



**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**



**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

MINUTES

1. Call to Order/ Roll Call/ Welcome

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

Moved by Anita Hisey; seconded by Steve Hougen to excuse Commissioner Edwards' absence.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

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.

Moved by Anita Hisey; seconded by Elvin Randell to approve the minutes as presented.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

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

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.

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.
-

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

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.
- 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 from Commissioners:

- 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 the 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 a replat to combine 6 lots into one to build a home. Staff has reviewed and will retain the easement due to the 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 for a final replat of lots 356, 357, 358, 379, 380 & 381, Sherwood Shores II, Kingwood Section, Burnet County, commonly known as 1302 Kingsforest Drive.

Moved by Anita Hisey; seconded by Candy King to approve the replat.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

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

Moved by Anita Hisey; seconded by Shannon Wilson to appoint Libby Edwards as Vice Chair.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

Moved by Steve Hougen; seconded by Anita Hisey to appoint Shannon Wilson as Chair.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

Moved by Anita Hisey; seconded by Shannon Wilson to appoint Candy King as Secretary.

Motion Passed: 6 - 0

Voting For: Anita Hisey, Shannon Wilson, Elvin Randell, Tony Eldeen, Candy King, Steve Hougen

Voting Against: None

- 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

None

9. Adjournment

With no further business or discussion, the meeting was adjourned at 7:59 PM.

CERTIFICATION

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

Shannon Wilson -
Chair

Meeting minutes may be prepared using audio recordings, transcription software, or other administrative tools. Draft minutes are reviewed by staff and approved by the governing body before becoming the official record.

ORDINANCE NO. 859-A

“Amended Property Maintenance Ordinance”

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.

WHEREAS, the City Council (the “Council”) of the City of Granite Shoals, Texas (the “City”) seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and

WHEREAS, the Council recognizes its responsibility and authority to adopt ordinances that are necessary for the government of the City, its interests, welfare, the health and safety of the City, and good order of the City as a body politic; and

WHEREAS, the Council wishes to protect individual property rights in the City and wishes to acknowledge the responsibilities encompassed within those property rights, including the rights of neighbors and fellow citizens; and

WHEREAS, the Council finds that these amendments to its property maintenance ordinance are necessary to improve, maintain, and promote good stewardship of property, to protect water quality in local waterways, including Lake LBJ, to prevent sediment runoff, erosion, and flooding, to ensure reasonable land disturbance practices, to comply with applicable requirements of the Texas Commission on Environmental Quality, and to encourage compliance with the City’s Code of Ordinances, and

WHEREAS, the Council finds that the unregulated construction, placement, moving in, or storage of structures, materials, equipment, vehicles, debris, or personal property on unimproved or vacant lots may create unsafe, unsanitary, or nuisance conditions, may impair neighborhood appearance and property values, and may adversely affect the public health, safety, and welfare; and

WHEREAS, the Council finds that the following amendments are necessary to update and clarify its property maintenance ordinance for these purposes; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. AMENDMENT

Code of Ordinances Chapter 8 (Buildings and Building Regulations), Article V (Property Maintenance Ordinance) is hereby repealed and replaced as follows:

“ARTICLE V. PROPERTY MAINTENANCE ORDINANCE

...

Sec. 8-132 Definitions.

Where terms are not defined, they shall have their ordinary accepted meaning within the context with which they are used. The following terms are defined and shall apply to all sections of this code unless defined elsewhere in the Code:

Building means any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Carrion means dead or decaying animal, fowl, or fish.

Commercial motor vehicle means a motor vehicle designed or used for transportation of property or delivery purposes.

Enforcement authority means the City Manager of Granite Shoals or the person or department to whom the city manager may delegate the enforcement responsibility (*i.e.* code compliance officer and deputies).

Essential infrastructure and active utilities means access to utilities and services necessary for immediate human habitation that has been approved by the applicable providing entities, including, as applicable, water, wastewater or septic service, electrical service, and other infrastructure as required by City code or applicable law.

Hazardous waste means toxic, caustic, or flammable materials.

Improved lot means a parcel of land that has been developed from its raw or vacant condition and is occupied by, or has affixed to it, a main dwelling suitable for immediate human habitation, together with essential infrastructure and active utilities necessary for such habitation.

Infectious waste means waste containing pathogens or biologically active material capable of transmitting diseases such as animal and human blood or body parts, microbiological, and pathological waste, needles, syringes, and other sharp objects.

Junk means used metals, materials, equipment, appliances, furniture, tires, engines, parts, and other manufactured or raw goods that are so worn, deteriorated, or obsolete as to make the item unusable or inoperable in their existing condition, and/or is a potential safety or health hazard.

Lot clearing means any activity that removes, disturbs, or destroys vegetation, topsoil, trees, or natural ground cover, including grubbing, grading, drainage improvements, filling, or excavation.

Native Wildflowers include Bluebonnets, Paintbrush, Castilleja, Indian Blanket, Drummond Phlox, Verbena, Pink Evening Primrose, Texas Bluebell, Brown-eyed Susan, Mexican Hat, Winecup, Spotted Beebalm, Gayfeather, Blackfoot Daisy, Blue-eyed Grass, White Prickly Poppy, Basketflower, Common Sunflower, Eryngo, Beach Morning Glory, Rain Lily, and Texas Thistle.

Nuisance means:

- (1) Whatever is dangerous to human life or is detrimental to health and is contrary to public health, safety, or welfare.
- (2) Inadequate or unsanitary sewage or plumbing facilities, allowing sewage on lots, grounds, yards or any other place in the city, contrary to the public health, safety, or welfare or in violation of the codes and ordinances of the city and state.
- (3) Uncleanliness, contrary to the public health, safety, or welfare or in violation to the codes and ordinances of the city and state.
- (4) Whatever renders air, food, or drink unwholesome or detrimental to the health of human beings, public health, safety, or welfare, or in violation of the codes and ordinances of the city and state.
- (5) Any attractive nuisance which may prove detrimental to children whether in a building, or on the premises of the building, including but not limited to abandoned wells, shafts, basements, excavations, discarded refrigerators, unsecured vacant buildings, motor vehicles (not road worthy or unregistered), unprotected swimming pools, or any structurally unsound fences or structures, or any gasoline, chemicals, lumber, trash, debris, or vegetation which may be hazardous to the public and inquisitive children.
- (6) Graffiti of any type, if unauthorized by property owner.
- (7) Keeping, storing, or accumulating rubbish, including newspapers, furniture, tires, cans, etc. on premises for ten days or more.
- (8) Maintaining premises in a manner that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or disease-carrying pests.
- (9) Sewage, human excreta, wastewater, garbage, or other organic waste deposited, stored, discharged or exposed in such a way as to be a potential instrument or medium in disease transmission to a person or between persons.
- (10) A vehicle or container that is used to transport garbage, human excreta, or other organic material and that is defective and allows leakage or spilling of contents.
- (11) A collection of water in which mosquitoes are breeding in the city limits.
- (12) A place or condition harboring rats or breeding flies in a populated area.
- (13) Any public nuisance known at common law or in equity jurisdiction or as defined by codes or city ordinances.

Open storage means the unscreened storage of materials, salvaged items, rubbish, or vehicle parts. Open storage shall include furniture (other than furniture designed for outside use), household items, and products of a commercial trade or business enterprise, whether such items are used or new. Open storage also includes items of salvage character such as scrap metal, papers, cans, lumber, and other building materials not currently being used or held for immediate use upon the premises.

Owner means any person claiming the ownership or title of real property, including but not limited to:

- (1) Holder of fee simple title.

- (2) Holder of life estate.
- (3) Holder of a leasehold estate for an initial term of five years or more.
- (4) A buyer in possession or having right of possession under a contract or deed.
- (5) A mortgagee, receiver, executor, or trustee in possession or control or having right of possession or control of real property

Pool means a permanent swimming pool, spa, or hot tub. It can be located at ground level, above the ground, or below ground, and filled or empty.

Premises means any parcel, lot, or tract of land, including any structure, building, landscaping, trees, or other structure or improvement located thereon.

Refuse/rubbish means all decaying and nondecaying solid waste including, but not limited to, garbage, ashes, cans, papers, boxes, glass, and lawn and lake debris.

Sanctuary Property means unimproved property allowed to grow and flourish in a natural state as a safe area for native plants and wildlife. The presence of construction materials, rubbish, litter, and junk as described herein shall be prohibited on Sanctuary Property.

Screening wall means any combination of wood, masonry, or vegetation. This definition does not pertain to boundary fences.

- (1) Screen walls shall mean a solid, opaque screening fence or wall that completely conceals item(s) being screened from public view.
- (2) Vegetation consisting of solid hedgerow or evergreen shrubs, or trees and shrubs, providing full screening from the ground (no height restriction).
- (3) Any other form of compatible and appropriate screening in compliance with the applicable requirements of Chapter 40 of the Code of Ordinances (Zoning).

State of Disrepair means a building or structure that has rotten and decaying facades, large noticeable holes or gaps in siding or trim, rotting and unsafe wood on decks and railings, overhangs/roofs/porches/awnings with large holes or tears, windows where the glass has been broken out and not replaced, collapsing chimneys, or broken non-functioning garage doors.

Stormwater Pollution Prevention Plan ("SWPPP") means a site-specific plan, including a site map, description of activities that could cause pollution, and best management practices and control measures designed to minimize erosion and prevent sediment and pollutants from leaving a construction site.

Structure means any residential building, nonresidential building, dwelling, condominium, townhouse, apartment unit, detached garage, shed, awning, fence, screening wall, sign, swimming pool, excavation, any edifice, erection of material, or any other improvement placed or located on any property within the city.

Tenant means any person or agent who occupies a structure or property.

Unimproved lot means a parcel of land that has not been developed with a main dwelling suitable for immediate human habitation and that lacks essential infrastructure or active utilities necessary for such habitation, regardless of whether the land has been cleared, graded, fenced, or otherwise altered from its natural state.

Unsafe building means a building which is:

- (1) dilapidated, substandard, structurally unsound, or in a state of disrepair, or
- (2) dangerous and unfit for human habitation, or
- (3) is a hazard to the public health, safety, and welfare, or
- (4) is unoccupied by its owners, lessees, or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants, uninvited persons, a place of harborage, or could be entered or used by children.

Unsanitary means any matter or object which poses a health or safety hazard or a potential health or safety hazard.

Vacant lot means any lot, tract, or parcel that is not occupied by a main dwelling or principal structure suitable for immediate human habitation or occupancy.

...

Sec. 8-135 Exterior grounds.

(a) Trash, debris, and waste. All exterior property shall be maintained in a clean, safe, and sanitary condition. It shall be unlawful to allow junk, hazardous or infectious waste, or refuse/rubbish, including but not limited to paper, wood, rocks, junk, appliances, furniture, dead grass, branches, trash debris, carrion, improper composting, rubber tires, bottles, scrap metal, vehicle parts, construction materials, fill materials, paving materials, infectious waste, hazardous waste (i.e. chemicals, oils, solvents, gasoline, paints, pesticides, cleaners, batteries) to accumulate or remain on any piece of property to include easements so as to create a potential harborage, or breeding place for rats, vermin, or insects, or in such a manner as to be injurious to the public health.

(b) Grading and ~~drainage~~ stormwater protection.

- (1) All property shall be maintained to prevent the accumulation of stagnant or foul water thereon, within, or under any structure located thereon.
- (2) A Lot Clearing Permit shall be required prior to any lot clearing activity, regardless of lot size, acreage disturbed, or zoning classification.
- (3) A Lot Clearing Permit shall be required prior to or in conjunction with the issuance of a building permit, and may be issued independently.
- (4) SWPPP. All Lot Clearing Permit applications shall include a SWPPP. The SWPPP shall include:
 - a. Site description and location map
 - b. Estimated area of disturbance
 - c. Identification of nearby water bodies and drainage paths
 - d. Erosion and sediment control measures (e.g., silt fence, wattles, stabilized construction entrance)
 - e. Sequence of construction activities
 - f. Stabilization methods (temporary and permanent)
 - g. Maintenance and inspection schedule.
 - h. For sites disturbing one (1) acre or more, the SWPPP shall comply with Texas Commission on Environmental Quality ("TCEQ") Construction General Permit requirements
 - i. The City may require SWPPP preparation by a professional or engineer when it deems it necessary.

- (5) Erosion and Sediment Controls Required. Prior to and during lot clearing activities, the following controls shall be installed and maintained:
 - a. Perimeter controls (silt fence, fiber rolls, or equivalent)
 - b. Protection of drainage ditches and inlets
 - c. Stabilized construction entrance in order to prevent tacking onto roadways)
 - d. Temporary stabilization if work is paused for fourteen (14) or more days.
- (6) Inspection and compliance. The City shall conduct inspections:
 - a. Prior to lot clearing
 - b. During lot clearing activities
 - c. After final site stabilization
- (7) If dirt or any other fill material appears to the enforcement authority to be contaminated or poses a threat to the public health, the city shall require proof of no contamination by a licensed authority authorized to issue such opinion.
- (8) The draining or discharging of pesticides, grease, petroleum products, paints, sewage, septic or grease trap waste, and toxic chemicals onto any property, streets, alleys, or sewers is prohibited.
- (9) Stop Work Authority. The City may issue a stop work order for:
 - a. Failure to obtain a Lot Clearing Permit
 - b. Failure to implement a SWPPP
 - c. Evidence of off-site sediment discharge
- (10) Final Stabilization. All areas disturbed by Lot Clearing shall be stabilized within 14 days of completion of clearing activities using:
 - a. Vegetation
 - b. Mulch
 - c. Erosion control matting
 - d. Other approved methods
- (11) Violations and Penalties. Any person violating this Section may be subject to enforcement as provided in Section 8-133 of the Code of Ordinances, as well as a stop work order and/or requirement to remediate damage at property owner's expense
- (12) Variances. The City Manager may approve an alterative method for lot clearing activities if the applicant can demonstrate equivalent or greater environmental protection, and no potential adverse impacts to adjacent properties or waterways.

~~(2) No filling or excavation shall be performed or constructed on any property without the city determination that there will be no adverse effect on an existing or planned drainage pattern on an adjacent property. If it appears that drainage problems may result from filling, excavation, improvements, or landscaping, plans indicating review and approval by a state licensed engineer must be submitted to the city by the property owner.~~

~~(3) It shall be unlawful to impede the flow of water into any gutter, culvert, drainage ditch, or creek.~~

~~(4) If dirt or any other fill material appears to the enforcement authority to be contaminated or poses a threat to the public health, the city shall require proof of no contamination by a licensed authority authorized to issue such opinion.~~

~~(5) The draining or discharging of pesticides, grease, petroleum products, paints, sewage, septic or grease trap waste, and toxic chemicals onto any property, streets, alleys, or sewers is prohibited.~~

(c) Sidewalks. The owner and tenant of private property adjacent to all public sidewalks, walkways, driveways, and steps shall keep same free of mud, debris, or other obstructions that would impair or prevent their use.

(d) Insect and rodent control. Every owner and every tenant of a building, structure, or property shall prevent any condition which can provide harborage and breeding of rats, vermin, mosquitoes, or other pests which can create a public health hazard or a public nuisance.

(e) Glare and direct illumination. Exterior lights placed or erected on private property shall be shielded, placed, or erected so that the illumination does not create a traffic hazard. Exterior lights shall not produce direct illumination across the bordering property lines.

(f) Trees, shrubs, and other vegetation. Trees, shrubs, plants, and other vegetation that are dead and/or which are hazardous to persons or property shall be removed by the property owner or tenant.

(g) Weeds and grass.

(1) Every owner and every tenant of property with a residence or structure located on the property shall maintain such property up to the edge of the road clear from weeds or grass over 12" tall. Sanctuary properties and unimproved properties are exempt from this 12" height restriction and mowing requirement.

(2) To promote the growth and survival of the native wildflowers on improved property, for any native wildflower in active growth, flowering, or bearing seed, the height and mowing requirements as set forth in this article shall be suspended no later than July 31st of each year, and only in the area that the native wildflowers are actively growing and within a three-foot perimeter around the wildflower(s) growing area.

(h) Animal pens. All animal pens, runs, exercise areas, fenced areas, houses, structures and enclosures shall be kept clean, sanitary, free from odor and excrement, and insects. Pens and housing for animals shall be kept in a state of good repair and comply with state law, and shall not be located in the front yard of a property.

(i) Firewood. Firewood storage shall be separated from an adjacent property at a minimum of five (5) feet. Firewood shall not be stored in the front yard.

(j) Fences.

(1) All fences shall be maintained structurally sound and not be out of vertical alignment more than 20 degrees.

(2) All damaged, rotting, removed, or missing sections shall be replaced with comparable materials to the remaining portion of the fence and shall be maintained in good repair.

(3) A fence that has deteriorated to a condition that it is likely to fall or is hazardous to the public shall be repaired, replaced, or removed.

(4) Fences shall not be externally braced in lieu of replacing or repairing posts, columns, or other structural members.

(5) All damaged or missing parts of chainlink or metal fencing shall be replaced or repaired.

(6) All boundary fences must comply with city zoning ordinances.

(k) Dwellings and accessory structures. Residences, carports, awnings, patio covers, detached garages, sheds, storage buildings, benches, and other accessory structures shall be structurally sound, and maintained in good repair. Unsafe buildings or structures in a state of disrepair are

prohibited.

(l) Open storage.

(1) Non-residential. All properties located within a commercial development with open storage of materials, equipment, vehicles, etc. shall follow zoning ordinances.

(2) Residential. Open storage is not permitted in the front yard, in a carport, or on a front porch in any residential dwelling. Open storage elsewhere shall be screened from adjacent properties and the public view in compliance with the screening wall definition.

(3) Unimproved/Vacant Lots. No structure or materials shall be constructed, moved onto, placed on, kept, deposited, parked, stored, or allowed to remain on any unimproved or vacant lot unless the lot has first been improved by a main dwelling suitable for immediate human habitation and served by essential infrastructure and active utilities, or unless expressly authorized by this Code, a valid permit, or written authorization issued by the City. Prohibited items on unimproved or vacant lots include, but are not limited to, accessory buildings or structures, recreational vehicles, trailers, boats, vehicles, equipment, appliances, building materials, construction debris, household items, junk, rubbish, refuse, or any other personal property or materials not customarily incidental to an occupied main dwelling.

- a. Temporary placement of materials or equipment directly associated with an active and permitted construction project is allowed on an unimproved or vacant lot only during the construction period authorized by the applicable permit, so long as the lot is maintained in a safe, orderly, and sanitary condition and all materials and equipment are removed upon completion, expiration, revocation, or abandonment of the permit.
- b. A violation of this subsection constitutes a public nuisance and may be enforced by any remedy available under this Code or applicable law regarding nuisances.

(m) Burned structures.

(1) Whenever any building, structure or other property on the premises is partially burned, the owner or person in control of the premises shall within 30 days after completion of investigation by the fire department and insurance representatives, remove from the premises all refuse, debris, charred and partially burned lumber, and material. If such building or structure shall be burned or damaged to such an extent that it is rendered incapable of being repaired, the owner or person in control shall within 60 days after completion of investigation by the fire department and insurance representatives, remove from the premises all the remaining portion of the building, structures, lumber, and material.

(2) If the building or structure is to be repaired, re-construction work shall begin within 60 days of completion of subsection (1) above.

...

Secs. 8-139–8-150 Reserved.”

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION VI. EFFECTIVE DATE.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this ___ day of _____, 2026.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Joshua Katz, City Attorney

ORDINANCE NO. _____

“Amending Chapter 40 (Zoning)”

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.

WHEREAS, the City Council (the “Council”) of the City of Granite Shoals, Texas (the “City”) seeks to promote the public health, safety, and general welfare of the residents of the City; and

WHEREAS, the Council seeks to provide for the safe and orderly development of land and the use of property within the City’s corporate limits; and

WHEREAS Chapter 211 of the Texas Local Government Code, Section 2.04 of the City Charter, and Chapter 40 of the City’s Code of Ordinances authorize the Council to adopt zoning regulations and to amend the Zoning Ordinance from time to time; and

WHEREAS amendments to Chapter 40 of the City’s Code of Ordinances are necessary to clarify and modernize this Chapter, and bring this Chapter into compliance with changes in state law; and

WHEREAS, the City Council has reviewed the development regulations, particularly those related to driveway and culvert requirements and has determined that such regulations should be strengthened to better mitigate drainage and runoff impacts; and

WHEREAS, the City Council finds that it is necessary to address and eliminate the use of non-permanent materials, including but not limited to grave and caliche; and

WHEREAS, the City Council determines that these amendments will support infrastructure improvements, extend the lifespan of city roadways, reduce unnecessary runoff from neighboring properties, protect drainage systems and waterways; and

WHEREAS, the Council finds that consistent regulation of dumpsters and trash containers throughout the City promotes the health, safety, and welfare of the City; and

WHEREAS, the Council finds that regulating the placement and design of manufactured homes promotes public health, safety, and welfare; and

WHEREAS, the Council desires to ensure compatibility of manufactured housing with site-built residential development and preserve neighborhood character; and

WHEREAS, the Planning and Zoning Commission has considered the contents of this ordinance and held a properly noticed public hearing on _____, at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

WHEREAS, the City Council held a properly noticed public hearing on _____, at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

WHEREAS, the proposed amendments to the City's zoning ordinance promote the public health, safety, and general welfare of the residents of the City, and provide for the safe and orderly development and land use of property within the City's corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. AMENDMENT

Part II (Code of Ordinances), Chapter 40 (Zoning), is hereby amended as follows:

“

...

Sec. 40-7 General compliance for all districts.

...

~~(h) Drainage.~~

~~(1) For new construction or lots that have been substantially improved in a manner that will affect the current drainage patterns on the property, if city staff determines that civil engineering services are necessary, the lot owner shall pay all engineering fees related to the routing of stormwater drainage. A property owner who plans to build a structure over a culvert or natural drainage shall have the design approved by city staff. A stamp from a civil engineer shall be required before a building permit is granted. Additional drainage requirements as described in Code of Ordinances chapter 32 may apply.~~

~~(2) Any and all existing lots having natural drainage on or across them shall be evaluated by city staff.~~

(h) Residential driveway requirements. All residences constructed on lots zoned R-1, R2, M-1, or M-2 shall have a completed driveway extending from the public street surface to the residence or parking area. For the purposes of this section, these requirements shall apply to new residential construction, new manufactured or modular home installations, and substantial redevelopment that would require a new driveway permit. Existing driveways shall be considered nonconforming and shall be required to comply with this section if substantially reconstructed, or the existing home on the lot is removed or substantially replaced.

- (1) Driveways shall be constructed of a permanent surface such as reinforced concrete, reinforced crushed granite, hot-mix asphalt, or other permanent material approved by the City Manager or his or her designee. Gravel, caliche, dirt, crushed granite, or similar materials shall not constitute a permanent driveway surface.
- (2) Driveways shall have a minimum paved width of twelve (12) feet.
- (3) Drainage culvert required. Where a drainage ditch, swale, or roadside channel exists between the street and the residential property, a culvert shall be installed prior to construction of the driveway. City staff or the City engineer may require a larger culvert based upon drainage calculations, watershed conditions, or public safety concerns. The minimum culvert size shall be:
 - a. Twelve (12) inches in diameter, and
 - b. Twenty (20) feet in length.
- (4) Materials. Culverts shall be constructed of corrugated metal pipe, reinforced concrete pipe, or HDPE pipe approved by City staff. End treatments and erosion protection may be required when deemed necessary by City staff or a designated City consultant.
- (5) Inspection. Culverts shall be inspected and approved by the City prior to placement of driveway materials. No certificate of occupancy shall be issued until all driveway and culvert requirements have been satisfied.
- (6) Maintenance. Property owners shall be responsible for maintaining driveway culverts in a condition that allows the free flow of stormwater and prevents obstruction of drainage.

...

Sec. 40-12 Multifamily Residential District, R-2.

...

(g) Miscellaneous requirements.

- (1) Porches and patios shall not be placed in or allowed to project into a required front or side yard. Columns, posts and supporting structures shall not project into a front or

side yard more than one foot. A roof overhang may not project into a front or side yard more than three feet.

(2) All buildings must have an address and building number if applicable.

(3) Privacy fences and/or obstructing vegetation more than four feet high shall not be placed:

- a. Along a front property line;
- b. Within 20 feet of the corner, on corner lots;
- c. Parallel to private driveway on side lot line that hinders drivers visibility.

(4) See through chainlink fences shall not be more than four feet high along front lot lines. Deer-proof fences may be erected not higher than eight feet on each side and back lot lines, and five feet on front lot lines.

(5) (Reserved)

(6) No lighting shall be done in such a manner as to provide a direct glare into an adjoining residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.

(7) Dumpsters. Outside storage, dumpsters, 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.

- a. All screening shall be maintained in a safe and sightly condition at all times.
- b. All commercial trash dumpsters or trash containers shall be serviced from owner's property.
- c. All nonconforming commercial dumpsters or trash containers must be in compliance within 90 days after the effective date of the ordinance from which this chapter is derived.

~~(7) The driveway drainage culvert shall be located 3½ feet to the centerline of the culvert beyond the owners property line. The maximum length of a single culvert used for any drainage purpose in a natural drainage waterway on private property or in the utility easements shall be 30 feet. The maximum length of all culverts used for any drainage on two building lots 10,000 square feet shall be 40 feet. The minimum space between two culverts shall be 20 feet.~~

~~(8) Driveway material may be of concrete, asphalt or gravel. All concrete driveways shall be reinforced with three eighths inch rebar on 16 inch centers. Concrete driveways shall not extend beyond the property line, unless the roadway is concrete. The extension of the driveway~~

~~to the roadway shall be of material to match existing roadway and shall be graded to match the level of the roadway at that point~~

...

Sec. 40-14 ~~Mobile~~ Manufactured Home Residential District, M-1

(a) Permitted uses. In the ~~Mobile~~ Manufactured Home Residential District, M-1, a building or premises may be used for any of the following purposes:

- (1) One single-family existing mobile home or manufactured home per lot.
- (2) Churches.
- (3) Day nurseries.
- (4) Municipal building.
- (5) Public utilities.
- (6) Any use allowed under section 40-6.
- (7) Hangers for planes with or without a dwelling on lots bordering the airstrip.
- (8) An approved single accessory building, including a garage, not to exceed 700 square feet, and a single accessory structure, not to exceed 500 square feet, may be constructed or moved onto:
 - a. The lot where the existing primary residence is located.
 - b. Any lot on the same subdivision and section which is owned by the same person who owns the lot where the primary dwelling is located.

The use described in subsection (a)(8)a. or b. of this section is hereby approved without the necessity of obtaining a replat. If the property owner wishes to construct a garage or an accessory building in excess of 700 square feet, or an accessory structure in excess of 500 square feet, the property owner may apply for a variance. Such application will be reviewed by the Zoning Board of Adjustment for consideration.

(9) (Reserved)

(10) (Reserved)

(11) (Reserved)

(12) Bed and breakfasts. See section 40-9.

(13) Recreational vehicles, as described and to the extent permitted in this Code.

(b) Yard requirements.

(1) Front yard. There shall be a front yard having a depth of not less than 20 feet.

(2) Side yard. All lots shall have a side yard of not less than five feet on each side. On a corner lot, the side yard on the street side of the lot shall be not less than ten feet and shall extend from the front to the rear of the lot.

(3) Rear yard. All lots shall have a rear yard of not less than five feet.

(4) Eaves and overhangs. Eaves and overhangs may not encroach into the front yard, side yard, or rear yard except as follows: Those portions of eaves and overhangs that extend into the front yard, side yard, or rear yard, that were in existence on July 1, 2016, and that have remained in continuous existence since that date may continue. Any additions to nonconforming structures must conform to same building regulations as new construction.

(5) Structural encroachments. A building or structure may not encroach into the front yard, side yard, or rear yard except as follows: Those portions of a building or structure that extend into the front yard, side yard, or rear yard, that were in existence on July 1, 2016, and that have remained in continuous existence since that date may continue. Any additions to nonconforming structures must conform to same building regulations as new construction.

(c) Lot requirements. No residence shall be constructed on any lot containing less than 5,000 square feet LCRA requirements for septic systems may call for a greater lot size. A septic system permit shall be obtained from the LCRA before construction of a building is started.

(d) Minimum dwelling requirements. All mobile or manufactured homes shall be securely tied down, blocked and completely skirted prior to issuance of a certificate of occupancy.

~~(1) All mobile homes shall be securely tied down, blocked and completely skirted prior to issuance of a certificate of occupancy.~~ Orientation requirement. All manufactured and mobile homes shall be placed on a lot so that the primary entrance (front door) faces the street frontage. The front façade shall be oriented parallel to the street. The City Manager or his or her designee may approve an alternative orientation where strict compliance is impractical due to lot conditions, topography, or safety considerations.

(2) Foundation Requirements. All manufactured or mobile homes shall be installed on a permanent foundation constructed of durable materials such as concrete, piers, or masonry, designed to support the structure and anchor it to the ground in compliance with state standards, including but not limited to the Texas Department of Housing and Community Affairs, applicable building codes, and federal standards. The home shall be securely anchored to the foundation in order to resist wind loads and prevent movement.

(3) Skirting Requirements. Skirting consisting of a weather-resistant enclosure shall be installed around the base perimeter of the manufactured or mobile home in order to conceal the undercarriage and foundation elements.

- (a) Skirting materials shall be durable, weather resistant, and compatible in appearance with the home.
- (b) Acceptable materials include masonry, concrete panels, and other materials as permitted by building code. Skirting shall be maintained in

(4) Detached Garage Requirement. Each manufactured home shall include a detached garage with a minimum capacity of one (1) vehicle. The garage shall be constructed on site, located on the same lot as the manufactured home, and positioned in a manner that does not obstruct required setbacks or visibility from the street. A carport or portable structure does not constitute a garage for the purpose of this section.

(5) Exceptions. The City Manager or his or her designee may grant an administrative exception to this subsection if:

- (a) Lot size, configuration, or topography prevents compliance;
- (b) The property is a corner lot;
- (c) Compliance would conflict with easements, utilities, or drainage requirements, or
- (d) Property owner demonstrates other methods to achieve compliance with the objectives of this subsection.

(e) Miscellaneous requirements.

(1) Porches and patios shall not be placed in, or allowed to project into a required front or side yard. Columns, posts and supporting structures may project into a front or side yard not more than one foot and a roof overhang may not project into a front or side yard more than three feet.

(2) (Reserved)

(3) (Reserved)

(4) All residences shall display an address so as to be readable from the street.

(5) No lighting shall be done in such a manner as to provide a direct glare into an adjoining residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.

~~(6) The driveway drainage culvert shall be located 3½ feet to the centerline of the culvert beyond the owners property line. The maximum length of a single culvert used for any drainage purpose in a natural drainage waterway on private property or in the utility easements shall be 30 feet. The maximum length of all culverts used for any drainage on two building lots 10,000 square feet shall be 40 feet. The minimum space between two culverts shall be 20 feet.~~

~~(7) Driveway material may be of concrete, asphalt or gravel. All concrete driveways shall be reinforced with three-eighths inch rebar on 16-inch centers. Concrete driveways shall not extend beyond the property line, unless the roadway is concrete. The extension of the driveway to the roadway shall be of material to match existing roadway and shall be graded to match the level of the roadway at that point.~~

(f) General requirements.

(1) No mobile or manufactured home having less than 1,000 square feet of living area shall be permitted in the ~~Mobile~~ Manufactured Home (M-1) District.

(2) All mobile and manufactured homes in the city shall comply with all regulations of the state.

Sec. 40-15 Manufactured Mobile Home Residential District, M-2

(a) Permitted uses. In the ~~Mobile~~ Manufactured Home Park District, M-2, a building or premises may be used only for the following purposes:

(1) Mobile home park. Site plan required as defined in Section 40-6. ~~required in accordance with section 40-3.~~

(2) Civic.

a. Administrative services.

b. Community recreation.

c. Day care (limited).

d. Local utility services.

e. Parks and recreation.

(3) (Reserved)

(b) Height requirement. No building shall exceed 30 feet in height.

(c) Yard requirements.

(1) Front yard. All buildings shall have a 20-foot setback from all street and highway rights-of-way.

(2) Side yard. There shall be no side yard requirement on one sideline and a 12-foot side yard on the other, except when zone M-2 borders a residential zone, then a 20-foot side yard shall be required on the side abutting the residentially zoned property.

(3) Rear yard. In no case shall a building occupy any part of a public utility easement

(4) Shoreline. Where a lot abuts Lake Lyndon B. Johnson or other waterway designated by the city, the following setback and other requirements in relation to the shoreline shall be used. The shoreline shall usually be the water's edge, under normal conditions, existing as of the date of the requested building permit.

a. No main or accessory building or accessory structure, except as otherwise specified, shall be located closer than 20 feet to the shoreline. In no instance shall the main building extend beyond the original platted lot line.

b. A boat dock or a boat storage building not to exceed 16 feet in height, (as measured from an 825-foot lake level), and no more than 200 square feet of storage area. No boat dock or boat storage building shall be closer than five feet to any side property line.

(5) An approved single accessory building, including a garage, not to exceed 700 square feet, and a single accessory structure, not to exceed 500 square feet, may be constructed or moved onto:

a. The lot where the existing primary residence is located.

b. Any lot on the same subdivision and section which is owned by the same person who owns the lot where the primary dwelling is located.

The use described in subsection (a)(16) a or b of this section [§ 40-12(a)(16)a. or b.] is hereby approved without the necessity of obtaining a replat. If the property owner wishes to construct a garage or an accessory building in excess of 700 square feet, or an accessory structure in excess of 500 square feet, the property owner may apply for a variance.

(d) Lot requirements.

No manufactured or mobile home may be placed on a plot of less than 2,500 square feet. LCRA requirements for septic systems may call for greater lot size. A septic system permit shall be obtained from the LCRA before construction of a building is started.

(e) (Reserved)

(f) General requirements.

(1) All manufactured or mobile homes shall be securely tied down, blocked and skirted completely prior to issuance of the certificate of occupancy. The foundation and skirting requirements in Section 40-14 of this Code of Ordinances also apply to property zoned M-2. This provision shall have no application to manufactured or mobile homes for which certificates of occupancy have been issued prior to the effective date of the ordinance from which this chapter is derived.

(2) All manufactured or mobile homes in the city shall comply with all regulations of the state.

(g) (Reserved)

(h) No lighting shall be done in such a manner as to provide a direct glare into an adjoining residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.”

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION VI. EFFECTIVE DATE.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this ____ day of _____, 2026.

.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Josh Katz, City Attorney

ORDINANCE NO. _____

“Amending Stormwater and Drainage Ordinances”

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.

WHEREAS, the City Council (the “Council”) of the City of Granite Shoals, Texas (the “City”) seeks to promote the public health, safety, and general welfare of the residents of the City; and

WHEREAS, the Council seeks to provide for the safe and orderly development of land and the use of property within the City’s corporate limits; and

WHEREAS Chapter 211 of the Texas Local Government Code, Section 2.04 of the City Charter, and Chapter 40 of the City’s Code of Ordinances authorize the Council to adopt zoning regulations and to amend the Zoning Ordinance from time to time; and

WHEREAS amendments to Chapter 40 of the City’s Code of Ordinances are necessary to clarify and modernize this Chapter, and bring this Chapter into compliance with changes in state law and to consolidate various sections of the Code of Ordinances for clarity; and

WHEREAS, the City Council finds that unmanaged stormwater runoff may contribute to flooding, erosion, sedimentation, damage to public and private property, unsafe road conditions, and detrimental impacts to public drainage facilities; and

WHEREAS, the City Council desires to establish uniform drainage and stormwater management standards for development, redevelopment, subdivisions, site work, and public infrastructure improvements within the City; and

WHEREAS, the City Council has reviewed its development regulations related to the proper design of stormwater and drainage systems and the management of stormwater and drainage, and has determined that such regulations should be strengthened to better mitigate drainage and runoff impacts; and

WHEREAS, the City Council has reviewed its development regulations related to the proper design of stormwater and drainage systems and the management of stormwater and drainage, and has determined that such regulations should be consolidated within the Code of Ordinances for consistency and clarity; and

WHEREAS, the Planning and Zoning Commission has considered the contents of this ordinance and held a properly noticed public hearing on [REDACTED], at which time all persons interested in the proposed amendments to the City’s zoning ordinance had an

opportunity to be heard; and

WHEREAS, the City Council held a properly noticed public hearing on [REDACTED], at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

WHEREAS, the proposed amendments to the City's ordinances regarding stormwater and drainage management promote the public health, safety, and general welfare of the residents of the City, and provide for the safe and orderly development and land use of property within the City's corporate limits.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. AMENDMENT

Part II (Code of Ordinances), Chapter 32 (Subdivisions), is hereby amended as follows:

“§ 32-87 Drainage and Stormwater collection and conveyance systems.

Please see Code of Ordinances Section 40-7 (General Compliance For All Districts) for provisions related to stormwater collection and conveyance systems and drainage.

~~(a) An adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets shall be constructed where runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities. Areas subject to flood conditions or inadvertent stormwater retention, such as standing or pooling water, will not be considered for development until adequate drainage has been provided.~~

~~(b) System design requirements. Drainage improvements shall accommodate runoff from the upstream drainage area, and shall be designed to prevent overloading the capacity of the downstream drainage system. The city may require the phasing of development, the use of control methods such as retention or detention, or the construction of off site drainage improvements in order to mitigate the impact of the proposed development. No stormwater collection system shall be constructed unless it is designed in accordance with the DCM manual, NPS regulations, and construction standards by a licensed professional engineer, and unless it is reviewed by the city manager or city engineer and approved by the city council. All plans submitted to the city for approval shall include a layout of the drainage system together with supporting calculations for the design of the system.~~

~~(c) Each proposed stormwater conveyance improvement must be sufficiently constructed of materials and of a design to resist:~~

~~(1) External pressure caused by earth or building; and~~

~~(2) Internal pressure or abrasion caused by water or debris.~~

~~(d) The proposed improvements will not permit water to gather in a pool that may become stagnant.~~

~~(e) The proposed development will not result in additional identifiable adverse flooding on the subject property or other property; and to the greatest extent feasible, preserves the natural and traditional character of the land and the waterway.~~

~~(f) All erosion and sedimentation controls shall conform to the DCM manual.~~

~~(g) No person shall deepen, widen, fill, reclaim, reroute or change the course or location of any existing ditch, channel, stream or drainageway without first obtaining written permission of the city engineer and any other applicable agency having jurisdiction. The city may require preparation and submission of a FEMA or flood study for a proposed development if there are concerns regarding storm drainage on the subject property or upstream or downstream from the subject property. The costs of such study, if required, shall be borne by the developer.~~

~~(h) In order to help reduce stormwater runoff, and resulting erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area that is disturbed during construction.~~

~~(i) All stormwater retention or detention facilities which are not located underground shall be designed using materials and techniques as established in the comprehensive plan.~~

~~(j) The owner or developer of property to be developed is responsible for the conveyance of all stormwater flowing through the property, including stormwater that:~~

~~(1) Is directed to the property by other developed property; or~~

~~(2) Naturally flows through the property because of the topography.~~

~~(k) Future upstream development shall be accounted for as determined under the design criteria manual (DCM) or drainage criteria manual, as may be adopted by the city.~~

~~(l) If the construction or improvement of a storm drainage facility is required along a property line that is common to more than one property owner, the owner proposing to develop the property is, at the time the property is developed, responsible for each required facility on either side of the common property line.~~

~~(m) The responsibility of the owner proposing to develop the property includes the responsibility to dedicate or obtain the dedication of any right-of-way or easement necessary to accommodate the required construction or improvement of the storm drainage facility.~~

~~(n) If an owner of property proposes to develop only a portion of that property, a stormwater drainage facility to serve that portion of the property proposed for immediate development or use is required, unless the director determines that construction or improvement of a drainage~~

~~facility outside that portion of the property to be developed is essential to the development or use of the property to be developed.~~

~~(c) The developer shall ensure that all drainage improvements within public easements or rights of way are functioning properly prior to the expiration of the maintenance bond. The developer shall be responsible for removing any significant build up of sediment or debris from drainage improvements, with the exception of backlot and sidelot drainage swales, at the 11th month of the second year for the required two-year maintenance bond for the applicable facilities. The city shall inspect the improvements to determine any maintenance or correction of deficiencies at the conclusion of this period.”~~

Part II (Code of Ordinances), Chapter 38 (Utilities), is hereby amended as follows:

“Sec. 38-133. Stormwater and other unpolluted drainage.

Please see Code of Ordinances Section 40-7 (General Compliance For All Districts) for provisions related to stormwater collection and conveyance systems and drainage.

~~(a) No person may discharge to public sanitary sewers:~~

~~(1) Unpolluted stormwater, surface water, groundwater, roof runoff or subsurface drainage;~~

~~(2) Unpolluted cooling water;~~

~~(3) Unpolluted industrial process waters; or~~

~~(4) Other unpolluted drainage.~~

~~(b) In compliance with the Texas Water Quality Act and other statutes, the approving authority may designate storm sewers and other watercourses into which unpolluted drainage described in subsection (a) of this section may be discharged.”~~

Part II (Code of Ordinances), Chapter 40 (Zoning), is hereby amended as follows:

“Sec. 40-7 General compliance for all districts.

...

(h) Drainage. Drainage and Stormwater collection and conveyance systems.

~~(1) For new construction or lots that have been substantially improved in a manner that will affect the current drainage patterns on the property, if city staff determines that civil engineering services are necessary, the lot owner shall pay all engineering fees related to the routing of stormwater drainage. A property owner who plans to build a structure over a culvert or natural drainage shall have the design approved by city staff. A stamp from a civil engineer shall be required before a building permit is granted. Additional drainage requirements as described in Code of Ordinances chapter 32 may apply.~~

~~(2) Any and all existing lots having natural drainage on or across them shall be evaluated by city staff.~~

(1) Adoption of Drainage and Stormwater Management Requirements. The drainage and stormwater management requirements as stated in this section are hereby adopted as the City of Granite Shoals Drainage and Stormwater Management Requirements for Development (the “Requirements”). The Requirements shall be administered in conjunction with the City of Granite Shoals Code of Ordinances, subdivision regulations, zoning regulations, building codes, and applicable state and federal regulations.

(2) Authority. The Requirements are adopted pursuant to:

- a. Texas Local Government Code Chapters 211 and 212;
- b. City of Granite Shoals subdivision and zoning authority;
- c. FEMA floodplain management requirements;
- d. Texas Commission on Environmental Quality (“TCEQ”) stormwater regulations;
- e. The City of Granite Shoals Code of Ordinances.

To the extent any conflicts arise between the Requirements and any other section of the Code of Ordinances, the more restrictive requirement shall apply.

(3) Applicability. This Section applies to:

- a. New subdivisions;
- b. Commercial developments;
- c. Multifamily developments;
- d. Public improvement projects;
- e. Site grading activities;
- f. Redevelopment projects disturbing one acre or more of land;
- g. Development within or adjacent to a floodplain, drainage easement, creek, channel, or stormwater conveyance; and
- h. The City may also require drainage review for smaller developments when it determines that adverse drainage impacts may occur.

(4) No Adverse Impact Standard. Development shall not increase runoff onto adjacent properties in a manner that may cause flooding, ponding, erosion, structural damage, or unsafe conditions. Post-development runoff rates from a property shall not exceed pre-development runoff rates unless specifically approved by the City Manager or his or her designee.

- a. No person may discharge into public sanitary sewers:
 - i. Unpolluted stormwater, surface water, groundwater, roof runoff or subsurface drainage;
 - ii. Unpolluted cooling water;
 - iii. Unpolluted industrial process waters; or
 - iv. Other unpolluted drainage.
- b. In compliance with the Texas Water Quality Act and other statutes, the approving authority may designate storm sewers and other watercourses into which unpolluted drainage described in subsection (a) of this subsection may be discharged.

- (5) Preservation of Natural Drainage. Natural drainageways, channels, creeks, and topographic flow paths shall be preserved to the maximum extent practicable. The piping or filling of drainageways shall be discouraged unless justified by engineering analysis that has been approved by the City Manager or his or her designee. *See also* Code of Ordinances Section 32-117 (Protection of Drainage and Creek Areas).
- (6) Positive Drainage. All properties subject to the applicability of this Section shall provide positive drainage away from buildings and toward approved drainage facilities. Standing water shall not remain within developed areas longer than:
- a. 48 hours after a storm event in landscaped areas;
 - b. 24 hours after a storm event in paved areas.
- (7) Downstream Impact Analysis. The City may in its discretion require a downstream drainage study to evaluate impacts to existing infrastructure, waterways, roads, culverts, and structures.
- (8) Drainage Study Requirements.
- a. Engineering Requirement. Drainage studies shall be prepared, signed, and sealed by a Professional Engineer licensed in the State of Texas.
 - b. Required Submittals. As part of a Drainage Study, the property owner or his or her designee shall submit:
 - i. Drainage area maps;
 - ii. Existing and proposed contour maps;
 - iii. Stormwater runoff calculations;
 - iv. Hydrologic and hydraulic models;
 - v. Culvert and inlet calculations;
 - vi. Detention/retention calculations;
 - vii. Erosion and sedimentation control plans;
 - viii. FEMA floodplain information where applicable;
 - ix. Maintenance plans for private drainage infrastructure.
 - c. Storm Design Standards. Unless otherwise approved by the City Engineer, drainage infrastructure shall be designed using the following minimum storm frequencies:

<u>Facility</u>	<u>Minimum Design Storm</u>
<u>Minor storm sewer systems</u>	<u>10-year storm</u>
<u>Streets and gutters</u>	<u>10-year storm</u>
<u>Culverts under public roads</u>	<u>25-year storm</u>
<u>Emergency overland flow paths</u>	<u>100-year storm</u>
<u>Detention overflow and critical structures</u>	<u>100-year storm</u>

Atlas 14 rainfall data shall be used for all hydrologic calculations.

- (9) Detention and Retention Requirements.
- a. Detention Required. Detention facilities shall be required whenever

development increases runoff rates or volumes.

- b. Release Rates. Detention outflow shall be limited to pre-development discharge rates unless otherwise approved by the City Manager or his or her designee.
- c. Maintenance of Detention Ponds and Drainage Systems. Private detention ponds and drainage systems shall be maintained by the property owner. The City may require documentation of maintenance agreements and recorded easements that are necessary for the maintenance of private detention ponds and drainage systems..
- d. Detention facilities shall include:
 - i. Stable side slopes;
 - ii. Emergency overflow structures;
 - iii. Erosion protection measures;
 - iv. Maintenance access; and
 - v. Safety benches or fencing wherever required by the City.

(10) Floodplain Regulations. Development within designated floodplains shall comply with FEMA requirements and all applicable City drainage and flood damage prevention regulations and ordinances.

- a. Prohibited Activities. The following activities are prohibited unless approved through applicable permitting procedures:
 - i. Obstruction of flood flows;
 - ii. Unauthorized filling within floodplains;
 - iii. Development that increases base flood elevations;
 - iv. Construction within drainage easements.
- b. Elevation Requirements. Finished floor elevations shall be constructed above the regulatory flood elevation as required by City ordinances and applicable FEMA standards.

(11) Water Quality and Erosion Control.

- a. Construction Stormwater Controls. Projects disturbing one acre or more shall comply with the Texas Pollutant Discharge Elimination System ("TPDES") Construction General Permit. Best management practices ("BMPs") shall be installed prior to land disturbance.
- b. Required BMPs. BMPs may include:
 - i. Silt fencing;
 - ii. Inlet protection;
 - iii. Rock berms;
 - iv. Vegetative stabilization;
 - v. Sediment basins;
 - vi. Check dams; and
 - vii. Construction entrances.
- c. Final Stabilization. Disturbed areas shall be stabilized, i.e., the disturbed area must be made stable with no further risk of run-off so that fencing can be removed, within 14 days after construction activity ceases.

- (12) Drainage Easements. Drainage easements shall be provided where necessary, as determined by the City Engineer, for stormwater conveyance and maintenance. *See also* Code of Ordinances Section 32-81 (Easements).
- a. Minimum Width. The City Engineer may require easement widths sufficient to:
 - i. Convey the design storm runoff;
 - ii. Provide access for maintenance equipment;
 - iii. Protect infrastructure and adjacent property.
 - b. Dedication. Required drainage easements shall be dedicated by plat or separate recorded instrument.
- (13) Street Drainage Standards.
- a. Street Ponding. Street ponding during storm events shall not:
 - i. Block emergency vehicle access;
 - ii. Enter habitable structures; or
 - iii. Create hazardous traffic conditions.
 - b. Gutter Flow. Street drainage systems shall be designed to safely convey runoff to outfalls that have been approved by the City Engineer.
 - c. Cross Drainage. Cross drainage structures shall be sized to prevent roadway overtopping exceeding acceptable design criteria.
- (14) Inspection and Acceptance.
- a. City Inspection. All drainage infrastructure shall be subject to inspection by the City Manager, or his or her designee, prior to acceptance. *See also* Code of Ordinances Section 32-176 (Inspection and Acceptance of Public Improvements).
 - b. As-Built Drawings. Developers shall provide sealed record drawings prior to acceptance by the City.
 - c. Maintenance Responsibility. Public drainage infrastructure accepted by the City becomes subject to City maintenance. Private drainage facilities remain the responsibility of the owner unless formally dedicated and accepted by the City.
- (15) Variances. Variances from the requirements of this Section are governed by the relevant provisions of the Code of Ordinances regarding variances, but additionally, any application for a variance from this Section must also demonstrate that the proposed variance protects the public safety and adjacent properties, and does not increase flood risk in the City.
- (16) Enforcement. The City retains all enforcement mechanisms permitted under law or its Code of Ordinances to enforce the terms of this Section, including but not limited to the issuance of stop work orders, permit suspension, denial of certificates of occupancy, denial of plat applications, and/or civil or criminal penalties.”

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION VI. EFFECTIVE DATE.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this ____ day of _____, 2026.

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Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Josh Katz, City Attorney