



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

TUESDAY, JULY 7, 2026 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

1. Call to Order/ Roll Call/ Welcome

Swearing in of all Commissioners.

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from May 5, 2026.

4. Discussion Items

4.a.

1. Comprehensive Plan Update
2. Discussion regarding proposed drainage policy.
3. Discussion regarding proposed driveway and culvert material and specifications.
4. Discussion regarding proposed lot clearing ordinance.
5. Discussion regarding proposed manufactured home orientation ordinance.

5. Public Hearings

5.a. Public hearing to receive citizen comments regarding a final replat of lots 356, 357, 358, 379, 380 and 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive, Granite Shoals, Texas, Burnet County. Mr. Garcia Jr. is asking for consideration of a replat from 6 lots into one, 356-A. Pedernales has released the easement between lot lines; however, the city will not release the utility easement due to a main water line running through the property. The property owner is aware that the easement will not be released, and the 10 ft easement will remain.

6. Action Items

6.a. Public hearing to receive citizen comments regarding a final replat of lots 356, 357, 358, 379, 380 and 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive, Granite Shoals, Texas, Burnet County. Mr. Garcia Jr. is asking for consideration of a replat from 6 lots into one, 356-A. Pedernales has released the

easement between lot lines; however, the city will not release the utility easement due to a main water line running through the property. The property owner is aware that the easement will not be released, and the 10 ft easement will remain.

- 6.b. Discuss, consider, and take appropriate action to nominate and appoint a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission.
- 6.c. Discussion and possible action to recommend approval, denial or approval with modifications regarding the proposed driveway and culvert ordinance.
- 6.d. Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed lot clearing ordinance.
- 6.e. Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed manufactured home orientation ordinance.

7. Executive Session (Closed to the Public)

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

8. Future Agenda Items

9. 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 the 29th day of June, 2026. 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