



**MINUTES
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, JULY 7, 2026

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

1. Call to Order/ Roll Call/Welcome

Chair Wilson called the meeting to order at 6:02 p.m.

Commissioner Hisey moved to excuse Commissioner Edwards absence, the motion was seconded by Commissioner Hougen and with a unanimous vote, the motion carried.

Swearing in of all Commissioners.

City Secretary Dawn Wright administered the Oath of Office to Commissioners Wilson, Hisey, King, Eldeen, Randell, and Hougen for their respective new terms.

2. Public Comments/Announcements

There were no public comments.

3. Consent Agenda

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

Commissioner Hisey moved to approve the minutes as presented, the motion was seconded by Commissioner Eldeen and with a unanimous vote, the motion carried. (Edwards absent)

Chair Wilson moved to Item 5. public hearing with no objection from the Commissioners.

4. Discussion Items

1. Comprehensive Plan- *Mrs. Sims, Building and Development Specialist, discussed the following tasks that have been completed or are in progress:*

- *Constructing GIS parcel inventory for the city*
- *Commercial supply inventory*
- *Seasonal housing inventory*
- *60% completion of commercial demand/gap analysis*
- *Refining proposed place type descriptions*
- *60% completion of 2 future land use map scenarios (i.e. development scenarios)*

Still on target for November implementation date.

- 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.**

Mrs. Sims, Building and Development Specialist, presented the following presentation outlining the proposed policy, regulations and permits requirements for those items above.

Drainage Policy

Why is this being proposed?

- Drainage is one of the common sources of neighborhood complaints and property damage.
- Development changes how stormwater flows, and without standards, runoff can negatively impact neighboring properties and public infrastructure.
- The City needs a consistent process to ensure new development does not create flooding or erosion problems.

Community Benefits

- Protects existing homes and property from increased flooding.
- Reduces erosion of streets, ditches, and drainage channels.
- Preserves water quality by reducing sediment runoff.
- Creates predictable standards for developers and property owners.
- Reduces long-term maintenance costs borne by taxpayers.

Key Message

Growth should not increase drainage problems for existing residents. Every new project should responsibly manage the runoff it creates.

Driveway and Culvert Requirements

Why is this being proposed?

- Many properties currently have inadequate or improperly sized culverts that restrict drainage.
- Poor driveway construction contributes to roadway deterioration and drainage failures.
- Standardizing driveway construction improves both safety and infrastructure longevity.

Community Benefits

- Maintains proper roadside drainage.
- Reduces standing water on streets.
- Improves emergency vehicle access.
- Extends the life of City roadways.
- Creates a more attractive and consistent streetscape.
- Reduces future repair costs for both homeowners and the City.

Key Message

Proper driveway construction is not just about appearance, it protects roads, drainage systems, and public safety.

Manufactured Home Orientation Requirements

Why is this being proposed?

- Orientation standards improve neighborhood appearance and create a more consistent streetscape.
- Front-door orientation provides a residential appearance similar to site-built homes.
- The regulation helps maintain property values while respecting housing affordability.

Community Benefits

- Improves neighborhood aesthetics.
- Encourages compatible development.
- Supports long-term property values.
- Creates safer and more visible entrances.
- Maintains flexibility while ensuring basic design standards.

Key Message

The goal is not to limit affordable housing; it is to ensure all new homes contribute positively to the appearance and character of the community.

Lot Clearing Permit Requirement

Why is this being proposed?

- Large-scale vegetation removal can dramatically alter drainage patterns.
- Clearing can increase erosion and sediment entering streets, drainageways, and waterways.
- Early review allows the City to identify potential issues before damage occurs.
- A permit process provides accountability without unnecessarily delaying projects.

Community Benefits

- Prevents erosion.
- Protects neighboring properties.
- Reduces flooding caused by disturbed soil.
- Protects water quality.
- Ensures compliance with stormwater best management practices.
- Helps preserve mature trees and natural vegetation where practical.

Key Message

The permit is not intended to prevent development; it ensures that development occurs responsibly and without creating problems for neighboring properties.

“As Granite Shoals continues to grow, it is important that our development standards evolve as well. These proposals are not intended to make development more difficult; they are intended to make development more responsible. By adopting these standards, we are protecting existing residents, improving the quality of future development, reducing long-term infrastructure costs, and ensuring that growth benefits the entire community. These policies are investments in the future of Granite Shoals and will help preserve the character, safety, and quality of life that residents expect.”

Discussion and feedback:

- *Adding sealed crushed granite or cobblestone as acceptable permanent material for driveways*
- *Variance criteria for policies and ordinances*
- *Alignment of drainage and stormwater text throughout Code of Ordinances.*
- *Size and specifications of required culverts.*
- *Difference between modular and manufactured home*
- *Cost of development to require detached garage for Manufactured Homes.*
- *Potential use of garage or storage buildings, not used as intended*
- *By consensus, the Commission favored covered parking; such as a carport vs. detached garage*
- *% of manufactured homes built on one lot vs. two or more.*
- *Code mitigation for those lots that have no storage buildings.*
- *Safety and security regarding front door placement and house address.*
- *Four of the six members present were in favor of the horizontal orientation of manufactured home.*
- *SWPP placement and oversight for when project is completed or abandoned.*

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.

Chair Wilson opened the public hearing.

Mrs. Sims advised that Mr. Garcia is asking the Planning Commission for consideration of approval of replat to combine 6 lots into one to build a home. Staff has reviewed and will retain easement due to water main.

Commissioner King asked whether the water main was active and if it could be relocated. Mrs. Sims stated that the line is active and currently serves the residence. She further explained that any costs associated with relocating the line would be the responsibility of the property owner. Mrs. Sims added that she would work with the property owner during the plan review process to ensure the site layout conforms to building standards and that no structures are placed within the easement.

Dr. Hougen inquired whether the easement area could be used for walking or driving. Mrs. Sims explained that the easement remains usable property for such purposes; however, no permanent structures may be constructed within the easement.

Commissioner Randell commented that certain improvements, such as driveways or sidewalks, may be constructed within an easement; however, if utility work becomes necessary due to a water main break or utility system improvements, the homeowner would be responsible for repairing or replacing any affected improvements. This was a personal example and not a practice encouraged by staff, due to the potential costs associated with repairing or replacing improvements that may be damaged during utility maintenance or construction activities.

Council member Bell asked if the water line went from street to street, Mr. Sherman advised yes.

With no further discussion the public hearing was closed at 6:12.

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.

Mrs. Sims advised that this item is an action item, not a public hearing, at this time you are being asked to consider approval, denial or approval with modifications a final replat of lots 356, 357, 358, 379, 380 & 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive.

Commissioner Hisey moved to approve the replat, the motion was seconded by Commissioner King and with a unanimous vote, the motion carried. (Edwards absent)

- 6.b. Discuss, consider, and take appropriate action to nominate and appoint a Chair, Vice Chair, and Secretary for the Planning and Zoning Commission.

Commissioner Hisey moved to appoint Commissioner Edwards as Vice Chair, the motion was seconded by Chair Wilson, Commissioner Hougen moved to appoint Commissioner Wilson as Chair, the motion was seconded by Commissioner Hisey, Commissioner Hisey moved to appoint Commissioner King as Secretary, the motion was seconded by Chair Wilson and with a unanimous vote, all motions carried. (Edwards absent)

- 6.c Discussion and possible action to recommend approval, denial or approval with modifications regarding the proposed driveway and culvert ordinance.

No formal action taken, discussion item only.

- 6.d Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed lot clearing ordinance.

No formal action taken, discussion item only.

- 6.e Discussion and possible action to recommend approval, denial, or approval with modification regarding the proposed manufactured home orientation ordinance.

No formal action taken, discussion item only.

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- N/A

9. Adjournment- Business Concluded at 7:59 p.m.

CERTIFICATION- I hereby certify that the above minutes are true and correct from the Planning and Zoning meeting of July 7, 2026.

Shannon Wilson, Chair

ATTEST:

Dawn Wright, City Secretary