



**NOTICE OF AGENDA  
GRANITE SHOALS CITY COUNCIL  
REGULAR CALLED MEETING**

**TUESDAY, AUGUST 25, 2026 AT 6:00 PM**

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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](http://www.graniteshoals.org)

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**AGENDA**

**Livestream:** <https://us02web.zoom.us/j/82333487299> Passcode: 040701

**1. Call to Order/ Roll Call/ Welcome**

Invocation

Pledge of Allegiance, Pledge to Texas Flag

**2. Citizen Comments**

In accordance with the Open Meetings Act, City Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

**3. Items of Community Interest**

- September 7th — Closed for Labor Day
- September 10th — City Blood Drive 10am–3pm
- September 11th — Memorial Stair Climb in San Antonio

**4. Presentations**

- 4.a. Employee Service Award — Joshua Mowrey 5 Years
- 4.b. Presentation from developers of Granite Springs Ranch
- 4.c. Presentation from Waterworth
- 4.d. Brinson presentation of Benefits
- 4.e. Verdunity - Comprehensive Plan

**5. Reports**

- 5.a. Department Reports
- 5.b. Short-Term Rentals

**6. Consent Agenda**

- 6.a. Discuss and consider approval of meeting minutes from July 28, 2026, and August 11, 2026.
- 6.b. Discuss and consider approval of Resolution 724 as previously adopted by the City Council on July 28, 2026.

## **7. Public Hearings**

- 7.a. Conduct a public hearing on the proposed FY 2026-2027 City budget.
- 7.b. Conduct 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.
- 7.c. Conduct 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.
- 7.d. 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.

## **8. Action Items**

- 8.a. Discussion and possible action to recommend approval, denial or approval with modifications regarding Ordinance 859-A; 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).
- 8.b. Discussion and possible action to recommend approval, denial or approval with modifications regarding Ordinance 894 - 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.
- 8.c. Discussion and possible action to recommend approval, denial or approval with

modifications regarding Ordinance 895 — 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.

- 8.d. Discuss, consider, and take appropriate action regarding amending Chapter 2 (parks and recreation), Article V (boat launch pass) Sections 2-61 (definitions), 2-62 (daily boat ramp and parking permit), 2-63 (resident and city employee annual launch pass), 2-64 (nonresident annual launch pass), and 2-64.1 (boat livery registration and permit).

## **9. Executive Session (Closed to the Public)**

The City Council 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).

- 9.a. Enter into executive session regarding economic development negotiations for business prospects the City seeks to have, locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087. No action will be taken in the executive session; action, if any, will be taken in open session.

## **10. Future Agenda Items**

- 10.a. Next meeting is September 22, 2026.

## **11. 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 19th 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.

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Dawn Wright, City Secretary



This Notice and Meeting Agenda, and the Agenda Packet, are posted online at [www.graniteshoals.org](http://www.graniteshoals.org)