



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

TUESDAY, JULY 15, 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

Join Zoom Meeting

<https://us02web.zoom.us/j/84217241342>

1. Call to Order/ Roll Call/ Welcome

2. Executive Session (Closed to the Public)

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

- 2.a. Executive Session – Enter into executive session to consult with attorney to seek advice on legal matters pursuant to Texas Government Code Section 551.071 regarding Charter and Ordinance provisions related to Planning and Zoning Commission functions and governance. No action will be taken in executive session; action, if any, will be taken in open session.

3. Citizen Comments

4. Discussion Items

- 4.a. Discuss and consider updates from the Chapter 40 Workgroup.
- 4.b. Discuss and consider the uses of General Business Districts 1 and 2.
- 4.c. Discuss and consider Ord. 875 -Revising Organization, Duties, and Powers of the Planning and Zoning Commission adopted by the City Council on July 8, 2025.

5. Consent Agenda

- 5.a. Discuss and consider approval of meeting minutes from June 2, 2025.

6. Public Hearings

- 6.a. Conduct a public hearing to discuss and consider existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.

- 6.b. Conduct a public hearing to discuss and consider a request to rezone the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road to GB-1.

7. Action Items

- 7.a. Discuss, consider, and and take appropriate action in the form of a recommendation to Council regarding the existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.
- 7.b. Discuss, consider, and take appropriate action in the form of a recommendation to Council regarding the request to rezone the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road to GB-1.
- 7.c. Discuss, consider, and take appropriate action regarding possible recommendations to the Council for changes to Chapter 40 Code of Ordinances.

8. Future Agenda Items

9. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before 6:00 PM on the 11th 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

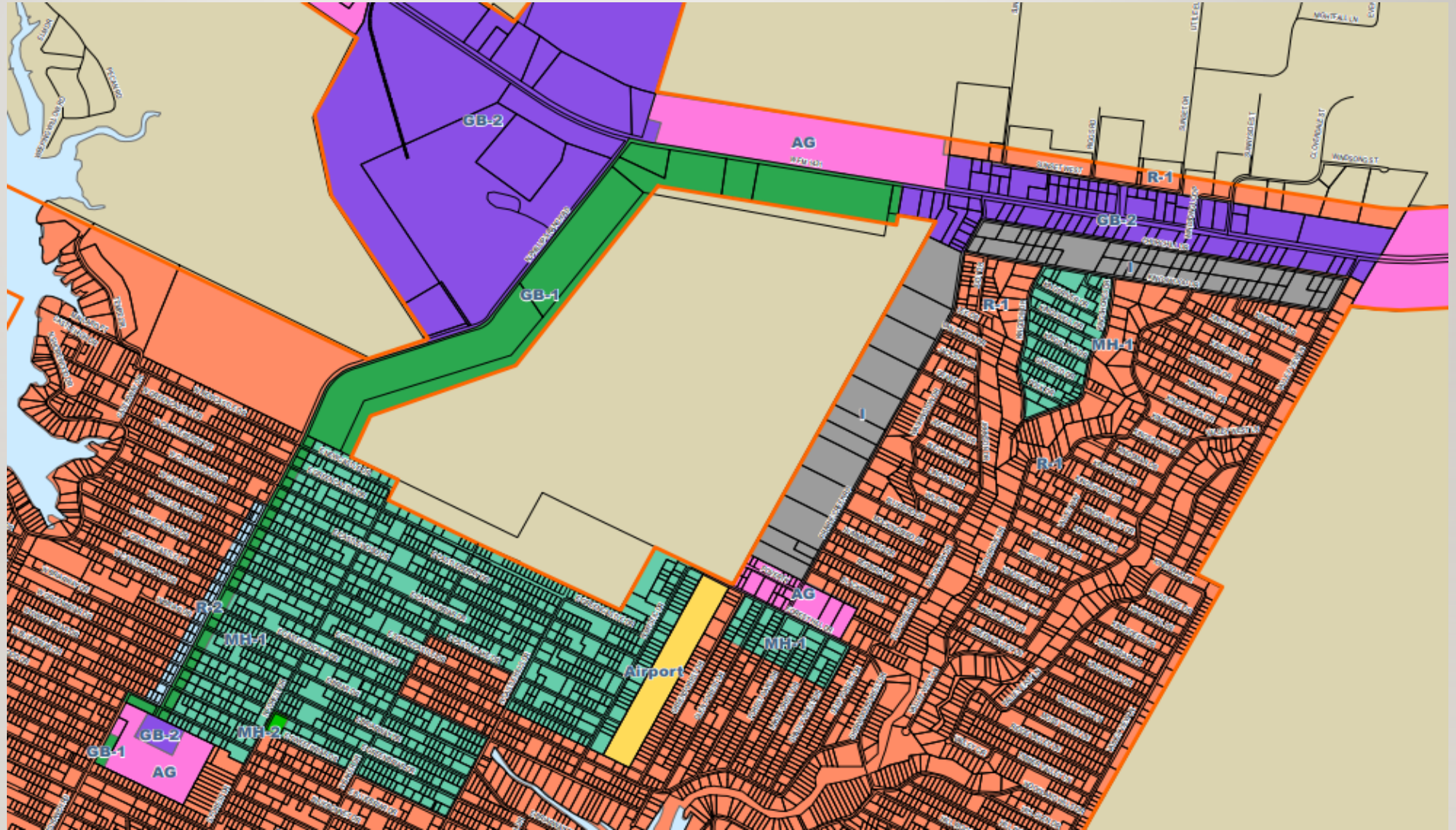


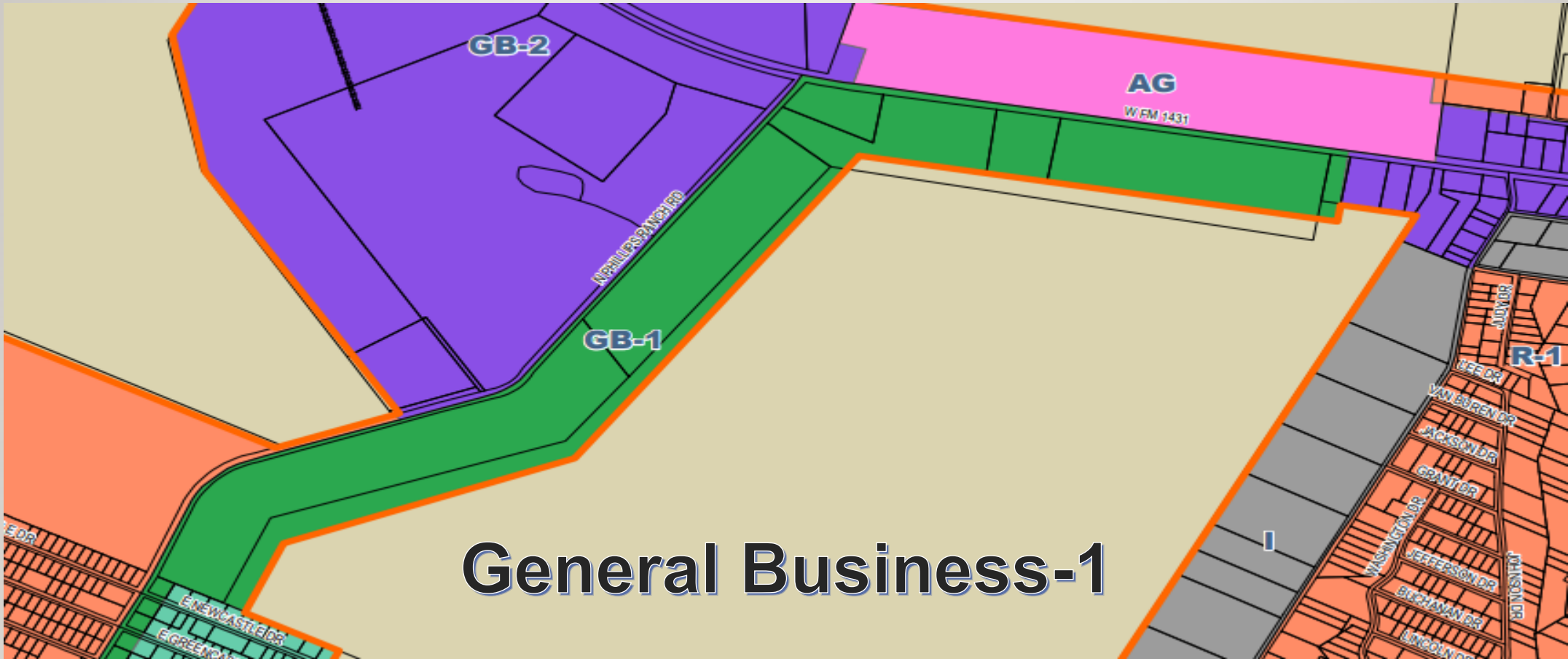
This Notice and Meeting Agenda, and the Agenda Packet, are posted online at www.graniteshoals.org

GENERAL BUSINESS DISTRICTS JULY 15, 2025

PERMITTED USES

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





General Business-1

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

[illegible]

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





























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 that 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, and adopted by a majority vote of the City Council.

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 of ~~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 or approved.

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.

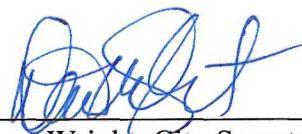
Passed and approved this 8th day of July, 2025.

APPROVED:



~~Ron Munos~~, Mayor Pro Tem
Steve Hougén

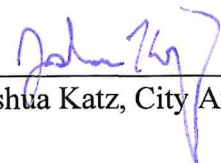
ATTEST:



Dawn Wright, City Secretary



APPROVED AS TO FORM:



Joshua Katz, City Attorney



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, JUNE 3, 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

MINUTES

1. Call to Order/ Roll Call/ Welcome

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

Present for the meeting were Shannon Wilson, Paul Fletcher, Anita Hisey, Pete Borths, Forest Henson, Libby Edwards, and Council Liaison Mike Pfister. Absent was Dan Romasko.

Moved by None; seconded by None to .

Motion : 0 - 0

Voting For: None

Voting Against: None

2. Public Comments/Announcements

None

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from May 6, 2025.

Moved by Libby Edwards; seconded by Paul Fletcher to approve the meeting minutes from May 6, 2025.

Motion Passed: 6 - 0

Voting For: Libby Edwards, Paul Fletcher, Forest Henson, Anita Hisey, Pete Borths, Shannon Wilson

Voting Against: None

4. Discussion Items

4.a. Legislative updates from the City Attorney.

City Attorney Josh Katz provided updates from the Legislative Session regarding bills that affect land use and zoning.

4.b. Discuss and consider recommendations from the work group.

The work group will be meeting the week of July 8. Councilors Pfister and Bell to

join the working group. City Staff to delegate staff to the working group as necessary (code enforcement officer).

5. Action Items

- 5.a. Discuss, consider, and take appropriate action regarding Chapter 40 Code of Ordinances.

No action taken.

- 5.b. Discuss, consider, and take appropriate action regarding existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.

Nathan Fuller from STR8GRADE Engineering and property owner Stan Schmer addressed the commission regarding the proposed development of Self Storage on FM-1431. Commissioners had the opportunity to question Mr. Fuller regarding the proposed development. Resident Shirley King also addressed the commission in favor of the development.

Moved by Pete Borths; seconded by Forest Henson to add “climate-controlled self storage” to the list of approved businesses in GB-2.

Motion Passed: 5 - 1

Voting For: Paul Fletcher, Forest Henson, Anita Hisey, Pete Borths, Shannon Wilson

Voting Against: Libby Edwards

A public hearing regarding the change in zoning will be scheduled.

Chairwoman Wilson departed the meeting at 7:11PM and turned control of the meeting over to Vice Chair Fletcher.

- 5.c. Discuss, consider, and take appropriate action regarding the definition and focus of accessory buildings in Chapter 40, Sec. 6 (f)(g)(h).

Commissioners reviewed Chapter 40, Sec. 6 (f)(g)(h) regarding accessory buildings and made recommendations for the work group to look at.

No action was taken.

6. Future Agenda Items

- A Public Hearing regarding a change in the GB-2 list of approved businesses.

7. Adjournment

The Meeting Adjourned at 7:30PM

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of June 3, 2025.

Shannon Wilson -
Chair



Planning and Zoning Commission STAFF REPORT

Subject: Conduct a public hearing to discuss and consider existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.

Date: July 15, 2025

Submitted by: Sarah Novo, City Manager

Department: Administration

Background:

This request is on behalf of the property owner, Stan Schmer, regarding the proposed *Granite Mountain Center* development located at 6615 RM 1431, Granite Shoals, TX.

The purpose of the agenda item is to discuss the inclusion of self-storage as a permitted use within the GB-2 Zoning District and to present supporting background and precedent.

Notice of the public hearing was posted in the Highlander on June 20, 2025 and within the required timeframe as required by the State of Texas.

Recommendation:

Fiscal Impact:

Attachments:

1. 2 General Business District Two, GB-2.
2. 2025.05.27 Granite Mountain Center - P&Z Letter

§ 40-13. General Business District Two, GB-2.

- (a) Sale of alcoholic beverages. In a General Business District Two, GB-2, the following regulations will apply to the sale of alcoholic beverages, provided that a local option election has been passed. There will be no sale of alcoholic beverages in this district until such election has been held and passed. The following applies in a General Business District Two, GB-2:
- (1) A business that is permitted must have a retail on-premises consumption permit or license and less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverage (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.33(f)(1)). An example of this permitted use is a full service restaurant. Upon the restaurant's annual renewal of license, a prepared written audit and the license application will be presented to the building official prior to TABC renewal.
 - (2) A business that is permitted must have a retail off-premises consumption permit or license and less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2)). An example of this is a full service grocery store. Upon the store's annual renewal of license, a prepared written audit that shows that the gross sale of alcoholic beverages is less than 50 percent of the establishment's gross receipt and the license application will be presented to the building official prior to TABC renewal.
 - (3) No establishment will be permitted that derives 75 percent or more of the establishment's gross revenue from the on-premises sale of alcoholic beverage. (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2).) An example of this nonpermitted use is a public bar.
- (b) Permitted uses. In a General Business District Two, GB-2, all businesses that require state-mandated licenses and inspections (i.e., restaurants, day nurseries, medical clinic, etc.) shall have those permits prior to opening for business and maintain same. All newly constructed businesses and expanded "grandfathered" businesses shall present a prepared site plan to the city building official. No building shall hereafter be erected, or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:
- (1) Automobile sales and service.
 - (2) Automobile parts and accessory sales.
 - (3) Bakeries.
 - (4) Banks.
 - (5) Business or commercial schools.
 - (6) Cleaning and laundry plant.
 - (7) Day nursery.

- (8) Drive-in restaurants, bowling alley and other similar places of entertainment.
- (9) Drugstore.
- (10) Farm equipment sales and service.
- (11) Florist shop.
- (12) Fueling station.
- (13) Furniture store.
- (14) Grocery and convenience stores.
- (15) Greenhouses and retail nurseries.
- (16) Hardware stores, including the sale of building materials.
- (17) Machine or welding shop.
- (18) Medical outpatient clinics.
- (19) Hotels, motels, bed and breakfast.
- (20) Self-service laundries.
- (21) Nursing home.
- (22) Office buildings.
- (23) Personal service and neighborhood shops.
- (24) Pharmacies.
- (25) Printing and copying services.
- (26) Public utilities.
- (27) Radio and television broadcasting studios.
- (28) Repair facility 1.
- (29) Restaurants.
- (30) Recreational vehicle sales.
- (31) RV, boat and trailer storage (commercial).
- (32) Tool and equipment rental.
- (33) Video rental sales.

Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the city building official. Any business not listed in this subsection, but approved as a business by the city council will be added to the approved list. An accessory building shall be permitted only in the rear yard except when the lot on which the main building is located backs up to residential zones, but in no case may any accessory building occupy a public utility easement.

(b-1) Conditional uses. The following uses are permitted in the GB-1 district as conditional uses only if the property owner first obtains a conditional use permit as provided by this chapter:

- (1) New construction using new or used on-site storage containers as a building material.
- (2) An amusement center, if the following additional conditions are met in addition to the conditions found in section 40-28 of the code:
 - a. Proximity to other businesses that exhibit coin-operated amusement machines. The minimum distance between a property that receives a conditional use permit under this subsection and any other business that exhibits a coin-operated amusement machine shall be 1,200 feet between property lines.
 - b. Adequate off-street paved parking and adequate lighting as required by the Code of Ordinances.

(c) Height regulation. No building shall be less than ten feet or more than 45 feet in height.

(d) Yard requirements.

- (1) A front yard of not less than 25 feet in depth shall be provided. More space may be required under section 40-16, parking.
- (2) No rear yard shall be required, except when the property abuts, along its rear lot line, property zoned residential. Then a rear yard of not less than ten feet shall be provided, and the subject property shall have a privacy fence installed and maintained by the commercial property owner along the rear property line where the abutment exists. In no case shall a building occupy any part of a public utility easement. Outside storage 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. All screening shall be maintained in a safe and sightly condition at all times. All commercial trash dumpsters shall be serviced from owner's property. All nonconforming commercial dumpsters must be in compliance within 90 days after the effective date of the ordinance from which this chapter is derived.

(e) Off-street parking. The number of spaces shall not be less than that specified in section 40-16.

(f) Loading space requirements. Loading space shall conform to the provisions of section

40-16.

- (g) Portable and temporary buildings. Portable and temporary buildings shall be permitted, subject to compliance with all applicable ordinances related thereto. A portable or temporary building of less than 500 square feet shall be allowed only when incidental to the construction of a permanent structure, and shall be removed when the permanent structure is completed.
- (h) Lighting. No premises or parking area shall be lighted in such a manner as to provide direct glare into an adjoining residential district. All lighting in the GB-2 district shall be hooded or shielded so that the light source is not directly visible from residential areas and public street, to avoid a hazard.
- (i) Noise. Where a general business use abuts a residential district, noise shall not exceed the standards set forth in this subsection. Noise shall be measured at the common boundary of the General Business District Two, GB-2, and the residential district. Measurement of sound shall be done with an A-weighted filter constructed in accordance with the specifications of the American National Standards Institute. The maximum permitted sound levels measured in decibels for the Industrial District, I, abutting residential uses shall be 95 decibels.

(Ordinance 409, sec. XIIA, adopted 8/24/04; Ordinance 409-D, sec. 2.E, adopted 6/22/10; Ordinance 629, sec. II(C), adopted 1/14/14; Ordinance 650, sec. 2(B), adopted 7/22/14; Ordinance 828 adopted 4/26/2022)

§ 40-23. Changes and amendments to the zoning ordinance.

- (a) General authority. The city council may from time to time, by ordinance, amend, supplement, change, modify or repeal the boundaries of the various zoning districts and the regulations herein established. Before taking any such action, the city council shall submit the same to the planning and zoning commission for its recommendations and report.
- (b) Procedure before the planning and zoning commission.
 - (1) No action to amend, supplement, change, modify or repeal the zoning ordinance shall be final until there has been a public zoning hearing thereon with public notice or such hearing as required by the Texas Local Government Code.
 - (2) The planning and zoning commission shall hold a public hearing and review in accordance with the procedures outlined in the current edition of the Texas Local Government Code in that particular chapter regarding "Regulations of land use, structures, businesses and related activities."
- (c) Procedure before the city council. The city council shall also follow the guidelines stated in the Texas Local Government Code when considering a change in the zoning ordinance.
- (d) Fees for requesting a change in zoning. An applicant requesting an amendment, supplement, change or modification of this chapter, or requesting a hearing before the board of adjustment, which required the sending of notices, shall pay a fee for the filing, processing and legal notification of adjacent property owners as prescribed in ordinance No. 248.

(Ordinance 409, sec. XXII, adopted 8/24/04)



May 27, 2025

Planning & Zoning Commission

City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654

**Re: Request for Placement on Planning & Zoning Agenda
– Discussion of Self-Storage Use in B-2 Zoning District**

To the Planning & Zoning Commission:

On behalf of Stan Schmer, the property owner and developer, I respectfully request placement on the agenda for the next regularly scheduled Planning & Zoning Commission meeting to discuss the proposed development located at 6615 RM 1431 in Granite Shoals, Texas. A project that has been under consideration for approval by city staff since August 2024

PROJECT OVERVIEW – GRANITE MOUNTAIN CENTER

The proposed development, titled *Granite Mountain Center*, consists of a two-part commercial improvement plan located approximately 600 linear feet to the west of intersection FM 1431 and Valley View Lane in Granite Shoals, Texas.

The eastern portion of the development includes a proposed new retail building that will be constructed adjacent to and in connection with an existing commercial structure. The existing building is planned to undergo a full remodel and upgrade, integrating both structures into a cohesive retail center with unified parking and pedestrian circulation. This component of the development benefits from dual access off FM 1431 and Church Hill Drive, enhancing its commercial visibility and customer accessibility.

The western portion of the site introduces a self-storage component, consisting of four (4) climate-controlled buildings specifically designed for secure, individual tenant access. These buildings are accessible via Church Hill Drive only by way of separate access from the proposed retail. Each storage building is connected by internal drive aisles, designed to accommodate light vehicles and small trailers, with secured entry points and perimeter fencing for tenant safety.

The overall development features a balanced mix of commercial storefront and storage solutions, with appropriate landscaping, drainage infrastructure, and site access compliant with fire and safety codes. This hybrid use model is aimed at supporting both local retail activity and community storage needs, within the B-2 General Business zoning district.

In support of this development, we have already obtained permit approval from the LCRA under the Highland Lakes Watershed Ordinance and received driveway access approval from the Texas Department of Transportation (TxDOT) for the connection along FM 1431.



REQUEST FOR ZONING INTERPRETATION AND CLARIFICATION

Although “self-storage” is not explicitly listed under the City of Granite Shoals Zoning Ordinance for any zoning district, “RV and Boat Storage” is a permitted use in the B-2 district, and self-storage is a directly comparable and complementary use in terms of traffic generation, land use intensity, and public infrastructure demand. We respectfully request that the Planning & Zoning Commission:

1. Recognize “self-storage” as functionally equivalent to “RV and Boat Storage” for the purposes of use permissions in the B-2 zoning district, or
2. Recommend an amendment to the zoning ordinance to include “self-storage” as an allowed use in B-2 moving forward.

SUPPORTING PRECEDENT – WINTERS TRACT ZONING CASE

This request is consistent with a prior action taken by the City Council on February 28, 2023, when the Winters Tract, a 15.32-acre undeveloped parcel northwest of Prairie Creek Road and FM 1431, was annexed and concurrently zoned B-2 in support of a proposed climate-controlled storage and commercial retail development.

At that time:

- The proposed development was described as a self-storage use with climate-controlled storage units.
- The Planning & Zoning Commission issued a favorable recommendation.
- The City Council unanimously approved the rezoning, designating the site B-2 specifically for this intended use.

Given the City’s prior approval and intent, it stands to reason that “self-storage” was accepted as an allowable use within the B-2 zoning district, even though the ordinance was not updated to reflect this explicitly. We believe this is a reasonable and necessary clarification to preserve consistency in zoning interpretations and support ongoing commercial development in the City of Granite Shoals.

CLOSING

We appreciate your consideration of this request and respectfully ask to be placed on the next Planning & Zoning Commission agenda. Please confirm scheduling and advise of any additional information or documentation needed in advance of the meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Fuller', is written over a large, faint, light-gray diamond-shaped watermark that spans the center of the page.

Nathan Fuller, P.E.

STR8GRADE Engineering, LLC



Planning and Zoning Commission STAFF REPORT

Subject: Conduct a public hearing to discuss and consider a request to rezone the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road to GB-1.

Date: July 15, 2025

Submitted by: Dawn Wright, City Secretary/HR Manager

Department: Administration

Background:

This request is submitted on behalf of the property owner, Chris Kelleher, concerning the proposed rezoning of Lot 265-A, located at 1204 N. Phillips Ranch Rd., Granite Shoals, to the GB-1 designation. The lot is currently split between two zones, with the front half designated as GB-1 and the rear half as MH-1.

Notice of the public hearing was posted in the Highlander on June 20, 2025 and within the required timeframe as required by the State of Texas.

Recommendation:

Fiscal Impact:

Attachments:

1. 1204 N. Phillips Ranch Survey 1
2. Lot 265-A Current Zoning



LEGEND	
●	1/2" IRON PIN FOUND
.../...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS BURNET COUNTY
()	RECORD INFO/SUBJECT
O.S.L.	OVERHANG SETBACK LINE
U.E.	UTILITY EASEMENT
○	FIRE HYDRANT
AC	AIR CONDITIONER
○	UTILITY POLE
—	GUY WIRE
—O/U—	OVERHEAD UTILITY
MM	WATER METER
EM	ELECTRIC METER
EP	ELECTRIC PEDESTAL
—	EDGE/PAVEMENT/GRAVEL
—	CHAIN LINK FENCE
—	SHEET METAL FENCE
●	SIGN

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0560F, EFFECTIVE 03/15/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.

LAND TITLE SURVEY

LEGAL DESCRIPTION: LOT 265-A, SHERWOOD SHORES, GRANITECASTLE SECTION, A SUBDIVISION IN THE CITY OF GRANITE SHOALS, BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201806852 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT
PREPARED BY: SERVICE TITLE COMPANY
G.F. NO.: 50930
EFFECTIVE DATE: MAY 12, 2025
ISSUED: MAY 14, 2025

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF GRANITE SHOALS, TEXAS.

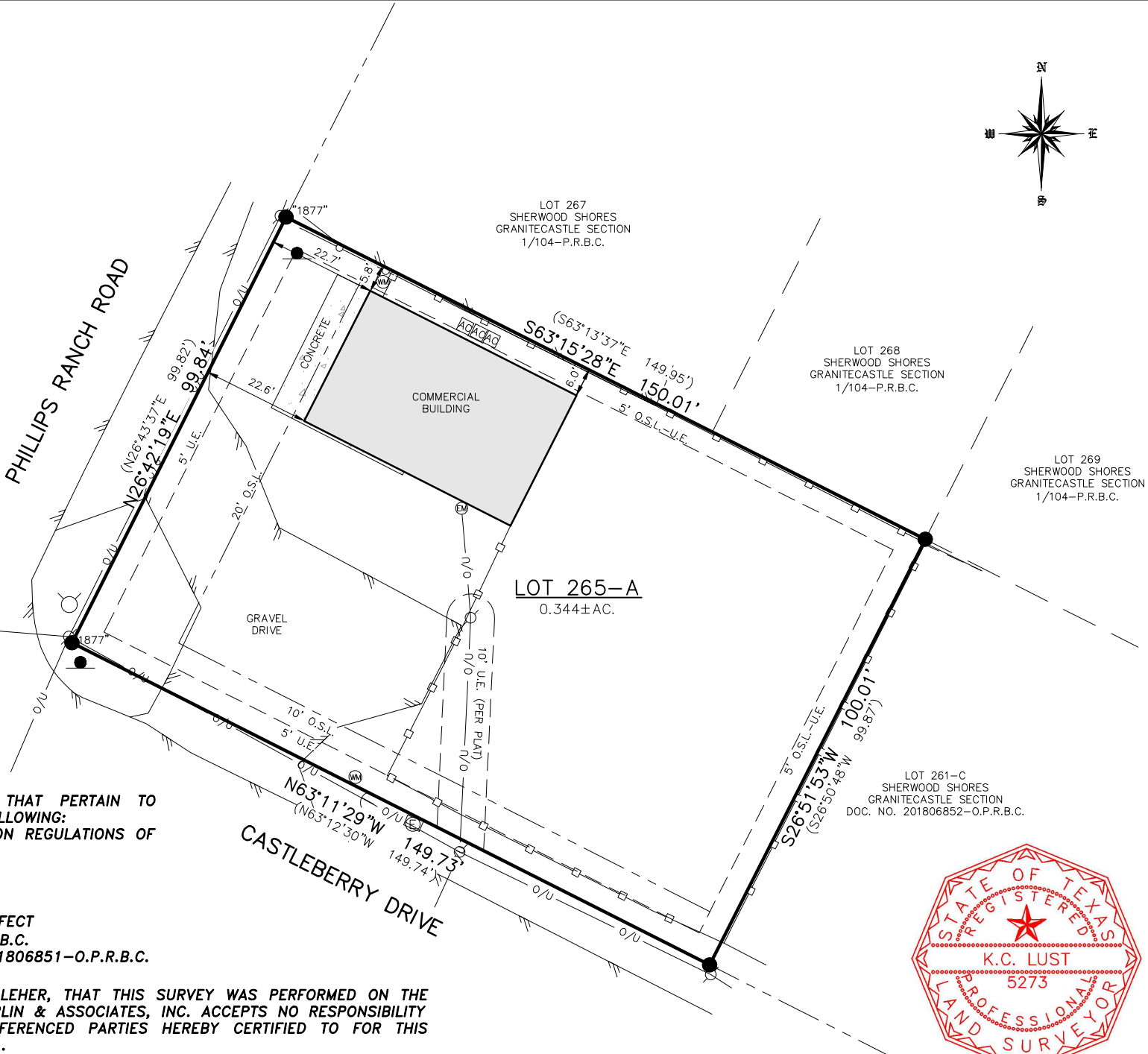
RESTRICTIVE COVENANTS: 133/119-D.R.B.C.

L.C.R.A. INUNDATION EASEMENT: 107/41-D.R.B.C. - DOES NOT APPEAR TO AFFECT
PEDERNALES ELECTRIC COOPERATIVE ACCESS/UTILITY EASEMENT: 144/120-D.R.B.C.
PEDERNALES ELECTRIC COOPERATIVE UTILITY EASEMENT RELEASE: DOC. NO. 201806851-O.P.R.B.C.

I HEREBY CERTIFY EXCLUSIVELY TO SERVICE TITLE COMPANY AND CHRIS KELLEHER, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2025, CUPLIN & ASSOCIATES, INC. ©.

K.C. LUST, R.P.L.S. NO. 5273

DATED 05/29/2025



SHEET		1 OF 1		1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH. 325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM		SCALE 1" = 30'		2			
PROJ. NO. 25495		PREPARED FOR: CHRIS KELLEHER				0		15		30	
TECH: T. ALSTON											
APPROVED: K.C. LUST											
FIELDWORK PERFORMED ON: 05/22/2025											
COPYRIGHT 2025		PROFESSIONAL FIRM NO: 10126900									
								DATE		NO.	
										REVISIONS	



LEGEND

- 1/2" IRON PIN FOUND
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- U.E. CHAIN LINK FENCE
- U.E. SHEET METAL FENCE
- U.E. SIGN

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K.C. LUST, R.P.L.S. NO. 9273 DATED 05/29/2025

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TECH: TALSTON
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 05/22/2025
CUPPLIN ASSOCIATES, INC.
PROFESSIONAL PLM NO. 10176900

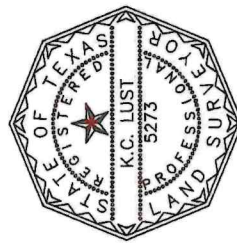
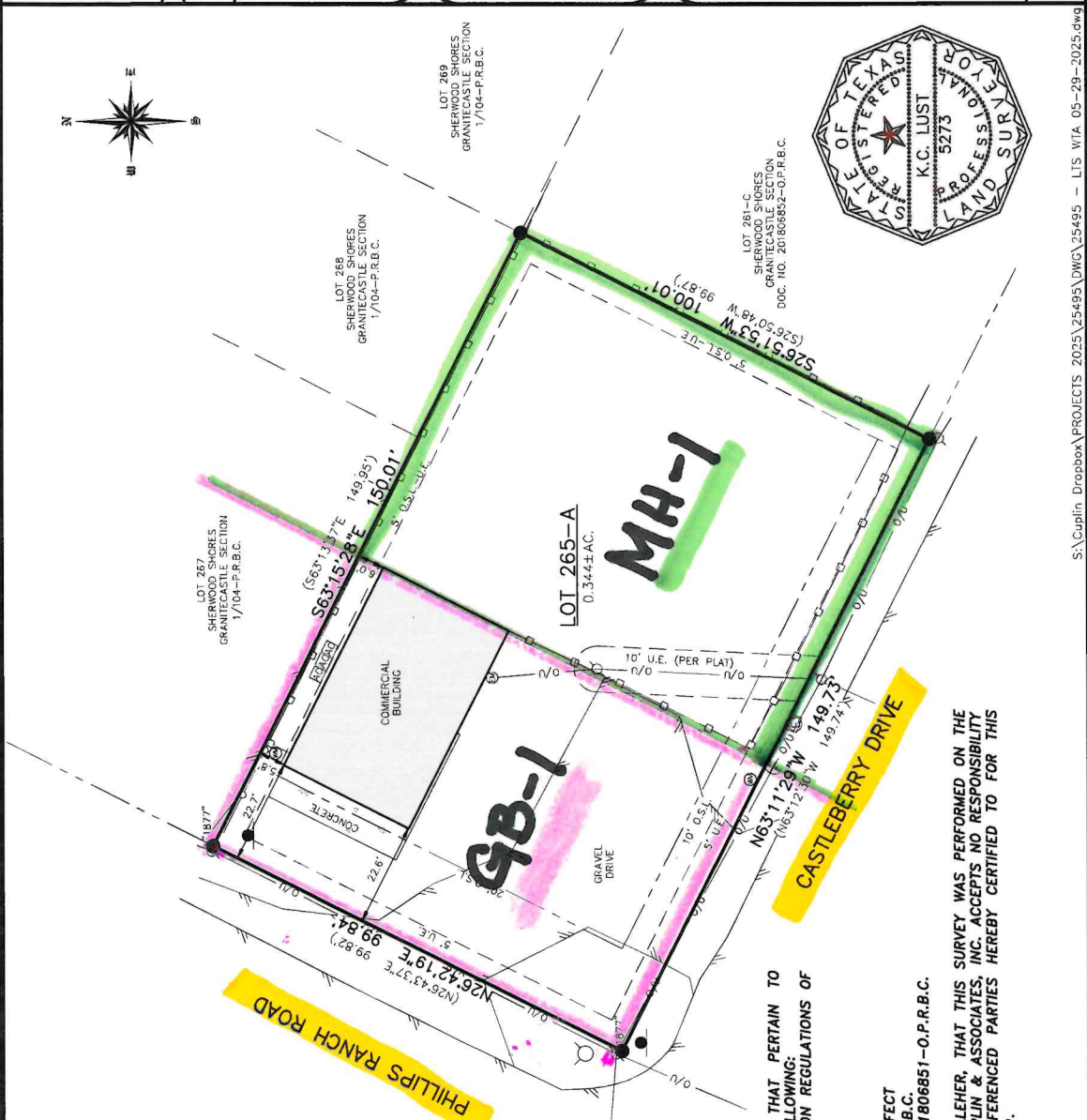
1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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WWW.CUPPLINASSOCIATES.COM

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15
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REVISIONS
DATE
NO.
DESCRIPTION

1 OF 1
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