



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

THURSDAY, AUGUST 13, 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

2. Public Comments/Announcements

3. Consent Agenda

- 3.a. Discuss and consider approval of meeting minutes from July 7, 2026.

4. Discussion Items

- 4.a. Updates on the Comprehensive Plan.

5. Public Hearings

- 5.a. A Public Hearing To Receive Citizen Comments Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Code Of Ordinances Chapter 8: Buildings And Building Regulations; Article V: Property Maintenance Ordinance; Sections 8-132 (Definitions) And 8-135 (Exterior Grounds); And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.
- 5.b. A Public Hearing To Receive Citizen Comments Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-7 (General Compliance For All Districts), Section 40-12 (Multifamily Residential District), Section 40-14 (Mobile Home Residential District) And Section 40-15 (Mobile Home Park District) To Establish Driveway And Culvert Requirements For New Residential Construction, To Regulate Dumpsters In Multifamily Zoning Districts, And To Establish Requirements For Manufactured Housing; And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.
- 5.c. A Public Hearing To Receive Citizen Comments Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Part II: Code Of Ordinances; Chapter 32: (Subdivisions), Section 87 (Stormwater Collection And Conveyance Systems); Chapter 38 (Utilities), Section 133 (Stormwater And Other Unpolluted Drainage); And Chapter 40 (Zoning); Section 40-7 (General Compliance For All Districts), To Establish Regulations For

Stormwater Collection And Conveyance Systems And Drainage; And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.

6. Action Items

- 6.a. Discussion And Possible Action To Recommend Approval, Denial Or Approval With Modifications Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Code Of Ordinances Chapter 8: Buildings And Building Regulations; Article V: Property Maintenance Ordinance; Sections 8-132 (Definitions) And 8-135 (Exterior Grounds); And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.
- 6.b. Discussion And Possible Action To Recommend Approval, Denial Or Approval With Modifications Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-7 (General Compliance For All Districts), Section 40-12 (Multifamily Residential District), Section 40-14 (Mobile Home Residential District) And Section 40-15 (Mobile Home Park District) To Establish Driveway And Culvert Requirements For New Residential Construction, To Regulate Dumpsters In Multifamily Zoning Districts, And To Establish Requirements For Manufactured Housing; And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.
- 6.c. Discussion And Possible Action To Recommend Approval, Denial Or Approval With Modifications Regarding An Ordinance Of The City Of Granite Shoals, Texas, To Amend Part II: Code Of Ordinances; Chapter 32: (Subdivisions), Section 87 (Stormwater Collection And Conveyance Systems); Chapter 38 (Utilities), Section 133 (Stormwater And Other Unpolluted Drainage); And Chapter 40 (Zoning); Section 40-7 (General Compliance For All Districts), To Establish Regulations For Stormwater Collection And Conveyance Systems And Drainage; And Providing For The Following: Findings Of Fact; A Savings Clause; Severability; Repealer; Effective Date; And Proper Notice And Meeting.

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 7th day of August 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**