



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

TUESDAY, AUGUST 25, 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

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.

Dawn Wright, City Secretary



This Notice and Meeting Agenda, and the Agenda Packet, are posted online at www.graniteshoals.org



Replenish the supply to **save a life.**

Blood Drive: City of Granite Shoals

Thursday, September 10 | 10 AM – 3 PM

2221 N Phillips Ranch Road

Granite Shoals



DONORS IN SEPTEMBER RECEIVE:

Free donor gift: “Be Positive” short sleeved t-shirt

Free blood type testing

BSWH Employees may also earn credit towards

Donor Day Off benefit

REMEMBER: Photo ID is required to donate;

Donors 18 or younger are required to
provide proof of age.



Baylor Scott & White
BLOOD CENTER

To donate:

877.724.HERO (4376)

BSWBlood.com



GRANITE SHOALS POLICE DEPARTMENT

MONTHLY DEPARTMENTAL REPORT

CURRENT MONTHLY STATISTICS

JULY 2026

TOTAL CALLS FOR SERVICE

1892

TRAFFIC STOPS

532

CITATIONS

145

WARNINGS

469

MOTOR VEHICLE COLLISIONS

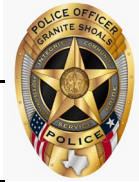
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ARRESTS

24

AVERAGE RESPONSE TIME

2:34



LAST YEARS COMPARISON

JULY 2025

TOTAL CALLS FOR SERVICE

1718

TRAFFIC STOPS

431

CITATIONS

153

WARNINGS

291

MOTOR VEHICLE COLLISIONS

11

ARRESTS

18

AVERAGE RESPONSE TIME

4:14

UNIFORMED CRIME REPORTING

	OFFENSES REPORTED	UNFOUNDED COMPLAINTS	ACTUAL OFFENSES	OFFENSES CLEARED	JUVENILE CLEARANCE
CRIMINAL HOMICIDE	0	0	0	0	0
FORCIBLE RAPE	0	0	0	0	0
ROBBERY	0	0	0	0	0
ASSAULT	1	0	1	1	0
BURGLARY	0	0	0	0	0
THEFT	0	0	0	0	0
MOTOR VEHICLE THEFT	0	0	0	0	0

TOTAL TIME OF SERVICE

180 YEARS
2 MONTHS

TOTAL TRAINING HOURS FOR THE MONTH

140

ANIMAL CALLS

VCO ANIMALS

17

HOUSED ANIMALS

5

CITATIONS

2

WARNINGS

0

ANIMAL CALLS

34

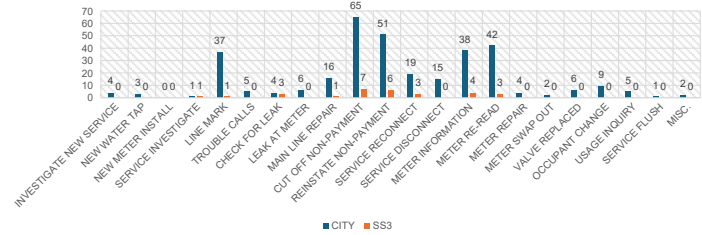
TAKEN TO HUMANE SOCIETY

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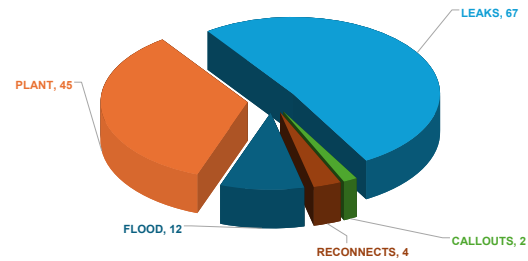
GRANITE SHOALS UTILITY REPORT

Jul-26		
	CITY (CURRENT)	SS3 (CURRENT)
INVESTIGATE NEW SERVICE	4	0
NEW WATER TAP	3	0
NEW METER INSTALL	0	0
INVESTIGATE	1	1
LINE LOCATES	37	1
TROUBLE CALLS	5	0
CHECK FOR LEAK	4	3
LEAK AT METER	6	0
MAIN LINE REPAIR	16	1
CUT OFF NON-PAYMENT	65	7
REINSTATE NON-PAYMENT	51	6
SERVICE RECONNECT	19	3
SERVICE DISCONNECT	15	0
METER INFORMATION	38	4
METER RE-READ	42	3
METER REPAIR	4	0
METER SWAP OUT	2	0
VALVE REPLACED	6	0
OCCUPANT CHANGE	9	0
BILLING INQUIRY	5	0
SERVICE FLUSH	1	0
MISC.	2	0
TOTAL	335	29

UTILITY SERVICE ORDERS



OVERTIME REPORT



UPDATED 6/16/2026

UTILITY PERSONNEL					
EMPLOYEE	EXPERIENCE	LICENSES	TRAINING	CLASSES	HOURS
JOSHUA HISBY	19 YRS	A WATER / B WASTEWATER			701
RANDY MIZE	19 YRS	A WATER			738
NATHAN GARICA	6 YRS	C WATER TREATMENT / CSI			196
JOSHUA MORREY	5 YRS	C WATER TREATMENT			92
TYLER TORRES	3 YRS	D WATER	TESTING FOR "C"		68
SPIN THURMAN	2 YRS	C WATER TREATMENT			68
ALEX VASQUEZ	1 YRS	D WATER			46
LISANDRO MATA	1 YRS	D WATER			22

TOTAL 1935

GRANITE SHOALS SURFACE WATER SYSTEM	
TOTAL WATER TREATED	15,485,000
AVERAGE DAILY PUMPED	500,000
TOTAL FLUSHED FOR MAINTENANCE	501,000
LAKE WATER AVERAGE TEMPERATURE	28.3 C
LAKE WATER LOWEST TEMPERATURE	24.7 C
LAKE WATER AVERAGE PH	7.9
FINISHED WATER AVERAGE TEMPERATURE	28.4 C
FINISHED WATER AVERAGE PH	7.3
FINISHED WATER AVERAGE ALKALINITY	134
FINISHED AVERAGE CHLORINE RESIDUAL	4.1
BACTERIOLOGICAL SAMPLES	CLEAR

SHERWOOD SHORES 3 GROUNDWATER SYSTEM	
TOTAL WATER TREATED	1,491,000
AVERAGE DAILY PUMPED	48,000
AVERAGE CHLORINE RESIDUAL	1.35
BACTERIOLOGICAL SAMPLES	CLEAR

City of Granite Shoals Monthly Report

Water Department – August 2026

Summary

During July 2026, 4 water main upgrade or extension projects in progress. July's flood from the Llano River.

Operations Overview

- **Water Production:** Total water produced for the month of July was 15.485 million gallons for Granite Shoals, 7% increase in consumption from June. Total water pumped to residents for Sherwood Shores 3 was 1.491 million gallons, 11% increase from June.
- **System Maintenance:** Normal hydrant and dead end blow off flushing, followed by a second round after the flood.
- **Water Quality:** All water quality tests met or exceeded state standards. No issues with water supply from the repeated lake churning from all the rain.
- **Personnel:** 0 vacancies
- **Consumer Confidence Reports** available on the City website (Treated Water)
- **Source Water Assessment** available on the City website (Lake Water)
- **Lead & Copper Service Line Assessments** available on the City website

Customer Service

- Added 0 new connections, responded to 335 workorders 12% increase from June. PEC contractors still out replacing poles around the City.
- Average response time for requests was 0.3 hours.

Financial Summary

- **Budget Status:** Department remains on budget for fiscal year to date.

Projects and Initiatives

- Contracted line upgrade/replacement **projects** for Valley View and Kingdom areas. Kingdom project at 95% complete. The Valley View project is 90% complete. Windsong Loop project phase 1 complete. Sherwood Shores 3 extension/loop completed.

- **Utility Fees** – Waterworth, budget modeling for future Water Fee increases, modification of the rate tiers, department will be updating the Utility Fee Schedule.
- Awaiting responses from the state and federal agencies for grants for wastewater potential project phase 1, and water potential projects tower and main replacements.

Challenges and Issues

- Ongoing monitoring of groundwater levels in response to regional drought advisories regardless of the previous total rainfall for the season.
- Ongoing monitoring of Blue-Green Algae spotted in Lake Travis, no siting to date for Lake LBJ.
- Electrical issues at Kingscircle pump station.
- Fleet 1-ton in the shop for electrical issues

Looking Ahead

In August, continued infrastructure upgrades, and further community engagement with conservation efforts. Completion of the Kingdom water main project. Completion of Valley View water main project. 2026 CDBG Lake Intake project. Windsong Loop water main extension phase 2. Water rate increases. Utility Fee Schedule updates.



CITY OF GRANITE SHOALS

PARKS DEPARTMENT – MONTHLY REPORT

Reporting Month: July 2026

Prepared By: Joseph Lambert

1. Department Overview

The Parks Department focused on mowing, weedeating, and tree trimming at all parks. Began cleanup of flood debris in the parks.

Park boat launch slips collected in June: Castleshoals-4, Bluebriar-48, Hillcrest-3, Robin Hood-14, Timberhill-2, Clear Cove-13, Crockett-8, Woodland Hills-0, **Total slips collected-92.**

2. Park Maintenance & Improvements

All park restrooms and trash receptacles are cleaned twice a week, Mondays and Fridays.

Roadway to Woodland Hills boat ramp was milled and stabilized with concrete. Sand and debris on ramp was removed.

Walking trails were mowed and bladed. All washouts on walking trails have been repaired.

Removed dead cottonwood tree from Clear Cove park.

Oak trees on the Bluebriar driveway to the boat ramp have been trimmed up for boats with large canopies and t-tops.

Clean up and removal of flood debris began at the end of the month and continues into August.

Replaced the trash can at the pickleball courts.

All parks, walking trails, airport, and sidewalk mowed and weedeated

3. Projects & Special Events

Prepared Crockett Park and set up flags around the City for the 4th of July.



CITY OF GRANITE SHOALS

PARKS DEPARTMENT – MONTHLY REPORT

4. Coordination & Partnerships

Assisted Streets department with tree trimming on the city roads and intersections. Specifically, the school bus routes.

Assisted Streets department with patching potholes and hauling materials and machinery on days that they were shorthanded.

Assisted Chief Ortis with buoy maintenance. Placing new graphics, reflective tape, and solar powered lights to the city's "No Wake Zone" buoys.

5. Equipment & Supplies

All parks equipment is fully operational.

6. Staffing & Training

Parks department is currently fully staffed.

Joseph Lambert-Crew Leader

Jose Mazariegos, Adrian Blackmon, and Joseph Hobbs- Parks Maintenance Techs.

Safety meeting for the month of July covered heat-related illnesses.

7. Department Needs or Concerns

No department needs or concerns at this time.



Prepared By: Humberto Mejia (Crew Leader)

Summary: July work focused on preparing school bus routes, restoring flood-affected roads, and maintaining roadway safety by trimming, patching, repairing signs, and supporting drainage. The department proactively coordinated with the school district to review bus routes, clear easements where students may wait, and address roadway conditions before the start of the school year. Staffing remains the primary operational constraint, with 2 open positions limiting capacity for preventive maintenance and peak-period service demands.

1. Road Maintenance & Projects

Trimmed trees along City easements to improve visibility, maintain clearance, and support safer travel conditions.

Completed road patching to address damaged pavement areas and improve overall roadway conditions.

Repaired damaged signs and updated older signs to improve roadway communication and public safety.

Repaired washed-out roads caused by flooding, prioritizing locations where access and safety were most affected.

Reviewed school bus routes and completed related trimming, sign replacement, and pothole patching to improve roadway readiness before students return to school.

2. Equipment & Fleet Maintenance

The sweeper is back in service and operating on City streets, and the small roller has returned to support pavement patching and road stabilization work.

3. Staffing & Training

Staff will continue focusing on road stabilization methods to support repairs on washed-out and flood-damaged roads.



CITY OF GRANITE SHOALS

STREETS DEPARTMENT

July 2026

Training and familiarization will continue for skid steer attachments to improve efficiency during drainage, cleanup, and road repair work.

Current staff:

Humberto Mejia – Crew Leader

Armando Serrano Jimenez – Streets Tech

Preston Garza – Streets Tech

Carlos Estefes Martinez – Streets Tech

The Streets Department currently has 2 open positions.

4. Upcoming Work / Recommendations

Review and prioritize open work orders to ensure urgent roadway, drainage, and sign issues are addressed first.

Replace damaged or undersized culverts where drainage problems or flood impacts have been identified.

Continue cleaning culverts and ditches to improve water flow and reduce the likelihood of future roadway flooding.

5. Department Needs or Concerns

Staff continues to emphasize heat safety during periods of high temperatures and heat indexes, including hydration, cooling breaks, and monitoring for heat-related illness.

The department is also actively recruiting qualified applicants to support Streets operations.

Short-Term Rental Program Update

To: Mayor and City Council

From: Becky Sims, Building and Development Specialist

Date: August 18, 2026

Subject: Short-Term Rental Program Update

Purpose

To provide an update on the City's existing short-term rental program, including current registration activity, fees collected, hotel occupancy taxes collected, compliance activity, and any recommended administrative follow-up.

Reporting Period

Reporting period: October 2025 through July 2026

Program status: Existing short-term rental registration and compliance program in effect.

New Software – The City entered a contract with OpenGov, specifically their Tax and Revenue Software in June 2025. The project handoff between OpenGov and the City of Granite Shoals occurred in March 2026, with the internal transition between departments completed in February 2026. To date the portal has not been introduced to property owners. Staff continues to handle the registrations, renewals and tax payments in person.

Program Summary

Metric	Reporting Period
Total short-term rentals	113
New registrations issued	12
Renewals processed	11
Registration fees collected	\$11,300.00
Hotel occupancy taxes collected	\$64,438.05

Compliance and Enforcement Activity

Category	Count
Complaints received	0
Notices sent	0
Inspections completed, if applicable	35
Violations confirmed	0
Registrations suspended or revoked	0

Notable Trends or Issues

Administrative Observations:

- Increased need for public communication and awareness
- Need for consistency in processes and procedures
- Clarification of short-term rental (STR) inspection expectations
- Development of an STR Quick Reference Guide (template)

Next Steps:

- Continue working with OpenGov and evaluate additional modules that may better support or complement the Tax and Revenue portal.
- Enhance the City's website with dedicated short-term rental information.
- Utilize the utility database to identify and flag short-term rentals.
- Modify inspection checklists and establish clear posting requirements.

Staff will continue administering the existing short-term rental policy, tracking registrations and collections, work on initiatives to improve processes, outreach and provide updates to Council as requested.



**NOTICE OF AGENDA
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SPECIAL CALLED MEETING**

TUESDAY, AUGUST 11, 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

The meeting was called to order at 6:02 PM.

- Moved by Michael Berg; seconded by Judy Salvaggio to excuse Councilman Pfister.
- Motion Passed: 6 - 0
- Voting For: Ron Munos, Brian Edwards, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

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.

- There were no citizen comments.

3. Consent Agenda

3.a. Discuss and consider the appointment of Rick West and Joseph Macek to the Wildlife Advisory Committee.

- Moved by Brian Edwards; seconded by Catherine Bell to appoint Rick West and Joseph to the Wildlife Advisory Committee.
- Motion Passed: 6 - 0
- Voting For: Ron Munos, Brian Edwards, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

4. Action Items

4.a. Discuss and consider accepting the submission from Burnet County Appraisal of the Calculated 2026 Tax Rate Calculation Worksheet (form 50-856) and the submission of the Certification on the 2026 Appraisal Roll for the City of Granite Shoals.

- Moved by Michael Berg; seconded by Catherine Bell to accept the submission from Burnet County Appraisal of the Calculated 2026 Tax Rate Calculation Worksheet (form 50-856) and the submission of the Certification on the 2026 Appraisal Roll for the City of Granite Shoals.
- Motion Passed: 6 - 0
- Voting For: Ron Munos, Brian Edwards, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

4.b. Discuss, consider, and take appropriate action on setting the proposed tax rate for FY 2026-2027. (Roll Call Vote)

- Moved by Judy Salvaggio; seconded by Brian Edwards to set the City of Granite Shoals' proposed 2026 property tax rate at \$0.5339 per \$100 of taxable valuation, which is the calculated Voter-Approval Tax Rate, and direct staff to proceed with the required notices and public hearing process.
- Motion Passed: 6 - 0
- **ROLL CALL VOTE:** Ron Munos, Brian Edwards, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- **Absent:** Mike Pfister
- Voting Against: None

4.c. Discuss, consider, and take appropriate action on setting the Notice of Tax Rate Hearing and Budget Hearing for FY 2026 - 2027 budget.

- Moved by Michael Berg; seconded by Judy Salvaggio to set the public hearing on the proposed FY 2026-2027 budget and the public hearing on the proposed 2026 tax rate for Tuesday, August 25, 2026, at 6:00pm at the Granite Shoals City Hall and authorize staff to publish and post all notices as required by law.
- Motion Passed: 6 - 0
- Voting For: Ron Munos, Brian Edwards, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

5. 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).

- 5.a. Executive Session – Enter into executive session to deliberate the appointment, employment, evaluation, and duties of a public officer or employee pursuant to Texas Government Code Section 551.074. No action will be taken in executive session; action, if any, will be taken in open session.
Evaluate and discuss the criteria for the performance evaluation of City Manager Sarah Novo.

- The Council adjourned to executive session at 6:09pm.
- Mayor Munos reopened the public meeting at 8:03pm.
- No action was taken in the executive session.

6. Future Agenda Items

- Vitalytics update.
- Future agenda running sheet.

7. Adjournment

With no further business or discussion, the meeting was adjourned at 8:06 PM.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of August 11, 2026.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____

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.



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TUESDAY, JULY 28, 2026 AT 6:00 PM

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MINUTES

1. Call to Order/ Roll Call/ Welcome

The meeting was called to order at 6:00 PM.

Invocation

- The invocation was given by Mayor Munos.

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.

- No citizen comments.

3. Items of Community Interest

1. Nominations are now open on the City webpage for the John Rinehart Service Award.
2. Operation Christmas Outreach ~ *Christmas in July Toy Drive @ Fire Station*

- Burn ban went into effect today.
- Council members shared various opportunities for community support and service.

4. Reports

- 4.a. June 2026 Department Reports

5. Consent Agenda

- 5.a. Discuss and consider approval of meeting minutes from June 23, 2026.

- Moved by Brian Edwards; seconded by Judy Salvaggio to approve the meeting minutes from June 23, 2026.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

6. Presentations and Discussion

- 6.a. Discussion of potential amendments to the City of Granite Shoals development standards relating to drainage requirements, driveway materials, culvert installation standards, mobile home orientation, and lot clearing permit requirements.

- Presentation was made by Becky Sims.

7. Public Hearings

- 7.a. Conduct a public hearing to receive citizen comments regarding an ordinance amending Appendix B, Schedule of Fees and Charges, Section E, Permit Fees - Other, of the City of Granite Shoals Code of Ordinances regarding fees associated with coin-operated amusement machines.

- The public hearing opened at 6:28pm.
 - Ms. Sims summarized the background of the proposed ordinance fee changes.
- The public hearing closed at 6:31pm.

- 7.b. Conduct 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, Texas, commonly known as 1302 Kingsforest Drive, and consider approval of the replat creating Lot 356-A.

- The public hearing opened at 6:31pm.
- There were no public comments.
- The public hearing closed at 6:31pm.

8. Action Items

8.a. Discuss, consider, and take appropriate action regarding Ordinance 893 Amending Appendix B, Schedule of Fees and Charges, Section E, Permit Fees - Other, of the City of Granite Shoals Code of Ordinances regarding fees associated with coin-operated amusement machines.

- Moved by Brian Edwards; seconded by Catherine Bell to approve Ordinance 896 Amending Appendix B, Schedule of fees and Charges, Section E as presented.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

8.b. Discussion and possible action to consider approval, denial or approval with modifications regarding a Final Replat of Lots 356, 357, 358, 379, 380, and 381, Sherwood Shores II, Kingwood Section, Burnet County, Texas, commonly known as 1302 Kingsforest Drive, creating Lot 356-A.

- Moved by Catherine Bell; seconded by Mike Pfister to approve the final replat of lots 356, 357, 358, 379, 380, & 381 SSII, Kingwood Section, Burnet County, TX, commonly known as 1302 Kingsforest Drive, creating Lot 356-A.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

8.c. Discuss, consider, and take appropriate action to designate Michelle Jewett as the Local Rabies Control officer for the City.

- Moved by Mark Henshaw; seconded by Judy Salvaggio to designate Michelle Jewett as the Local Rabies Control Officer for the City of Granite Shoals.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw
- Voting Against: None

8.d. Discuss and consider the results of the Audit Firm RFQ.

City Manager Sarah Novo reported that the City issued an RFQ for independent audit services on June 15, 2026, with responses due July 10, 2026. Two responses were received: one firm declined to submit a proposal, and the City's current audit firm, Brooks Watson & Company, submitted a response.

- Moved by Judy Salvaggio; seconded by Brian Edwards to authorize the City Manager to negotiate and execute an agreement with Brooks Watson and Company for independent audit services.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

8.e. Discuss, consider, and take appropriate action regarding proposed Resolution 723 - Local Park Grant Program Authorization.

Planning and Development Specialist Becky Sims presented Resolution 723 regarding the City's application for the Texas Parks and Wildlife Local Parks Grant Program. She noted that although the City's 2025 application was not selected, it scored competitively and TPWD encouraged the City to reapply. MRB Group is assisting with strengthening the application. Proposed improvements include Quarry Park, the amphitheater, restrooms, splash pad, ADA accessibility, and other items identified through public outreach. The City's required \$750,000 match may include donations, in-kind services, employee volunteer work, and restricted park funds; design and engineering costs are separate and do not qualify toward the match. If awarded, the City would have approximately three to four years to complete the improvements.

- Moved by Catherine Bell; seconded by Mark Henshaw to adopt Resolution 723 designating authorized officials to act on behalf of the City of Parentage Shoals in matters related to the Texas Parks and Wildlife Local Park Grant Program.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

8.f. Discuss, consider and take possible action to approve Resolution 724 Authorizing the purchase of Surety Bonds for Municipal Officers and Employees Who Receive or Disburse City Funds.

City Manager Sarah Novo presented Resolution 721 to update required surety bond amounts for City officers and employees who receive or disburse city funds.

Proposed bond amounts included:

- Assistant City Manager: \$250,000
 - City Secretary: \$50,000
 - Utility Billing Clerk: \$50,000
 - Accounts Payable Specialists: \$250,000 each
 - City Manager: \$250,000
 - Building and Development staff: \$50,000
 - Municipal Clerk: \$50,000
-

- Moved by Mark Henshaw; seconded by Judy Salvaggio to authorize the required surety bonds for all municipal officers and employees who receive or disburse city funds pursuant to Section 3.17 of the City code.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

- 8.g. Discuss, consider, and take appropriate action to approve Resolution 725 - support of the City of Granite Shoals applying for a Water Supply and Infrastructure Grant administered through the Texas Water Development Board.

Becky Sims presented Resolution 725 supporting the City's application for a Texas Water Development Board water supply and infrastructure grant. The City is seeking approximately \$7 million for an elevated storage tank on the east side of the City and water line upgrades in the Kingswood to Hillwood Drive area. Existing water lines in the area range from approximately one-half inch to two inches and are inadequate to meet current and future water demands.

- Moved by Mike Pfister; seconded by Michael Berg to approve Resolution 725 authorizing the City to apply for a water supply and infrastructure grant administered through the Texas Water Development Board.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

- 8.h. Discuss, consider, and take appropriate action regarding the creation of a 2026 Charter Review Commission.

- Moved by Brian Edwards; seconded by Judy Salvaggio to table the item for six months.

- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

- 8.i. Discuss, consider, and take appropriate action to approve the allocation of the 1% sales tax from the street maintenance fund for the purchase of street repair materials and a laydown machine.

Asst. City Manager/Fire Chief Tim Campbell presented a request to use the 1% sales tax street maintenance fund for the purchase of an asphalt paver and street repair materials. The request included up to \$105,000 for the paver, including shipping contingency, and up to \$200,000 for materials. He explained that the equipment would allow City crews to use hot mix asphalt rather than cold mix, improving the quality and cost-effectiveness of street repairs. The fund currently has approximately \$350,000 available, with future street maintenance revenues anticipated to support continued paving efforts. ACM Campbell also discussed the planned use of a soil stabilization product on dirt roads to harden the surface and reduce dust, with an initial purchase of approximately two totes at an estimated cost of \$7,000.

- Moved by Michael Berg; seconded by Catherine Bell to approve the allocation of 1% sales tax from the street maintenance fund for the purchase of street repair materials and a laydown machine.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell, Mark Henshaw

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 locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087.
No action will be taken in executive session; action, if any, will be taken in open session.

- Council adjourned to executive session at 7:27pm.
- Mayor Munos reopened the public meeting at 8:07pm.

- No action was taken in the executive session.

10. Future Agenda Items

- Request for a running list of future agenda items to be available for Council review.

11. Adjournment

With no further business or discussion, the meeting was adjourned at 8:10 PM.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of July 28, 2026.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____

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.

RESOLUTION NO. 724

A RESOLUTION OF THE CITY OF GRANITE SHOALS, TEXAS AUTHORIZING THE EXECUTION OF SURETY BONDS FOR CERTAIN MUNICIPAL OFFICERS AND EMPLOYEES; AND PROVIDING FOR THE FOLLOWING: SAVINGS, 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 health, safety, and welfare of its citizens; and

WHEREAS, surety bonds are necessary for certain municipal officers and employees whose duties involve the handling of municipal moneys; and

WHEREAS, the purpose of such bonds is to ensure that the municipal officer or employee will faithfully perform the duties of the office and will account for and pay to the City all moneys and property coming into the principal’s hands and belonging to the City and comply with applicable state law; and

WHEREAS, pursuant to the City’s Charter Section 3.17, the City Council shall require bonds of all municipal officers and employees who receive or pay out any monies of the City, in an amount that shall be determined by the City Council, and the cost shall be borne by the City; and

WHEREAS, the City is diligent to ensure compliance with its Charter and State of Texas laws regarding proper municipal governance; and

WHEREAS, the City Council finds that it is in the best interest of the welfare of the citizens of Granite Shoals, Texas to authorize the execution of surety bonds for certain municipal officers and employees pursuant to the terms of this Resolution;

NOW, THEREFORE, BE IT RESOLVED 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 Council and are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

SECTION II. AUTHORIZATION OF SURETY BONDS FOR CERTAIN MUNICIPAL OFFICERS AND EMPLOYEES

Section 1. The City Council shall determine which city officers and employees, whose duties include the handling of the City’s moneys, shall execute a surety bond in an amount and with a

surety company as directed by the City Council. The surety company must be authorized to do business in Texas. The condition of the surety bond shall be that the principal will faithfully perform the duties of the office and account for and pay to the City all moneys and property coming into the principal's hands and belonging to the City, and will comply with all applicable state law. The City will pay the premiums for these bonds.

Section 2. Bond amounts.

The City Council authorizes surety bonds to be executed for the following municipal officers and employees in the following bond amounts:

- Assistant City Manager: **\$250,000**
- City Secretary: **\$50,000**
- Utility Billing Clerk: **\$50,000**
- Accounts Payable Specialists: **\$250,000 each**
- City Manager: **\$250,000**
- Building and Development staff: **\$50,000**
- Municipal Clerk: **\$50,000**

SECTION III. SAVINGS

The repeal of any resolution or part of resolutions effectuated by the enactment of this Resolution shall not be construed as abandoning any action now pending under or by virtue of such resolution 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 resolutions at the time of passage of this Resolution.

SECTION IV. SEVERABILITY

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION V. REPEALER

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

SECTION VI. EFFECTIVE DATE

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

SECTION VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at that this Resolution was passed was open to the public as required 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.

PASSED AND APPROVED this ____ day of _____, 2026.

Ron Munos
Mayor

ATTEST:

Dawn Wright,
City Secretary

APPROVED AS TO FORM:

Joshua Katz,
City Attorney



City Council STAFF REPORT

Subject: 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.

Date: August 25, 2026

Submitted by: Becky Sims, Building & Development Specialist

Department: Planning and Development

Background:

Subject: Discussion and possible action regarding amendments to the City of Granite Shoals development standards relating to drainage requirements, driveway materials, culvert installation standards, mobile home orientation, and lot clearing permit requirements.

As development activity continues within the City of Granite Shoals, staff have identified several areas of the City's development regulations that could benefit from clarification and modernization. Existing regulations have been applied over time through various ordinances, policies, and administrative practices; however, certain provisions lack detailed standards or consistency.

To ensure orderly growth, protect public infrastructure, reduce drainage concerns, and improve the appearance and safety of new development, staff have developed proposed standards for Council discussion and feedback.

The purpose of this agenda item is to provide Council with an opportunity to review the proposed concepts and offer policy direction prior to the preparation of any formal ordinance amendments.

Staff met and reviewed the proposed amendments and regulations with the Planning Commission on July 7, 2026, and with City Council at the July 28, 2026, meeting. At the August

13, Planning and Zoning Meeting, the Planning Commission recommended approval of the following Ordinances:

- Amended Property Maintenance specific to requiring lot clearing permits and vacant lot storage
- Amended Chapter 40 specific to manufactured home orientation, adding one-car garage, driveways and culverts.
- Amended Drainage and Stormwater Management Requirements.

Recommendation:

Staff recommend approval of the ordinances to improve development standards.

Fiscal Impact:

At this time, there is no direct fiscal impact associated with these proposed standards. Future implementation may result in minor administrative costs associated with permitting, inspections, and enforcement; however, improved development standards may also reduce maintenance costs associated with drainage infrastructure, run-off, roadway repairs and neighborhood aesthetics.

Attachments:

1. 082526 Amended Property Maintenance - Lot Clearing and Vacant Lot Storage Ordinance

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 August 13, 2026, 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 August 25, 2026, 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, 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 good repair and installed so as to provide a continuous, neat, and finished appearance around the perimeter of the structure.

(4) Detached Garage Requirement. Each manufactured home shall include a detached garage with a minimum capacity of one (1) vehicle. The garage shall have a minimum clear interior dimension of twelve (12) feet in width and twenty (20) feet in depth, 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 August 13, 2026, 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 August 25, 2026, 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.

.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Josh Katz, City Attorney



City Council STAFF REPORT

Subject: 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).

Date: August 25, 2026

Submitted by: John Ortis, Chief of Police

Department: Police

Background:

Staff recently reviewed the City's Boat Launch Pass Ordinance and found several areas where the wording could be cleaned up or clarified to make the requirements easier for residents, visitors, and City staff to understand and follow.

One of the main changes addresses resident annual boat launch passes. The amended ordinance clearly states that a maximum of two free annual launch passes may be issued per household. Residents of the same household who need additional passes may purchase them for \$20.00 each. The ordinance also clarifies that the passes are tied to the vehicle for which they are issued and cannot be transferred to another person or vehicle.

Staff also identified language regarding daily boat ramp passes and parking permits that could be simplified and clarified. The proposed amendments provide clearer direction on when a permit is required, when the fee must be paid, how long the permit is valid, and how it must be displayed.

The ordinance also includes revisions to the sections covering nonresident annual passes and commercial boat-livery operations. These changes help clarify registration and permit requirements, standards of conduct, authorized boat ramp locations, and applicable fees for commercial operators.

The purpose of these amendments is not to significantly change the City's boat launch pass program, but to clean up the ordinance, remove confusing or conflicting language, and make

the rules easier to understand and consistently administer.

Recommendation:

Staff recommends approval of the proposed amendments to Chapter 26, Article V, Boat Launch Pass, to provide clearer and more consistent requirements for the use of the City's boat ramps and administration of the boat launch pass program.

Fiscal Impact:

No significant fiscal impact is anticipated. The amendments primarily clarify the existing boat launch pass and permit requirements.

Attachments:

1. 2026 Boat Launch Pass Amending Ordinance 1

ODRINANCE NO. 877-B

“AMENDED BOAT LAUNCH PASS ORDINANCE”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, 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); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, Lake Lyndon B. Johnson (“Lake LBJ”) comprises approximately 133,090 acres of water area and is located partially within the political boundaries of the City of Granite Shoals, Texas (the “City”); and

WHEREAS, the City must maintain boat launching ramps within its parks that are open to the general public including non-residents; and

WHEREAS, regulation of commercial use of the City’s boat ramps is necessary to fund and maintain the boat ramps and to ensure the public health, safety, and welfare; and

WHEREAS, it is convenient and desirable, and will encourage payment for services provided by the City, to allow users of the City’s boat launching ramps to pay for daily or annual permits, subject to reasonable regulation thereof; and

WHEREAS, after due consideration, the City Council finds that the following amendments are in the best interest of the health, safety, and welfare of the citizens of Granite Shoals and of the public generally, and are in the best interest of the use, maintenance, and enhancement of the City’s parks and boat ramps.

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 Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. AMENDMENT

Chapter 26 (Parks and Recreation), Article V (Boat Launch Pass) of the Code of Ordinances of the City of Granite Shoals, Texas, is hereby amended as follows:

“ARTICLE V. BOAT LAUNCH PASS

Sec. 26-61 Definitions. The following words and phrases have the designated meanings:

Boat livery means a commercial establishment engaged in renting or hiring out boat vessels for profit.

Boat or boat vessel shall include all watercraft, including but not limited to vessels, power boats, canoes, kayaks, pontoon boats, sailboats, power jet skis, personal watercraft and rowboats.

Boat Ramp means any public boat ramp located in a public park within the City of Granite Shoals.

Boat Ramp and parking permit Pass means the envelope used to deposit the fee and the removeable windshield tag. This pass permit must be completely and properly filled out to be considered valid.

Resident is an individual or business owner who resides, owns property, or operates a business other than a boat livery in the City of Granite Shoals.

Sec. 26-62 Daily boat ramp pass and ~~Parking Permit~~.

(a) The city imposes a daily fee as listed in appendix B of this code. Any nonresident who is not operating a boat livery who seeks to launch a boat or boat vessel at any city-owned boat ramp shall pay for a boat ramp pass before the vessel is launched. Each boat ramp pass expires at the end of the day upon which the boat or boat vessel is launched. ~~upon any nonresident not operating a boat livery who seeks to launch a boat at any city-owned boat ramp in the city. Payment for the boat ramp and daily parking permit is due before the boat is launched and expires at the end of the day upon which the boat is launched and/or the fee is paid. The retrieval of the boat or boat vessel upon the same day for which the permit was issued is included in the permit.~~ The retrieval of a boat or boat vessel ~~on a day~~ other than the day the pass permit was issued requires the payment of an additional fee as listed in appendix B of this code. Boat livery operators must comply with the permitting and fee requirements found in section 26-64.1 of this article.

(b) Payment for the daily pass permit shall be made by placing United States of America currency, [also known as cash, in the deposit envelope provided at the lock box receptacle. Checks are not an accepted form of payment. This receptacle is located near the city boat ramp. The envelope shall then be placed in the lock box after removing the windshield tag. Payment for the daily pass permit may also be made by credit card or electronic payment via a payment system implemented by the city. The city may apply a processing fee to credit card or electronic payments pursuant to section 2-4 of this code.]

(c) The daily pass permit bearing the same sequential number as the deposit envelope shall be placed on the inside windshield of the vehicle used in the launching and retrieval of the boat or boat vessel at a city boat ramp. The daily pass permit must be placed in the windshield area and viewable from outside of the vehicle.

(d) Any vehicle with an empty boat or boat vessel trailer attached must display the daily pass permit while parked in or near a public park in the city. Failure to display the daily pass permit or annual launch pass is in violation of this article.

(e) Boat ramp pass and parking permit fees shall be paid at all times during the calendar year.

Sec. 26-63 Resident and city employee annual launch pass.

(a) A Two (2) free residential annual launch passes are is available to city residents, property owners, business owners, and current employees of the city other than operators of a boat livery. The resident annual launch pass is effective for the remaining days in the calendar year of issuance. ~~Resident annual launch passes are not available to non-residents, other than current employees, of the city.~~

(b) A Two (2) free annual stickers will be provided by the city and shall be permanently affixed to the front windshield of the tow vehicle near the state registration sticker. ~~The tow vehicle must be registered to the resident or current city employee.~~

(c) A resident annual launch pass may not be assigned by the owner to another individual nor transferred to another vehicle. A maximum of two free resident annual launch pass stickers will be issued per household. Additional annual launch passes can be purchased for a fee of twenty (\$20.00) dollars per pass for residents of the same household.

Sec. 26.-64 Nonresident annual launch pass.

(a) A two hundred dollar (\$200.00) nonresident annual launch pass is available to nonresidents of the city who are not operating a boat livery. The nonresident annual launch pass is not prorated and is effective for the remaining days in the calendar year of issuance upon the payment to the city.

~~(b) A new two hundred dollar (\$200.00) nonresident annual pass is required for each subsequent nonresident, non-boat livery annual launch pass renewal. All renewal periods begin on January 1st of each year.~~

(b) Each nonresident annual launch pass shall be permanently affixed to the front windshield of the tow vehicle near the state registration sticker. A nonresident annual launch pass may not be assigned by the owner to another subsequent individual nor transferred to another vehicle. In the event of the loss of an issued nonresidential annual launch pass, a replacement pass shall not be issued without the payment of an additional \$200.00.

Sec. 2-64.1 Boat livery registration and permit.

(a) Boat liveries operating within the City of Granite Shoals shall comply with the terms of this article.

(b) Registration. Any boat livery operating within the City must register for a permit from the City Manager. Notice will be provided for any failed permit application with an explanation. A permit and sticker will be issued for each registered boat-livery operation, to be displayed on the windshield of each vehicle that is involved in livery operations, or for operators not using vehicles, to be provided upon request. ~~In order to~~ To obtain a registration, the operator of such boat livery must provide the following information:

(1) Proof of business registration with the State of Texas.

(2) Identify the business type: Boat, jet ski, paddle board, kayak, or other vessel.

(3) Texas Parks and Wildlife Department ("TPWD") TX number for each watercraft, along with copies of current registration.

(4) Photo of each watercraft displaying its TPWD TX number.

(5) Proof of insurance:

(A) Minimum requirements of \$500,000 per occurrence/\$1,000,000 in aggregate with City of Granite Shoals listed as additionally insured.

(6) Identify park/boat ramp preference and if the boat livery will use ramps for just pick up or launch as well. For boat liveries that do not utilize City boat ramps, identify the location for launch and return of boat vessels.

(7) Signed copy of Standards of Conduct.

(c) Standards of Conduct. A boat livery operator must provide, as part of its registration application, a signed copy of the following standards of conduct.

(1) Acknowledge that the boat livery and its employees have read and understand these Standards of Conduct, and will not be disrespectful to City staff and/or park guests, will not permit possession of a weapon (unless as permitted by state law), the discharge of weapons, or ignition of fireworks, and will remain at all times in compliance with this article.

(2) Acknowledge the boat livery and its employees have read and understood all applicable state and local laws and regulations, i.e., public intoxication, minor in possession of alcohol, disorderly conduct, littering, urinating in public, expired vessel registration.

(3) Only watercraft and boat trailers in compliance with all applicable local and state laws are allowed in City parks.

(4) The boat livery is responsible for the behaviors of its customers including laws, park rules, and guidelines.

(5) Any incident/violation involving the boat livery, customers, or employees can result in suspension or termination of the boat livery registration.

(6) All motor vehicles must be properly parked in designated parking spots when parked inside the park. Trailers that are not attached to their tow vehicle may not be parked within any City park at any time.

(7) All trailered or motorized watercraft must be launched at designated boat ramps or boat launch areas only.

(8) All launching and retrieval of watercraft must be done in a safe manner.

(9) Trash/recycling: Boat livery must use designated trash receptacles.

(10) Respect courtesy docks: 15-minute loading/unloading.

(11) Respect other visitors, boat operators, and general public.

(12) Notify rental patrons of additional park fees and rules.

(13) No overnight parking, mooring, or storing of equipment within parks or on City roads or right-of-way. Customers of boat liveries must park on privately owned property with permission of the property owner.

(14) The City reserves the right to close a park for municipal purposes including events, floods, public safety, or other natural disasters.

(d) Boat livery annual permits.

(1) Permits are required for all boat livery operations regardless of whether per fee sessions are charged to a consumer. Boat livery annual permits are offered for watercraft rental. A registered boat livery operator must display its permit sticker on the windshield of any vehicle that is engaged in livery operations.

(2) Boat livery operations that use City boat ramps are only permitted to use boat ramps in the following City parks:

(A) Bluebriar Park.

(B) Clear Cove Park.

(e) Boat livery annual permit fee for boat livery operations that use City boat ramps:

(1) The annual permit fee per boat livery operator is based upon the number of boat vessels operated within the City by that operator.

(A) \$3,0000.00 annual permit fee for boat livery operators operating one to five boat vessels within the City.

- (B) \$6,000.00 annual permit fee for boat livery operators operating six to 10 boat vessels within the City.
- (C) \$9,000.00 annual permit fee for boat livery operators operating 11 to 15 boat vessels within the City.
- (D) \$12,000.00 annual permit fee for boat livery operators operating 15 or more boat vessels within the City.
- (2) \$200.00 annual permit fee per boat.
- (3) \$100.00 annual permit fee per personal watercraft (jet ski).
- (4) \$25.00 annual permit fee per paddle board, canoe, or kayak.
- (f) Boat livery annual permit fee for boat livery operations that do not use City boat ramps:
 - (1) \$3,000 annual permit fee per boat livery operator.
 - (2) The permit must be kept at the site of boat livery operation and must be provided upon request.
- ...

SECTION III. SAVINGS

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

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION V. REPEALER

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 ordinances 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 that 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 law.

SECTION VII. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required 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.

PASSED AND APPROVED this ____ day of _____, 2026.

Ron Munos
Mayor

ATTEST:

Dawn Wright,
City Secretary

APPROVED AS TO FORM:

Joshua Katz,
City Attorney