



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

TUESDAY, JULY 8, 2025 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://youtube.com/live/4dhLWeBrHz8?feature=share>

1. Budget Workshop - 5:00PM - 6:00PM

1.a.

- Discuss the City budget and revenues for FY 2025-2026.
- No action will be taken.

2. Regular Open Meeting - Call to Order/ Roll Call/ Welcome

Invocation

Pledge of Allegiance, Pledge to Texas Flag

3. 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.

4. Items of Community Interest

1. Litter Lifters - July 12th @ 8am
2. Quarry Park Survey and Public Input Meetings - July 10th and 15th - 5PM City Hall
3. Update on the Hill Country Leadership Meeting

5. Presentations

- 5.a. Discussion and presentation of General Business Districts

6. Consent Agenda

- 6.a. Discuss and consider approval of meeting minutes from June 24, 2025.

7. Action Items

- 7.a. Discuss, consider, and take appropriate action approving Resolution 712- Central Appraisal District's Renovation of Real Estate at 215 S. Pierce, Burnet, Texas.

- 7.b. Discuss, consider, and take appropriate action on a Variance Request pursuant to 3-2 (d) – Distance Requirement for Alcoholic Beverage Sales at 6615 W FM 1431.
- 7.c. Discuss, consider, and take appropriate action regarding Local Park Grant Program Resolution 713 Authorizing Application.
- 7.d. Discuss, consider, and take appropriate action regarding the adoption of Ordinance #875- Revising the Organization, Duties, and Powers of the Planning and Zoning Commission.
- 7.e. Discuss, consider, and take appropriate action regarding adoption of Ordinance 877-A- Amending boat launch pass ordinance regarding boat liveries.

8. 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. Future Agenda Items

10. 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 6:00 PM on the 3rd day of July 2025. 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



HELP SHAPE THE FUTURE OF QUARRY PARK!

2025 QUARRY PARK PLAN SURVEY

Open From:

**JUNE 26 -
JULY 18**



SCAN NOW!

MORE INFORMATION

CITYMANAGER@GRANITESHOALS.ORG

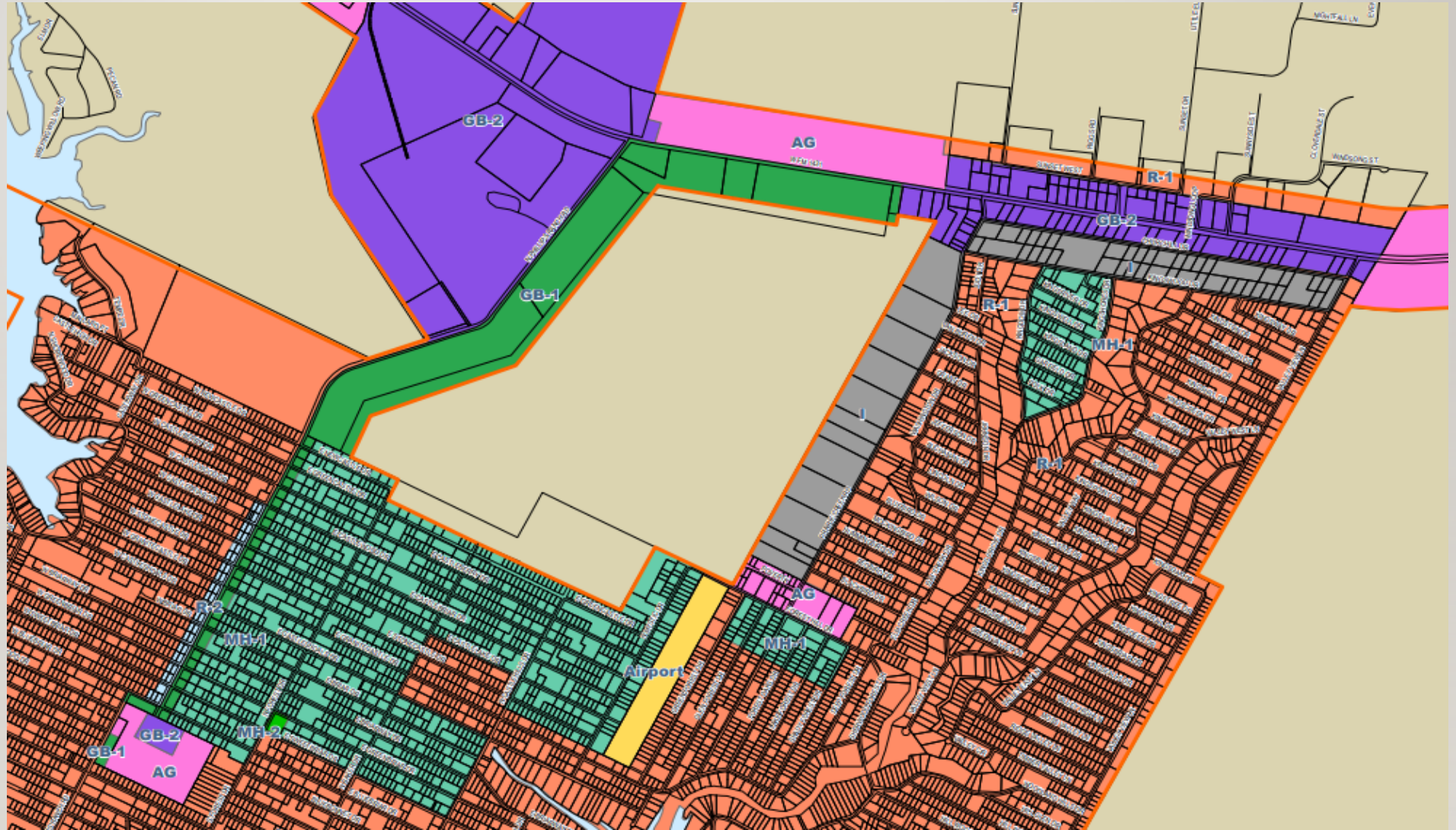
TOM.BROWN@MRBGROUP.COM

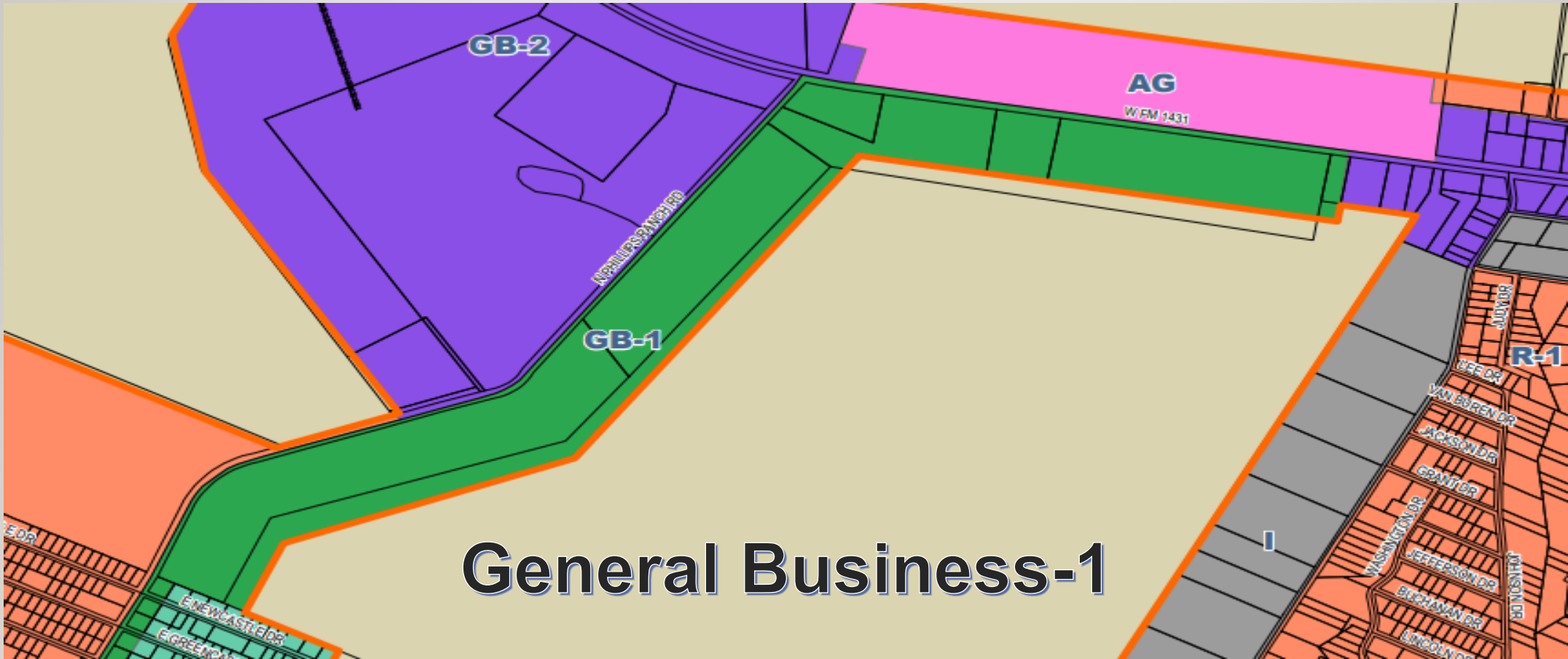


GENERAL BUSINESS DISTRICTS JULY 8, 2025

PERMITTED USES

General
Business District
GB-1 (Purple)
GB-2 (Green)





GENERAL BUSINESS DISTRICT 1

Business Type	Definition	Generates Sales Tax Revenue
Automobile Parts & Accessory Sales	Sells equipment and parts used for repairing, servicing, or customizing vehicles.	Yes
Bakeries	Produces and sells baked good; such as bread, cookies, cakes, doughnuts, bagels, pastries and pies.	Yes
Banks	Financial institution that accepts deposits from the public and creates a demand deposit, makes loans and other various lending activities.	No
Business or Commercial Schools	Offers comprehensive education in various disciplines related to the world of business and management.	No
Day Nursery	A facility where young children are taken care of, especially while their parents are working.	No
Drive-In Restaurants, Bowling Alley and other similar places	Eating establishment where food and/or drinks are served to customers in motor vehicles. Amusement establishments (skating rink, movie theater)	Yes
Drug Store	Retail store where medicines and miscellaneous articles are sold.	Yes
Electronic Service Centers	Information and communication technology, E-Services. Sales tax if selling goods and services,	Yes
Florist Shop	Retail store that sells flowers, indoor plants and florals arrangements.	Yes
Furniture Store	Retail store that sells furniture and related accessories	Yes
Grocery or Convenience Store	Retail store that sales a general line of food products, small shops, easy to grab products; typically attached to gas stations.	Yes
Greenhouse and Retail Nurseries	Facility used for propagation, production, and sale of agricultural or ornamental plants. Serves the market by selling plants directly to customers.	Yes

GENERAL BUSINESS DISTRICT 1- CONTINUED

Business Type	Definition	Generates Sales Tax Revenue
Hardware Store	Retail establishment that sells a variety of tools and home improvement items.	Yes
Medical Outpatient Clinics	Healthcare facility where patients receive diagnosis and treatment without being admitted to a hospital.	No
Hotels, Motels and Bed & Breakfasts	Lodging establishments	Hotel Occupancy Tax
Self-Service Laundry	Facility where customers can wash and dry their clothes themselves without professional help. Vending machine items taxable.	No
Nursing Homes	A private institution providing residential accommodations with healthcare, especially for elderly people.	No
Office Buildings	Used for administrative, clerical or educational activities.	No
Personal Service and Neighborhood Shops	Provides needs of individual customers related to care, cleaning or repair, examples might be barbershop, hairdressers, beauty salon, tanning, shoe repair and laundromat. Small businesses located in local communities, often providing specialized products or services	Yes
Pharmacies	Store where medicinal drugs are dispensed and sold. Prescriptions are tax exempt.	Yes
Printing and Copying Services	Printing, publishing or graphic arts services	Yes
Public Utilities	Entity that provides goods or services to the public	Yes

GENERAL BUSINESS DISTRICT 1- CONTINUED

Business Type	Definition	Generates Sales Tax Revenue
Radio and Television Broadcasting Studios	Facility equipped with audio and video production technologies for producing	No
Recreational Vehicle Sales	Establishment that sells and or rents new and or used recreational vehicles, travel trailers, boats, watercrafts and similar types of vehicles.	Yes
Video Rental Sales	Business that rents home videos, such as movies, TV shows, and video game cartridges.	Yes
Restaurants and other food service facilities that comply with this chapter	Business that prepares, sells, or serves food products to the public. Examples might be cafes, food trucks, bakeries, or other establishments where food is the primary focus.	Yes
Alcoholic beverage stores that comply with this chapter	Retail business that predominately sells prepackaged alcoholic beverages, including liquors, wine, or beer, usually intended to be consumed off premise.	Yes
Resort Marina's that comply with this chapter.	Facility that offers safe place to dock, coverage from the elements and possible recreational amenities such as swimming pools, fitness centers, and lounges	Yes

GENERAL BUSINESS DISTRICT 2

*ALL USES IN GB1-PLUS

Business Type	Definition	Generates Sales Tax Revenue
Automobile Sales and Services	Establishment that sells or rents passenger vehicles, such as cars, trucks, vans, motorcycles, or boats. This use would also include maintenance, sale of vehicle parts and accessories.	Yes
Cleaning and Laundry Plant	Facility used for cleaning fabrics, textiles, clothing, and laundry by immersion and/or agitation in solvents or other processes. A plant is a central facility that provides cleaning services to various business types.	No
Farm Equipment Sales and Service	Establishments selling, renting, or repairing agricultural machinery, equipment and supplies.	Yes
Fueling Station	Facility that sells fuel and engine lubricants for motor vehicles. Use could be defined as a stand-alone gas station or offer expanded services such as oil changes, tire repair or other minor car repairs.	Yes
Hardware Stores/Sale of Building Material	Retail store that sells household hardware for home improvement projects, home building materials, hand and power tools, electrical/plumbing supplies, paint, lawn and garden products and construction and maintenance materials.	Yes
Machine or Welding Shop	Facility that specializes in joining, repairing, or cutting metal materials using skilled welders.	Yes
Repair Facility 1	Facility that repairs vehicles, such as a garage, body shop or other commercial entity, or repair facility for personal property.	Yes
RV, Boat and Trailer Storage	Facility used for parking and storage of trailers, motor vehicles and recreational vehicles. Texas Administrative Code, Title 34, Part 1, Rule §3.294 (Real Property	No































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

TUESDAY, JUNE 24, 2025 AT 5:00 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. Budget Workshop - 5:00PM - 6:00PM

- Ron Munos participated via Zoom.
- Brian Edwards arrived at 5:47pm.

1.a.

- Discuss items for the 2025-2026 FY Budget.
- No action will be taken during the workshop.

- Meeting adjourned at 5:57pm.
- No action taken.

2. Regular Meeting - Call to Order/ Roll Call/ Welcome - 6:00PM

Steve Hougen called the meeting to order at 6:07pm.

Invocation

Given by Dawn Wright.

Pledge of Allegiance, Pledge to Texas Flag

3. 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.

Michele Landfield - 131 W Bluebriar, GS - Discussed safety concerns with the parking lot railing overlooking the recently cleared area next to City Hall.

Patti Scott - 809 N Shorewood Dr., GS - Shared concerns about fireworks in the city limits, listing many examples and considerations for the Council.

4. Items of Community Interest

1. Review of Battle of the Badges

2. Golf Cart Parade - July 4th, 9AM @ the Community Center
3. City Offices Closed on Friday, July 4th
4. New City Web Page Launch ~ July 8th

City Manager, Sarah Novo complimented John Ortis and staff for their part in the area FBI investigations. She also thanked many staff members for their quick response to the water line break earlier in the week. Great teamwork!

5. Presentations

- 5.a. Presentation of the FY 24 City Audit by Brooks Watson CPA.

Louis Breedlove reviewed the recent financial audit for the past FY.

6. Reports

- 6.a. Department Reports for May 2025

7. Consent Agenda

- 7.a. Discuss and consider approval of meeting minutes from June 10, 2025.

- Moved by Mike Pfister; seconded by Judy Salvaggio to approve meeting minutes from June 10, 2025.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

8. Action Items

- 8.a. Discuss, consider, and take appropriate action regarding a bid for and construction of a pavilion at Timberhill Park.

- Moved by Steve Hougen; seconded by Mike Pfister to obtain bids for a 20' x 20' pavilion at Timberhill Park.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

8.b. Discuss, consider, and take appropriate action regarding Distribution Line Upgrade Bond Project

- Moved by Catherine Bell; seconded by Michael Berg to accept the QroMex bid for the distribution line upgrade bond project.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

8.c. Discuss, consider, and take appropriate action regarding proposed Ordinance #877- Amending boat launch pass ordinance regarding boat liveries.

- Citizen comment from Michele Landfield - 131 W Bluebriar, GS - Comments on the use of the boat launches at the parks.
- The Council discussed the amounts of the fees and clarification of which parks would accept liveries.
- Steve Hougen suggested changes to the wording regarding the location of the permit stickers, approved park boat docks, Page 4, 26.645 (b) line 6 from the top: replace "watercraft" with boat livery "operation".
- Moved by Michael Berg; seconded by Brian Edwards to approve Ord. 877 as amended in discussions.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

8.d. Discuss, consider, and take appropriate action regarding review of appointments to the Board of Adjustments and Planning & Zoning Commissions.

- Libby Edwards - 114 Web Isle, GS - Discussed wording in the Charter and Ordinance of term limits and number of members that make up a quorum. Recommended a Charter review.
- City Attorney, Josh Katz, explained the term limits and the need to follow the City Charter for compliance.
- The City Secretary will notify all commission members of the need to re-apply for appointment consideration.
- Catherine Bell noted that the attendance requirements of the committees and boards need to be reviewed and recorded.
- Josh Katz will amend ordinance 2-75 Sec. D - removing "of the following

year" for Council consideration at the next meeting.

- Moved by Mike Pfister; seconded by Catherine Bell to authorize staff to accept applications for BOA and P&Z Commissions.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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).

10. Future Agenda Items

- Committee Funds
- City Hall railing
- Bids for Timberhill
- GB-1 and GB-2 tax and revenue contributions
- P&Z ordinance change

11. Adjournment

Moved by Judy Salvaggio; seconded by Catherine Bell to adjourn.

Mayor Pro Tem Hougen adjourned the meeting at 7:42pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of June 24, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____



City Council STAFF REPORT

Subject: Discuss, consider, and take appropriate action approving Resolution 712- Central Appraisal District's Renovation of Real Estate at 215 S. Pierce, Burnet, Texas.

Date: July 8, 2025

Submitted by: Kevin Rule, Finance Director

Department: Finance

Background:

The District has been planning for this renovation for several years to provide safer access for our taxpayers, safer environment for the staff, bring office into ADA compliance and provide more effective use of the space to meet the growing demand for services provided by the District. After considering the cost of land and new construction cost, the board determined that this proposal provides the most cost-effective solution to meet the needs of the district.

The Board of Directors went out for bids and received a bid in the amount of \$876,865. They have passed a resolution approving the Chief Appraiser to seek approval from the taxing units entitled to vote on the board members.

The District has the funds to cover the cost of the renovation and is not asking for any additional funds from our entities.

However, pursuant to Sec. 6.051 the appraisal district must have approval by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. On or before the 30th day after the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If the governing body fails to act on or before the 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after the 30th day, the proposal is treated as if it were disapproved by the governing body.

Recommendation:

Fiscal Impact:

None, the District has the funds to cover the cost of the renovation and is not asking for any additional funds.

Attachments:

1. BUILDING PROJECT AT 215 S PIERCE - ENTITY INFORMATION
2. BOARD RESOLUTION TO SEEK APPROVAL
3. Resolution 712-Building Renovation 2025 approval by Entity

TO: THE PRESIDING OFFICER OF THE GOVERNING BODY

Burnet Central Appraisal District's Proposed Renovation Project at 215 S. Pierce.

The District has been planning for this renovation for several years to provide safer access for our taxpayers, safer environment for the staff, bring office into ADA compliance and provide more effective use of the space to meet the growing demand for services provided by the District. After considering the cost of land and new construction cost, the board determined that this proposal provides the most cost-effective solution to meet the needs of the district.

The Board of Directors went out for bids and received a bid in the amount of \$876,865. They have passed a resolution approving the Chief Appraiser to seek approval from the taxing units entitled to vote on the board members.

The District has the funds to cover the cost of the renovation and is not asking for any additional funds from our entities.

However, pursuant to Sec. 6.051 the appraisal district must have approval by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members. On or before the 30th day after the presiding officer receives notice of the proposal, the governing body of a taxing unit by resolution may approve or disapprove the proposal. If the governing body fails to act on or before the 30th day or fails to file its resolution with the chief appraiser on or before the 10th day after the 30th day, the proposal is treated as if it were disapproved by the governing body.

RESOLUTION NO. 6-19-2025

WHEREAS the Burnet Central Appraisal District is a political subdivision of the State of Texas, created by the Texas Legislature pursuant to Section 6.01 of the Texas Property Tax Code and;

WHEREAS the Board of Directors of the Burnet Central Appraisal District hereby determines that there is a need to renovate the workspace to provide safer access for the taxpayers, safer environment for the employees of the district and provide more effective use of the space to meet the growing demand for services provided by the District; and

WHEREAS, the Board of Directors of the Burnet Central Appraisal District finds it in the public's best interest to renovate the real estate located at 215 S. Pierce, Burnet, Texas at a cost of \$876,865; and

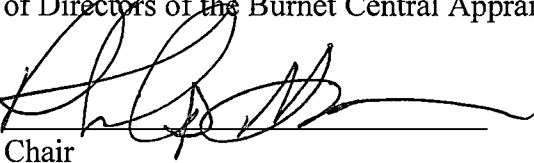
WHEREAS, there Board of Directors finds that renovating of the proposed real estate offers the most effective solution to provide the Burnet Central Appraisal District with the additional office space needed to house additional staff and service the taxing entities and the taxpayers of Burnet County; and

WHEREAS, Texas Property Tax Code Section 6.051 requires acquisition or conveyance of real property or renovation of a building by an appraisal district be approved by the governing bodies of three-fourths of the taxing units entitled to vote on the appointment of board members;

NOW THEREFORE BE IT RESOLVED by the Board of Directors of the Burnet Central Appraisal District that it hereby proposes and authorizes the renovation of the real estate located at 215 S. Pierce, Burnet, Texas at a cost \$876,865; and

IT IS HEREBY FURTHER RESOLVED, that the Chief Appraiser of the Burnet Central Appraisal District shall contact the taxing units entitled to vote on the appointment of board members to the Burnet Central Appraisal District's Board of Directors in an effort to obtain the approval required by Texas Property Tax Code, section 6.051.

ADOPTED this 19th day of JUNE, 2025 by the Board of Directors of the Burnet Central Appraisal District.



Chair



Secretary

RESOLUTION #712

Approval of the Burnet Central Appraisal District's Renovation of real estate at 215 S. Pierce, Burnet, Texas

WHEREAS, the Burnet Central Appraisal District has demonstrated a need to provide safer access for the taxpayers, safer environment for the employees of district, bring office into ADA compliance and provide more effective use of the space to meet the growing demand for services provided by District, and

WHEREAS, the Board of Directors of the Burnet Central Appraisal District proposed and authorized the renovations of real estate at 215 S. Pierce, Burnet, Tx; and

WHEREAS, Texas Property Code Section 6.051 requires acquisition or conveyance or renovations of real property by the appraisal district be approved by the governing body of three-fourths of the taxing units entitled to vote on the appointment of board members; and

WHEREAS, sufficient funds exist in the budget and reserves of the Burnet Central Appraisal District to renovate the building and the District will not request from the taxing units any additional funds for this renovation project; and

WHEREAS, renovation of the proposed real estate offers the most effective solution to provide the Burnet Central Appraisal District with the additional office space needed to house additional staff and service the taxing entities and the taxpayers of Burnet County;

NOW, THEREFORE, BE IT RESOLVED that the Burnet Central Appraisal District's renovation of the real estate located at 215 S. Pierce, Burnet, TX in the amount of \$876,865 for the use of renovating the existing office facilities be approved.

Passed and approved on the _____ day of _____, 2025.

By: _____.

Ron Munos, Mayor

ATTEST:

By: _____.

Dawn Wright, City Secretary



City Council STAFF REPORT

Subject: Discuss, consider, and take appropriate action on a Variance Request pursuant to 3-2 (d) – Distance Requirement for Alcoholic Beverage Sales at 6615 W FM 1431.

Date: July 8, 2025

Submitted by: Sarah Novo, City Manager

Department: Administration

Background:

Ordinance 3-2(a) of the Granite Shoals City Code establishes regulations concerning the location of alcoholic beverage sales in proximity to sensitive land uses. Specifically, it prohibits the sale of alcoholic beverages within 300 feet of a church, public or private school, or public hospital. The distance is measured in a straight line from front door to front door, crossing intersections when necessary. The applicant is seeking a variance from this 300-foot requirement to allow for the sale of alcoholic beverages at their commercial restaurant establishment.

Findings: Staff conducted an approximate measurement using Google Earth, which indicates that the distance between the applicant's establishment and the nearby church is approximately 240 feet – 60 feet short of the required minimum.

Applicant requests a variance as provided under Ordinance 3-2(d), which permits the City Council to approve a variance if enforcement of the 300-foot rule:

- Is not in the public's best interest,
- Constitutes waste or inefficient use of land,
- Creates an undue hardship,
- Does not serve its intended purpose,
- Is not effective or necessary, or
- For any other reason the Council deems appropriate in considering the health, safety, welfare, and equity of the situation.

Considerations:

- The subject property is located within the GB-2 commercial zoning district where food and beverage establishments are otherwise permitted.
- There is no record of objections at this

time, though public input may be received at the meeting.

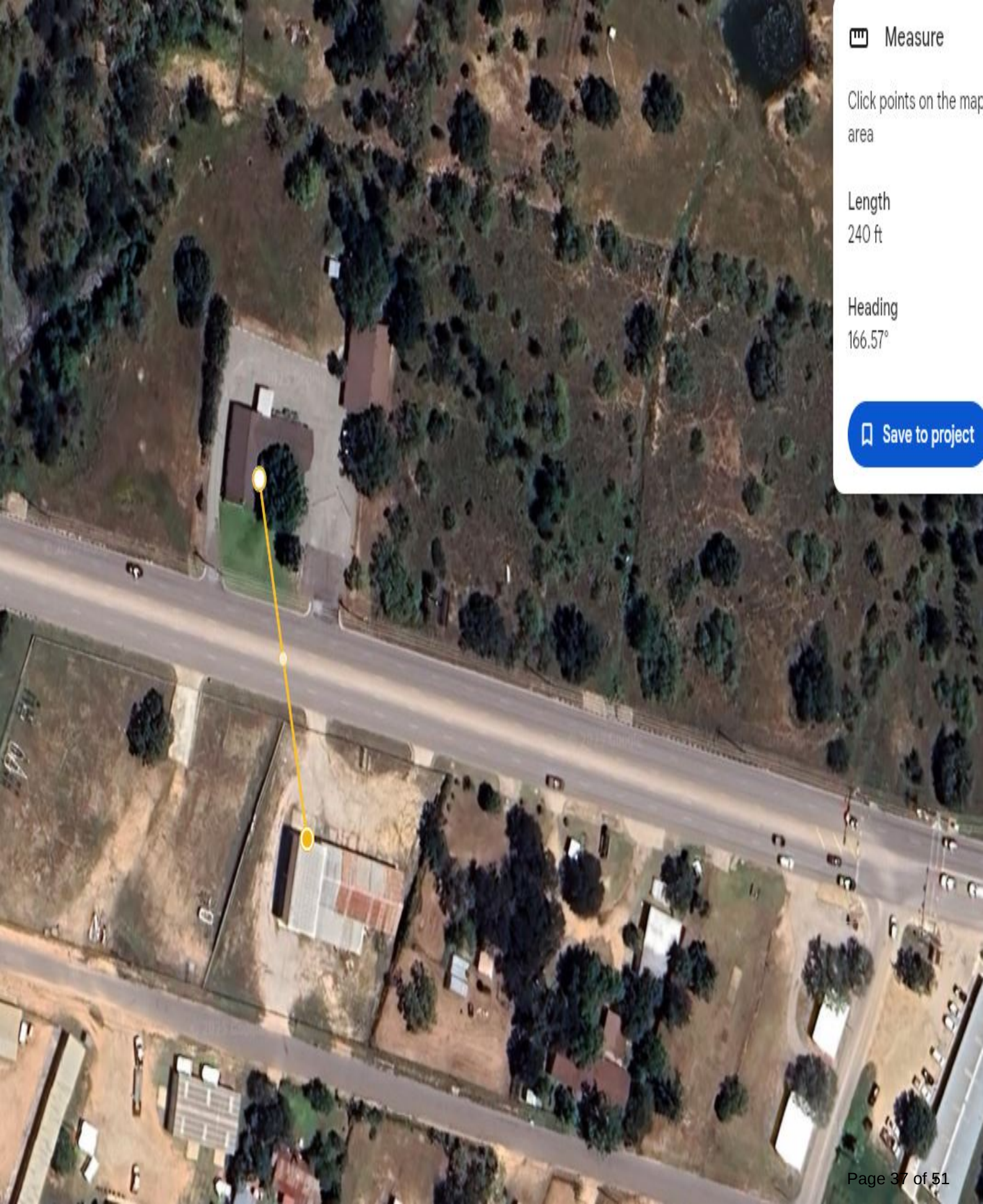
Recommendation:

Staff recommends that the City Council review the facts and circumstances of the request and consider whether granting the variance meets the criteria outlined in Ordinance 3-2(d). Should the Council find that the variance would not adversely affect public health, safety, or welfare, and is otherwise consistent with the best interest of the community, approval may be appropriate.

Fiscal Impact:

Attachments:

1. Photo with 240 ft. Measurements
2. City Code of Ordinances



 Measure

Click points on the map area

Length
240 ft

Heading
166.57°

 Save to project

§ 3-2. Location restricted near church, school or hospital.

- (a) No person may sell any alcoholic beverage within 300 feet of a church, public or private school, or public hospital.
 - (b) The measurement of the distance between the place of business where the alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.
 - (c) The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - (1) In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or
 - (2) If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
 - (d) An applicant may apply for, and the city council may approve, a variance from the provisions of this section if the council determines that the enforcement of this section in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.
 - (e) This section does not apply to the holder of:
 - (1) A license or permit who also holds a food and beverage certificate covering a premise that is located within 300 feet of a private school; or
 - (2) A license or permit covering a premise where minors are prohibited from entering under V.T.C.A., Alcoholic Beverage Code sec. 109.53 and that is located within 300 feet of a private school.
 - (f) For purposes of this section, the term “private school” means a private school, including a parochial school, that:
 - (1) Offers a course of instruction for students in one or more grades from kindergarten through grade 12; and
 - (2) Has more than 100 students enrolled and attending courses at a single location.
- (Ordinance 682, sec. II, adopted 2/23/16)



Local Park Grant Program Resolution 713 - Authorizing Application

A resolution of the City of Granite Shoals as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

BE IT RESOLVED BY THE APPLICANT:

SECTION 1: That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

SECTION 2: That the Applicant hereby certifies that the matching share for this application is readily available at this time.

SECTION 3: That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that Sarah Novo is hereby officially designated as the representative in this regard.

SECTION 4: The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Quarry Park in the City of Granite Shoals or use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 22nd day of July, 2025.

Signature of Local Government Official

Ron Munos, Mayor

Typed Name and Title

ATTEST:

Signature

Dawn Wright, City Secretary

Typed Name and Title

ORDINANCE NO. 875

“Revising the Organization, Duties, and Powers of the Planning and Zoning Commission”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 2 (ADMINISTRATION), DIVISION 3 (PLANNING AND ZONING COMMISSINO), SECTION 2-75 (ORGANIZATION) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES; 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 health, safety and welfare of the citizens generally and to foster a sense of civic pride; and,

WHEREAS, section 211.007 of the Texas Local Government Code and section 9.01 of the Granite Shoals City Charter provide for the creation of a Planning and Zoning Commission; and,

WHEREAS, section 211.007 further provides that the City Council may authorize the Planning and Zoning Commission to perform certain functions, and the City wishes to amend its ordinance governing the organization, duties, and powers of the Planning and Zoning Commission;

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

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. AMENDMENTS TO PLANNING AND ZONING COMMISSION ORDINANCE

Chapter 2 (Administration), Article III (Boards, Commissions and Committees), Division 3 (Planning and Zoning Commission), of the City of Granite Shoals Code of Ordinances is hereby amended as follows:

“Division 3. Planning and Zoning Commission

Sec. 2-75 Organization.

- (a) There is created in section 9.01 of the city Charter the city planning and zoning commission. The commission shall consist of at least seven members who shall be appointed by the city council. Any vacancy occurring during the unexpired term of a member shall be filled by the city council for the remainder of the unexpired term. The commission shall elect from its members a chairman, vice-chairman, and secretary ~~to serve for two years beginning~~ in the month following the general city election ~~in odd-numbered years~~. Members of the commission may be removed, with or without cause, by an affirmative vote of a majority of the full membership of the city council.
- (b) The commission members will be appointed by the city council to staggered terms in accordance with the existing zoning ordinance. Three members will be appointed on odd numbered years and four will be appointed on even numbered years. The council intends to appoint members who are a broad representation of the community.
- (c) Members must be qualified city voters and shall serve for a term of two years. A member may be reappointed as desired by the city council. Any vacancy occurring during the unexpired term of a member will be filled by appointment by the city council for the remainder of the unexpired term.
- (d) A term shall begin on June 1 and shall end on May 31 ~~of the following year~~. Upon the expiration of a term, each commission member shall hold over into the subsequent term until such time that the city council either re-appoints that member or appoints a replacement.
- (e) The commission shall, in matters of procedure, be governed by Robert’s Rules of Order, Newly Revised, and may adopt such additional rules of procedure as it may deem necessary.
- (f) In addition to the requirements in Charter section 9.01, the members of the planning and zoning commission shall be registered voters and citizens of the city on the date of their appointments.
- (g) No member may serve in any capacity on more than one other city standing board, commission and committee, or any special committee for a term that exceeds 24 months’ duration.
- (h) All members shall serve without compensation. No debts of any kind or character shall be made or incurred by the commission or by anyone acting in its behalf.
- (i) The commission shall meet at least once a month. The commission shall keep minutes of its proceedings which shall be of public record. Minutes will be recorded by the commission secretary, who may use a staff representative as designated by the city manager to assist in the

recording of minutes. Minutes will be provided and approved on a regular monthly basis and filed in the office of the city secretary.

(j) Four commission members shall constitute a quorum for the purpose of transaction of business. No action or recommendation of the commission, except as specifically provided in the Charter, shall be valid or binding unless adopted by the affirmative vote of a majority of the commission members present.

Sec. 2-76 Duties and Powers.

(a) The commission shall be responsible to and act as an advisory board to the city council. The commission shall:

(1) Review all current and proposed ordinances and amendments pertaining to planning and zoning and make recommendations to the city council for action to be taken;

(2) Make proposals to the city council to amend, extend and add to the comprehensive plan for the physical development of the city;

(3) Keep public records of its resolutions, findings and determinations;

(4) Review plats and zoning requests and make recommendations to the city council for final adoption of same;

(5) Review and recommend to the city council approval or disapproval of conditional use permits; and

(6) If requested by the city council, a monthly report shall be made in person by a member of the commission to the city council.

(b) The commission shall have full power to:

(1) Exercise the authority of the commission as provided by state law, this Charter and city ordinances; and

(2) Make reports and recommendations relating to the comprehensive plan and development of the city.

(3) Prepare, adopt and administer the rules and recommendations pertaining to subdivisions and platting in territories within the city limits and its extraterritorial jurisdiction.

(4) In conjunction with other committees and commissions, make reports and recommendations relating to location, extension, vacating and planning of rights-of-way, parks or other public property.

(5) In conjunction with other committees and commissions, study and recommend on the location, extension and planning of public rights-of-way, parks or other public places, and on the vacating or closing of such public rights-of-way, parks or other public places.

(6) In conjunction with other committees and commissions, study and recommend on the general design and location of public buildings, bridges, viaducts, street fixtures and other structures and appurtenances; study and recommend on the design or alteration and the on the location or relocation of works of art which are, or may become, the property of the city.

(7) A majority vote of ~~three-fourths~~ of the council members present, ~~or four votes, whichever is greater~~, is required to overrule a recommendation of the commission that a proposed zoning amendment, supplement, or change be denied.

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

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 portion, provision or regulation.

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 governing law.

**SECTION VII.
NOTICE AND MEETING**

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.

Passed and approved this ___ day of _____, 2025.

APPROVED:

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

APPROVED AS TO FORM:

Joshua Katz, City Attorney

ORDINANCE NO 877-A

“AMENDING BOAT LAUNCH PASS ORDINANCE REGARDING BOAT LIVERIES”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, REGULATING BOAT LIVERIES BY AMENDING CHAPTER 26: PARKS AND RECREATION, ARTICLE V (BOAT LAUNCH PASS), SECTION 26-61 (DEFINITIONS); SECTION 26-62 (DAILY BOAT RAMP AND PARKING PERMIT); SECTION 26-63 (RESIDENT AND CITY EMPLOYEE ANNUAL LAUNCH PASS); SECTION 26-64 (NONRESIDENT ANNUAL LAUNCH PASS); SECTION 26-65 (HAND-LAUNCHED CANOES, PADDLE BOATS, PADDLE BOARDS, AND KAYAKS ARE EXEMPT); AND SECTION 26-67 (VIOLATION OF THE CITY BOAT LAUNCH PASS ARTICLE); AND ADDING NEW SECTION 26-645 (BOAT LIVERY REGISTRATION AND LAUNCH PASSES); 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 needs a way to fund and 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) of the Code of Ordinances of the City of Granite Shoals, Texas, is hereby amended to add the following language:

“ARTICLE V. BOAT LAUNCH PASS

Sec. 26.61 Definitions. The following words and phrases have the designated meanings:

- (a) *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.
- (b) *Boat livery* means a commercial establishment engaged in renting or hiring out boat vessels for profit.
- (c) *Boat Ramp* means any public boat ramp located in a public park within the City of Granite Shoals.
- (d) *Boat Ramp and Parking Permit* means the envelope used to deposit the fee and the removeable windshield tag. This permit must be completely and properly filled out to be considered valid.
- (e) *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 and Parking Permit.

(a) The city imposes a daily fee as listed in appendix B of this code, 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 upon the same day for which the permit was issued is included in the permit. The retrieval of a boat on a day other than the day the 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 26.645 of this Ordinance.

(b) Payment for the daily 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 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 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 at a city boat ramp. The daily permit must be placed in the windshield area and viewable from outside of the vehicle.

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

(e) Boat ramp 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 free residential annual launch pass is available to city residents 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 free annual sticker 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.

Sec. 26.64 Non-Resident 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.

(c) 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 two hundred dollar (\$200.00).

Sec. 26.645 Boat livery registration and permit.

- (a) Boat liveries operating within the City of Granite Shoals ~~that utilize city-owned boat ramps~~ shall comply with the terms of this Ordinance.
- (b) Registration. Any boat livery operating within the City ~~that utilizes city-owned boat ramps for the launch or return of boat vessels~~ 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 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:
 - i. 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 Ordinance.
 - 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. Unattended trailers 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 livery 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.
- ~~15. Boat livery address, pin drop, or announcements that business address is at or within city limits boundaries is not permitted.~~

(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 are limited to five (5) vessels per operator~~

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

- i. Bluebriar Park
- ii. 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.
 - i. \$3,000.00 annual permit fee for boat livery operators operating 1-5 boat vessels within the City.
 - ii. \$6,000.00 annual permit fee for boat livery operators operating 6-10 boat vessels within the City.
 - iii. \$9,000.00 annual permit fee for boat livery operators operating 11-15 boat vessels within the City.
 - iv. \$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.

Sec. 26.65 Collection and use of boat launch passes.

Mindful that the city works to protect and rehabilitate Lake LBJ for the members of the community and the general public, the city shall retain all money collected from daily launch passes and annual launch passes as funds belonging to the city to be appropriated to the park budget and used to provide and maintain the supplies of deposit envelopes, the annual launch pass stickers, the equipment of the lock box receptacle, maintenance and repairs to the boat launch ramps, city parks, and other similar uses.

Sec. 26.66 Hand-launched canoes, paddle boats, paddle boards and kayaks are exempt.

The provisions of this article shall not apply to any canoe, paddle boat, paddle board, and/or kayak that is launched by hand provided that the canoe, paddle boat, paddle board, and/or kayak is not brought to the park boat ramp on a trailer and is not operated by a boat livery.

Sec. 26.67 Violation of the city boat launch pass article.

Launching or retrieving a boat at the boat ramp without the purchase of a daily launch pass or the display of a current annual launch pass, or if applicable a boat livery permit, shall be a violation of this article.

Sec. 26.68 Enforcement.

This article may be enforced by any law enforcement office authorized to enforce the ordinances of the city and the laws of the state.

Sec. 26.69 Penalties.

Any person, partnership, limited partnership, limited liability company, corporation, or other legal entity that fails to comply with any provision of this article shall, upon determination of said failure to comply or violation, pay a civil penalty of not less than one hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), plus the applicable surcharges, assessments, and costs of enforcement for each violation. Each day a violation exists or continues, constitutes a separate offense under this article. In addition, the city prosecutor may seek court injunctive relief to enjoin further violations of this article.”

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 _____, 2025.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

APPROVED AS TO FORM:

Joshua Katz, City Attorney