



**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
