels, and RV, boat, and trailer storage facilities.

Recently, questions have been raised regarding the interpretation and applicability of certain uses not explicitly listed in the GB-2 ordinance, specifically related to self-storage facilities. While GB-2 supports a broad range of commercial activities, self-storage is not currently listed as a permitted use. Discussion and consideration of a recommendation to include self-storage as a permitted use within this zoning designation is by request of an applicant and related application for development.

Consideration:

This agenda item provides an opportunity for the Planning and Zoning Commission to:

- Review the list of currently permitted uses within the GB-2 zoning district;
- Consider whether additional uses should be explicitly included or clarified;
- Evaluate potential amendments to better align permitted uses with current development trends and the City's Comprehensive Plan objectives, particularly those related to economic growth, corridor aesthetics, and land use compatibility.

Zoning Amendment Process:

Should the Planning and Zoning Commission move forward with recommendations regarding updates to the GB-2 zoning ordinance, the amendment process must follow the procedures outlined in Chapter 40-23 of the City's Code of Ordinances and the applicable

provisions of the Texas Local Government Code (TLGC) concerning land use regulation. The Planning and Zoning Commission is required to issue public notice and conduct a public hearing in compliance with TLGC. Following the hearing, the Commission will forward its recommendation to the City Council, which must also conduct its own public hearing and follow all statutory procedures prior to adopting any amendments.

Fiscal Impact:

If the proposed amendment is initiated by a private applicant, they will be responsible for the payment of all applicable filing fees and public notice costs, including any required mailed notifications.

§ 40-13. General Business District Two, GB-2.

- (a) Sale of alcoholic beverages. In a General Business District Two, GB-2, the following regulations will apply to the sale of alcoholic beverages, provided that a local option election has been passed. There will be no sale of alcoholic beverages in this district until such election has been held and passed. The following applies in a General Business District Two, GB-2:
- (1) A business that is permitted must have a retail on-premises consumption permit or license and less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverage (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.33(f)(1)). An example of this permitted use is a full service restaurant. Upon the restaurant's annual renewal of license, a prepared written audit and the license application will be presented to the building official prior to TABC renewal.
 - (2) A business that is permitted must have a retail off-premises consumption permit or license and less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2)). An example of this is a full service grocery store. Upon the store's annual renewal of license, a prepared written audit that shows that the gross sale of alcoholic beverages is less than 50 percent of the establishment's gross receipt and the license application will be presented to the building official prior to TABC renewal.
 - (3) No establishment will be permitted that derives 75 percent or more of the establishment's gross revenue from the on-premises sale of alcoholic beverage. (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2).) An example of this nonpermitted use is a public bar.
- (b) Permitted uses. In a General Business District Two, GB-2, all businesses that require state-mandated licenses and inspections (i.e., restaurants, day nurseries, medical clinic, etc.) shall have those permits prior to opening for business and maintain same. All newly constructed businesses and expanded "grandfathered" businesses shall present a prepared site plan to the city building official. No building shall hereafter be erected, or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:
- (1) Automobile sales and service.
 - (2) Automobile parts and accessory sales.
 - (3) Bakeries.
 - (4) Banks.
 - (5) Business or commercial schools.
 - (6) Cleaning and laundry plant.
 - (7) Day nursery.

- (8) Drive-in restaurants, bowling alley and other similar places of entertainment.
- (9) Drugstore.
- (10) Farm equipment sales and service.
- (11) Florist shop.
- (12) Fueling station.
- (13) Furniture store.
- (14) Grocery and convenience stores.
- (15) Greenhouses and retail nurseries.
- (16) Hardware stores, including the sale of building materials.
- (17) Machine or welding shop.
- (18) Medical outpatient clinics.
- (19) Hotels, motels, bed and breakfast.
- (20) Self-service laundries.
- (21) Nursing home.
- (22) Office buildings.
- (23) Personal service and neighborhood shops.
- (24) Pharmacies.
- (25) Printing and copying services.
- (26) Public utilities.
- (27) Radio and television broadcasting studios.
- (28) Repair facility 1.
- (29) Restaurants.
- (30) Recreational vehicle sales.
- (31) RV, boat and trailer storage (commercial).
- (32) Tool and equipment rental.
- (33) Video rental sales.

Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the city building official. Any business not listed in this subsection, but approved as a business by the city council will be added to the approved list. An accessory building shall be permitted only in the rear yard except when the lot on which the main building is located backs up to residential zones, but in no case may any accessory building occupy a public utility easement.

(b-1) Conditional uses. The following uses are permitted in the GB-1 district as conditional uses only if the property owner first obtains a conditional use permit as provided by this chapter:

- (1) New construction using new or used on-site storage containers as a building material.
- (2) An amusement center, if the following additional conditions are met in addition to the conditions found in section 40-28 of the code:
 - a. Proximity to other businesses that exhibit coin-operated amusement machines. The minimum distance between a property that receives a conditional use permit under this subsection and any other business that exhibits a coin-operated amusement machine shall be 1,200 feet between property lines.
 - b. Adequate off-street paved parking and adequate lighting as required by the Code of Ordinances.

(c) Height regulation. No building shall be less than ten feet or more than 45 feet in height.

(d) Yard requirements.

- (1) A front yard of not less than 25 feet in depth shall be provided. More space may be required under section 40-16, parking.
- (2) No rear yard shall be required, except when the property abuts, along its rear lot line, property zoned residential. Then a rear yard of not less than ten feet shall be provided, and the subject property shall have a privacy fence installed and maintained by the commercial property owner along the rear property line where the abutment exists. In no case shall a building occupy any part of a public utility easement. Outside storage and trash receptacles shall be enclosed from view of the general public by a solid fence constructed of either masonry or wood. The fence shall be a minimum of six feet tall. Where a light industrial use abuts a residential district, a solid fence with a minimum height of eight feet shall be provided along the entire common boundary of the light industrial use and the residential district. No outside storage or trash receptacle shall be higher than the height of screening. All screening shall be maintained in a safe and sightly condition at all times. All commercial trash dumpsters shall be serviced from owner's property. All nonconforming commercial dumpsters must be in compliance within 90 days after the effective date of the ordinance from which this chapter is derived.

(e) Off-street parking. The number of spaces shall not be less than that specified in section 40-16.

(f) Loading space requirements. Loading space shall conform to the provisions of section

40-16.

- (g) Portable and temporary buildings. Portable and temporary buildings shall be permitted, subject to compliance with all applicable ordinances related thereto. A portable or temporary building of less than 500 square feet shall be allowed only when incidental to the construction of a permanent structure, and shall be removed when the permanent structure is completed.
- (h) Lighting. No premises or parking area shall be lighted in such a manner as to provide direct glare into an adjoining residential district. All lighting in the GB-2 district shall be hooded or shielded so that the light source is not directly visible from residential areas and public street, to avoid a hazard.
- (i) Noise. Where a general business use abuts a residential district, noise shall not exceed the standards set forth in this subsection. Noise shall be measured at the common boundary of the General Business District Two, GB-2, and the residential district. Measurement of sound shall be done with an A-weighted filter constructed in accordance with the specifications of the American National Standards Institute. The maximum permitted sound levels measured in decibels for the Industrial District, I, abutting residential uses shall be 95 decibels.

(Ordinance 409, sec. XIIA, adopted 8/24/04; Ordinance 409-D, sec. 2.E, adopted 6/22/10; Ordinance 629, sec. II(C), adopted 1/14/14; Ordinance 650, sec. 2(B), adopted 7/22/14; Ordinance 828 adopted 4/26/2022)

§ 40-23. Changes and amendments to the zoning ordinance.

- (a) General authority. The city council may from time to time, by ordinance, amend, supplement, change, modify or repeal the boundaries of the various zoning districts and the regulations herein established. Before taking any such action, the city council shall submit the same to the planning and zoning commission for its recommendations and report.
- (b) Procedure before the planning and zoning commission.
 - (1) No action to amend, supplement, change, modify or repeal the zoning ordinance shall be final until there has been a public zoning hearing thereon with public notice or such hearing as required by the Texas Local Government Code.
 - (2) The planning and zoning commission shall hold a public hearing and review in accordance with the procedures outlined in the current edition of the Texas Local Government Code in that particular chapter regarding "Regulations of land use, structures, businesses and related activities."
- (c) Procedure before the city council. The city council shall also follow the guidelines stated in the Texas Local Government Code when considering a change in the zoning ordinance.
- (d) Fees for requesting a change in zoning. An applicant requesting an amendment, supplement, change or modification of this chapter, or requesting a hearing before the board of adjustment, which required the sending of notices, shall pay a fee for the filing, processing and legal notification of adjacent property owners as prescribed in ordinance No. 248.

(Ordinance 409, sec. XXII, adopted 8/24/04)



May 27, 2025

Planning & Zoning Commission

City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654

**Re: Request for Placement on Planning & Zoning Agenda
– Discussion of Self-Storage Use in B-2 Zoning District**

To the Planning & Zoning Commission:

On behalf of Stan Schmer, the property owner and developer, I respectfully request placement on the agenda for the next regularly scheduled Planning & Zoning Commission meeting to discuss the proposed development located at 6615 RM 1431 in Granite Shoals, Texas. A project that has been under consideration for approval by city staff since August 2024

PROJECT OVERVIEW – GRANITE MOUNTAIN CENTER

The proposed development, titled *Granite Mountain Center*, consists of a two-part commercial improvement plan located approximately 600 linear feet to the west of intersection FM 1431 and Valley View Lane in Granite Shoals, Texas.

The eastern portion of the development includes a proposed new retail building that will be constructed adjacent to and in connection with an existing commercial structure. The existing building is planned to undergo a full remodel and upgrade, integrating both structures into a cohesive retail center with unified parking and pedestrian circulation. This component of the development benefits from dual access off FM 1431 and Church Hill Drive, enhancing its commercial visibility and customer accessibility.

The western portion of the site introduces a self-storage component, consisting of four (4) climate-controlled buildings specifically designed for secure, individual tenant access. These buildings are accessible via Church Hill Drive only by way of separate access from the proposed retail. Each storage building is connected by internal drive aisles, designed to accommodate light vehicles and small trailers, with secured entry points and perimeter fencing for tenant safety.

The overall development features a balanced mix of commercial storefront and storage solutions, with appropriate landscaping, drainage infrastructure, and site access compliant with fire and safety codes. This hybrid use model is aimed at supporting both local retail activity and community storage needs, within the B-2 General Business zoning district.

In support of this development, we have already obtained permit approval from the LCRA under the Highland Lakes Watershed Ordinance and received driveway access approval from the Texas Department of Transportation (TxDOT) for the connection along FM 1431.



REQUEST FOR ZONING INTERPRETATION AND CLARIFICATION

Although “self-storage” is not explicitly listed under the City of Granite Shoals Zoning Ordinance for any zoning district, “RV and Boat Storage” is a permitted use in the B-2 district, and self-storage is a directly comparable and complementary use in terms of traffic generation, land use intensity, and public infrastructure demand. We respectfully request that the Planning & Zoning Commission:

1. Recognize “self-storage” as functionally equivalent to “RV and Boat Storage” for the purposes of use permissions in the B-2 zoning district, or
2. Recommend an amendment to the zoning ordinance to include “self-storage” as an allowed use in B-2 moving forward.

SUPPORTING PRECEDENT – WINTERS TRACT ZONING CASE

This request is consistent with a prior action taken by the City Council on February 28, 2023, when the Winters Tract, a 15.32-acre undeveloped parcel northwest of Prairie Creek Road and FM 1431, was annexed and concurrently zoned B-2 in support of a proposed climate-controlled storage and commercial retail development.

At that time:

- The proposed development was described as a self-storage use with climate-controlled storage units.
- The Planning & Zoning Commission issued a favorable recommendation.
- The City Council unanimously approved the rezoning, designating the site B-2 specifically for this intended use.

Given the City’s prior approval and intent, it stands to reason that “self-storage” was accepted as an allowable use within the B-2 zoning district, even though the ordinance was not updated to reflect this explicitly. We believe this is a reasonable and necessary clarification to preserve consistency in zoning interpretations and support ongoing commercial development in the City of Granite Shoals.

CLOSING

We appreciate your consideration of this request and respectfully ask to be placed on the next Planning & Zoning Commission agenda. Please confirm scheduling and advise of any additional information or documentation needed in advance of the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Fuller'.

Nathan Fuller, P.E.

STR8GRADE Engineering, LLC