



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

TUESDAY, JULY 22, 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/EnzptMKQu34?feature=share>

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

1.a.

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

2. 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

- HCHS Vaccine Clinic at Quarry Park on July 26th - 8:00am - 11:00am
- Storm Debris Drop-Off - Open 10am-3pm M-F

5. Presentations

5.a. TPWD survey and meeting results for Quarry Park Grant

5.b. Chapter 40 Work Group Update

6. Reports

6.a. Monthly Department Reports

7. Consent Agenda

7.a. Discuss and consider approval of meeting minutes from July 8, 2025.

8. Public Hearings

- 8.a. Conduct a public hearing to discuss and consider existing allowed uses within the General Business (GB-2) Zoning District located in the City of Granite Shoals Code of Ordinances, Chapter 40 Zoning and potential amendments thereto.
- 8.b. Conduct a public hearing to discuss and consider a request to rezone the rear portion of lot 265-A, located at 1204 N. Phillips Ranch Road from Mobile Home-1 to General Business GB-1.

9. Action Items

- 9.a. Discuss, consider and take appropriate action regarding the recommendation to amend the General Business (GB-2) Zoning District by adding Climate-Controlled Self-Storage to the City of Granite Shoals Code of Ordinances, Chapter 40 Zoning as an allowed use.
- 9.b. Discuss, consider and take appropriate action regarding the request to rezone the rear portion of lot 265-A, located at 1204 N. Phillips Ranch Road from Mobile Home-1 to General Business GB-1.
- 9.c. Discuss, consider, and take appropriate action regarding Wildlife and Airport Advisory Committee applications and possible appointments.
- 9.d. Discuss, consider, and take appropriate action regarding an LCRA Grant for Lakeview Park requesting City Council approval for submitting a second bid, for \$50,000, to bundle the fishing pier with a 16'X'24' pavilion, additional picnic tables, new park entrance sign, and parking area to complete the park conceptual plan.
- 9.e. Discuss, consider, and take appropriate action regarding possible amendments to Ordinance 850- Fireworks and Burn Ban.

10. 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.a. Executive Session – Enter into executive session regarding economic development negotiations for business prospects the City seeks to have locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087. No action will be taken in executive session; action, if any, will be taken in open session.
- 10.b. Executive Session – Enter into executive session to consult with attorney to seek advice on legal matters pursuant to Texas Government Code Section 551.071 and to deliberate the sale of real property pursuant to Texas Government Code Section 551.072. No action will be taken in the executive session; action, if any, will be taken in open session.

- a. Discuss potential sale of Hoover Valley Water Assets.

11. Future Agenda Items

12. 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 18th 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**



HILL COUNTRY HUMANE
SOCIETY



FREE VACCINES

JULY 26TH

2221 N Phillips Ranch Rd
Granite Shoals TX

8:00-11:00

Pets must stay in car; cats
MUST be in carriers.





STORM DEBRIS DROP FOR FREE

July 7th - July 25th, 2025
10 AM - 3 PM

Granite Shoals City Hall - 2221 N. Phillips Ranch Rd.

Storm Debris Only Please

Not Accepting:

- Trash
- Construction Materials
- Tires



Open to residents of Granite Shoals



City Manager Report

July 2025

I am pleased to present the City Manager's Report for July 2025. In addition to updates from our departments, including Finance, Fire, Streets & Parks, Police, and Utilities, this report provides a comprehensive overview of key citywide activities, committee work, ongoing projects, community events, and other important updates.

We remain committed to transparency, accountability, and keeping our community informed. I encourage all residents to review this report and reach out with any questions, feedback, or concerns. Your input is always valued and helps guide the work we do.

Committees

Planning and Zoning Committee: The Planning and Zoning Commission met on July 15th at 6:00 PM. Their next meeting will be held on August 5th. The Planning and Zoning Chapter 40 workgroup held its first meeting on July 10th and will have meetings each Thursday to continue their work in updating the City's Zoning Ordinance.

Wildlife Committee: The Wildlife Committee met on July 7th. The next meeting will be held August 4th at 6:00 PM in the City Council Chambers.

Board of Adjustments: The Board of Adjustments (BOA) had no meetings scheduled for July.

Airport Committee: The Airport Committee met on July 10th and held a workshop on July 15th. The next meeting will be held on August 7th at 3:00 PM.

Parks Committee: The Parks Committee also rescheduled their regular meeting from July 10th to July 17th, which was cancelled due to lack of quorum. The next meeting is scheduled for August 7th at 6:00 PM.

** The City of Granite Shoals is currently accepting applications through August 5th for residents interested in serving on the Board of Adjustments or the Planning and Zoning Commission. These volunteer roles offer a meaningful opportunity to help shape the city's growth and development by reviewing land use proposals, zoning regulations, and building variances. Serving on a commission is a valuable way to contribute to the future of Granite Shoals and support thoughtful, sustainable community planning.*

Administration

New CivicPlus Website Platform

After months of preparation, we're excited to announce the launch of the City's new CivicPlus website platform, now live as of July 2025. The upgraded site features a modern design and an enhanced user experience - making it easier than ever for residents to find information, submit forms, and stay connected with city staff and services. We invite all residents to explore the new site at www.Graniteshoals.org and share their feedback to help us continue improving access and functionality.



Council Updates

Strategic Planning Session

In late May, the City Council and staff participated in a Strategic Planning Session to establish key priorities for the upcoming fiscal year and guide long-term planning efforts for Granite Shoals. This session included a thoughtful review of the Council's responsibilities as policymakers, a discussion on what makes Granite Shoals unique, and a comprehensive SWOT analysis - evaluating the City's Strengths, Weaknesses, Opportunities, and Threats. This process helped identify areas of focus that will support planned growth opportunities and enhance the overall quality of life for residents.

The strategic priorities developed during the session will be translated into a Strategic Action Plan, which City staff will use to guide day-to-day tasks and initiatives. These priorities will also directly inform an update to the City's Comprehensive Plan, which was last revised in 2010.

Some of the Strategic Priorities and key deliverables Include:

Infrastructure

- Advance wastewater planning, particularly along FM1431
- Update the street maintenance plan and funding strategy
- Continue water system improvements and evaluate rates

Growth and Development

- Update the Comprehensive Plan, Future Land Use Map, and Chapter 40 – Zoning Ordinance
- Grow and diversify the tax base
- Pursue a dedicated Zip Code

Community Standards

- Better maintain City-owned property
- Develop code compliance strategy
- Utilize citizen committees to support neighborhood revitalization and engagement

Parks and Public Spaces

- Enhance and develop Quarry Park as a community asset
 - Explore and pursue grant opportunities
 - Building assessment, venue potential
 - Website and branding
- Increase Park activities
 - Explore revenue and rentals
 - Concerts and movies
- Improve entrance signs, wayfinding and other signage

By setting a clear direction, the City Council is helping ensure that Granite Shoals grows thoughtfully and efficiently, in alignment with the community's values and long-term vision.

Police

Welcome Officer Curtis!

We're proud to announce that our Police Cadet has officially graduated from the academy - please join us in welcoming Officer Curtis to team Granite Shoals! You may recognize her from a recent City Council meeting, where she was formally honored for her lifesaving actions in assisting a fellow cadet during her law enforcement training. Officer Curtis is now in the field training phase of her journey and is excited to serve and protect the Granite Shoals community.



FREE Pet Vaccine Clinic – July 26, 2025

The City of Granite Shoals, in partnership with the Hill Country Humane Society, is hosting a Free Vaccine Clinic for pets on Saturday, July 26th from 8:00 AM to 11:00 AM at Quarry Park. Vaccines include Rabies, DHPPV (for dogs), and FCP (for cats).

- Drive-Thru Only
- Dogs must remain in vehicles
- Cats must stay secured in carriers

Marine Patrol Partnership

In response to staffing needs and the anticipated increase in lake activity during the summer months, the Granite Shoals Police Department has partnered with the Sunrise Beach Police Department to co-staff the Granite Shoals police boat during periods of high-water traffic.

For safety and operational effectiveness, a minimum of two officers are required on board during marine patrols. This partnership allows us to meet that requirement while also ensuring that land-based patrols remain fully supported throughout the city.

We're grateful for this regional collaboration and remain committed to protecting the safety of our residents and visitors - both on the water and across the community.

Parks



July is National Parks and Recreation Month! This month is dedicated to recognizing the value of parks, recreational spaces, and the professionals who care for them. It's a great time to get outdoors, enjoy local green spaces, and reflect on how parks enhance our health, well-being, and sense of community.

Granite Shoals has **19 parks** with a wide range of amenities and experiences for residents and visitors to enjoy.

To learn more about each park, and to sort them by available features, please visit: <https://www.visitgraniteshoals.com/parks>

Help Shape the Future of Quarry Park!

The City of Granite Shoals, in partnership with MRB Engineering Group, is working toward the submission of a \$750,000 outdoor recreation grant through Texas Parks and Wildlife. This grant requires a 1:1 match and, if awarded, could bring up to \$1.5 million in improvements to Quarry Park over the coming years.

As part of the grant application process, the City conducted outreach to gather resident input on desired amenities, activities, and upgrades. A community survey was available online through July 18th, offering residents an opportunity to share their ideas and feedback.



In addition, three open forum meetings were held at City Hall on Monday, July 7th, Thursday, July 10th, and Tuesday, July 15th, each at 5:00 PM. These sessions were open to all

residents, well-attended, and provided a valuable space to review survey results and discuss ideas for the future of Quarry Park. Community input will directly inform the grant application and help shape the long-term vision for this important public space.

Streets

Drainage

As many residents are aware, our streets are only as reliable as the drainage systems that support them. With that in mind, City staff are actively developing a priority-based drainage improvement plan to complement ongoing updates to the street maintenance program and ensure long-term infrastructure planning.

Key components of the plan include:

- A schedule for routine culvert maintenance
- Evaluation of additional tools and equipment needed to expand staff capabilities
- Enhancements to drainage system flow and operability
- Identification and assessment of high-impact areas
- Consideration of updated development requirements to better address long-term drainage needs

The City is also exploring what alternative funding opportunities may be available for street maintenance. Currently, 1% of the City's sales tax, approximately \$300,000 annually, is allocated to the Street Maintenance portion of the General Fund. However, the cost to pave a single mile of roadway can range from \$600,000 to \$1 million, depending on pre-existing conditions and materials used.

By aligning drainage planning with street improvements and exploring diversified funding options, the City is committed to building and maintaining safer, longer-lasting roads for the Granite Shoals community. While these improvements won't happen overnight, this approach establishes a clear framework to guide long-term progress and investment.

Trail and Curb Planning on Phillips Ranch Road



We're excited to announce that construction is now underway on a new paved trail along Phillips Ranch Road, extending from FM 1431 south to Newcastle Drive. This project will provide a safer and more comfortable pathway for pedestrians by diverting foot traffic away from the main roadway. It will also improve connectivity between the residential community and key local destinations such as Highland Lake Elementary, nearby grocery

and gas stations, banking services, and Quarry Park. This project is part of the City's ongoing efforts to enhance walkability and neighborhood connectivity and is funded through an existing bond dedicated specifically to improvements along Phillips Ranch Road, Valley View Lane, and Prairie Creek Road.

Thank you to the community for your continued support and patience during construction. We're excited for the added safety and convenience this trail will offer to residents and visitors alike.

Utilities

Watering Restrictions

Effective July 14, 2025, all outdoor watering restrictions have been lifted for customers in Granite Shoals, following a decision by the Lower Colorado River Authority (LCRA). This change is due to significantly improved water levels in the region's reservoirs - Lake Buchanan is currently at 93% capacity and Lake Travis at 75%, according to the LCRA.

Customers may now resume the permanent year-round outdoor watering schedule, which allows for twice-per-week watering based on residential address and designated times.

Odd addresses: Wed & Sat

Even addresses: Thurs & Sun

Watering allowed from midnight–10AM and 8PM–midnight.

Water Plant Operations

On July 16, 2025, the City's Water Treatment Facility was temporarily shut down to allow for testing of a newly installed emergency generator which was recently installed to keep the system operational during power outages or inclement weather. Purchase of the emergency generator was made possible through the American Rescue Plan (ARP).

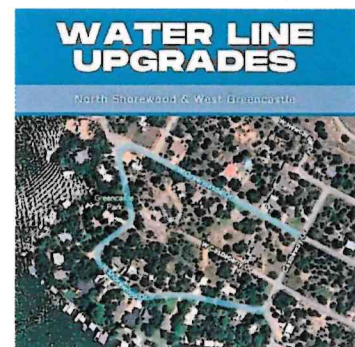
As part of the generator project, it was discovered that Pedernales Electric Cooperative would need to relocate a transformer. During this relocation, the facility operated for several hours, powered by the backup generator. Testing and installation was successful, and regular operations have since resumed.

Tank & Equipment Updates

Texas Tanks completed repairs on the Valley View elevated water storage tank on July 3rd.

Water Transmission Line Upgrade

In late July, the City of Granite Shoals will begin its next major water line infrastructure to replace aging 1½-inch main with a



new 6-inch water line along the 500 block of North Shorewood. The project also includes fire hydrant installation to enhance fire protection in the area.

Construction is expected to last approximately six weeks, with increased activity from City staff and contracted Utility Construction teams during this time. Affected property owners have been notified by mail.

This project is funded through the 2020 Water Infrastructure Bond, which has also supported:

- The elevated storage tank on Bluebriar
- Upgrades to the City's Water Treatment Plant
- Recent water main replacement and fire hydrants along Kingswood Drive
- 1000 block of North Shorewood

Thank you to all residents for your continued patience and support as we work toward a stronger, more resilient water system for Granite Shoals.

Paying Your Utility Bill Just Got Easier!

The City of Granite Shoals offers 5 convenient ways to pay your monthly water and garbage bill:

1. **Free Bank Draft:** Set up automatic payments directly from your bank account with no fees. Simply complete the Bank Auto Draft Form available online or at City Hall, and return it by mail, email, or in person.
2. **In Person:** Pay at City Hall Monday through Friday, 8 AM to 4:30 PM (excluding holidays), or drop your payment anytime in the secure parking lot drop box (please, no cash in the drop box).
3. **By Mail:** Mail your check or money order to City Hall – Attn: Billing, 2221 N. Phillips Ranch Rd., Granite Shoals, TX 78654.
4. **By Phone:** Call 877-867-5743 to make a payment using your credit card.
5. **Online:** Make one-time or recurring payments anytime at graniteshoals.org/payments. First-time users will need their account number, last payment amount, and email address. Please note, processing fees apply for credit/debit card payments. These fees are charged by the City's third-party payment processor.



Questions? We are always happy to help. Please contact the Billing Office at: (830) 598-2424

Building & Planning

Please join me in welcoming Becky, the City's new Building and Planning Specialist. Becky brings a strong municipal background and holds certifications in planning, code enforcement, and as a municipal clerk. She is eager to assist residents, contractors, and developers throughout the permitting process and is committed to streamlining services and improving overall efficiency.

As part of these ongoing efforts, the City now offers an online permitting portal, where you can easily view project requirements, submit applications, and make permit payments:

<https://graniteshoals.portal.iworq.net/portalhome/graniteshoals>

Below is a summary of new permit applications processed by the City in June 2025, along with annual permitting statistics from June 2024 to the present.

Type	Volume
New Home	60
New Roof	49
Fence	38
Accessory Building	33
Electrical	31
Building	22
Boat Dock	21
Addition	16
Mobile Home	15
Remodel	14
Replat	14
Plumbing	10
New Pools	9
Demo	6
Mechanical	6
Retaining Wall	4
Sign	1
Total	349

June 2024 - June 2025

Type	Volume
New Home	6
Fence	5
New Roof	4
Replat	4
Accessory Building	3
Building	3
Electrical	2
Boat Dock	2
Mobile Home	2
Remodel	2
New Pools	2
Addition	1
Total	36

June 2025

Finance

FY 2026 Budget Workshops

The City has held budget workshops on June 24, July 8, and July 22. Preliminary budget discussions are ongoing, and additional workshops will be held to address key topics such as:

- Debt retirement schedule
- Revenue sources
- Departmental recommendations for FY 26
- Committee requests

- Fully loaded staffing costs
- Tax rates
- Draft budget figures

The City anticipates receiving final certified property values from Burnet Central Appraisal District (BCAD) on July 25, which will further inform the budgeting process.

We encourage residents to stay engaged and follow along as we continue developing a responsible and forward-looking budget for the upcoming fiscal year.

FY 2024 Annual Audit

The FY 2024 Annual Financial Report is now available on the City's website under Financial Transparency.

Fire

Need a Burn Permit?

You can easily obtain a burn permit through the Granite Shoals Fire Department. Just call 830-596-3338 to schedule an appointment - available 7 days a week from 9 a.m. to 4 p.m., unless a burn ban is in effect.

City of Granite Shoals – July 2025 Events & Updates

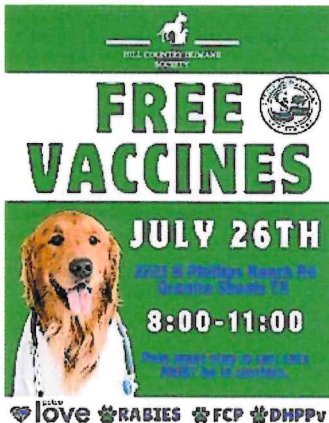


- July 1** **Water Consumer Confidence Report**
- July 4** **Golf Cart Parade** *Canceled due to rain.*
- July 5** **Pickleball Tournament & Social** *Canceled.*
- July 7** **Storm debris drop off at City Hall**
Debris drop-off will continue throughout the month.
Public Forum: Quarry Park Survey
Wildlife Committee Meeting

- July 8** **Budget Workshop**
City Council Meeting

- July 10** **Public Forum: Quarry Park Survey**
Airport Committee Meeting
Chapter 40 Workgroup Meeting

- July 15** **Public Forum: Quarry Park Survey**
Planning & Zoning Committee Meeting



- July 17** **Chapter 40 Workgroup Meeting**
- July 22** **Budget workshop**
City Council Meeting
- July 24** **Chapter 40 Workgroup Meeting**
- July 25** **Certified property values from BCAD**
- July 26** **Free Vaccine Clinic**
(8:00am – 11:00am): Quarry Park

- July 31** **Chapter 40 Workgroup Meeting**

A Message to Our Community Following the Recent Weather Disaster

Our hearts are heavy in the aftermath of the recent weather disaster that has brought unimaginable hardship and loss to so many across the Hill Country. On behalf of the City of Granite Shoals, I offer my deepest condolences to the families, friends, and coworkers of those whose lives were tragically lost in the flooding. We grieve with you, and we stand beside you.

The storm tested our strength in every way - relentless rains, saturated ground, and rapidly rising waters caused destruction that will not soon be forgotten. Yet in the midst of such devastation, we have also witnessed something extraordinary: the unwavering spirit and resolve of our community.

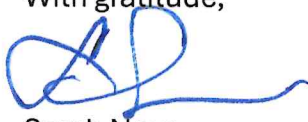
In the face of heartbreak, neighbors became lifelines. Private pilots flew in to deliver supplies and help evacuate those stranded. Volunteers and search parties gave of their time and risked their safety to find the missing. Emergency responders from multiple agencies across the state worked around the clock. Donations of food, water, and care poured in. Animals were rescued. Families found shelter. And compassion never ran dry.

I want to extend heartfelt gratitude to our Fire Chief and Police Chief, whose leadership and efforts during this crisis were nothing short of amazing. They each helped guide and assist in the regional emergency response of a large-scale search operation involving more than 500 personnel from a variety of departments including K-9 units, and helicopters. Their efforts didn't just serve Granite Shoals - they strengthened and supported our surrounding communities, too.

While assisting with food deliveries and behind-the-scenes support and coordination, I had the privilege of witnessing the unwavering dedication of our first responders up close. They led with courage, clarity, and kindness when our beloved Hill Country needed it most - and for that, I am deeply grateful.

To every individual and agency who stepped forward with compassion, bravery, and generosity - thank you. To those who prayed for our first responders and all who were impacted - thank you. Whether you gave your time, your resources, or your kindness, know that you made a difference. Together, we will heal. Together, we will rebuild. And together, we will emerge stronger than ever.

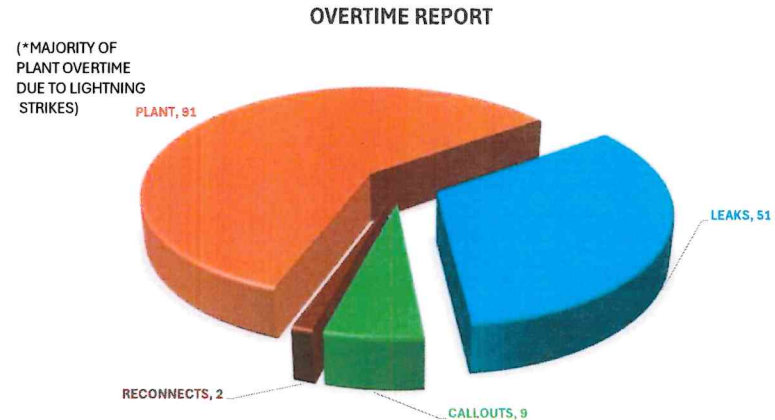
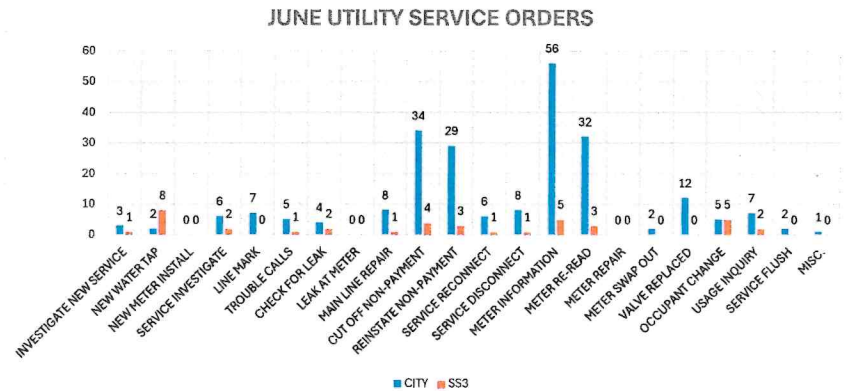
With gratitude,



Sarah Novo

GRANITE SHOALS UTILITY REPORT

Jun-25		
	CITY (CURRENT)	SS3 (CURRENT)
INVESTIGATE NEW SERVICE	3	1
NEW WATER TAP	2	8
NEW METER INSTALL	0	0
INVESTIGATE SERVICE	6	2
LINE LOCATES	7	0
TROUBLE CALLS	5	1
CHECK FOR LEAK	4	2
LEAK AT METER	0	0
MAIN LINE REPAIR	8	1
CUT OFF NON-PAYMENT	34	4
REINSTATE NON-PAYMENT	29	3
SERVICE RECONNECT	6	1
SERVICE DISCONNECT	8	1
METER INFORMATION	56	5
METER RE-READ	32	3
METER REPAIR	0	0
METER SWAP OUT	2	0
VALVE REPLACED	12	0
OCCUPANT CHANGE	5	5
CONSUMPTION INQUIRY	7	2
SERVICE FLUSH	2	0
MISC.	1	0
TOTAL	229	39



7/14/2025					
UTILITY PERSONNEL					
EMPLOYEE	EXPERIENCE	LICENSES	TRAINING	CLASSES	HOURS
JOSHUA HISEY	18 YRS	A WATER / B WASTEWATER			641
RANDY MIZE	18 YRS	C WATER TREATMENT	TESTING FOR 'A' WATER		738
NATHAN GARICA	6 YRS	C WATER TREATMENT / CSI			198
JOSHUA MOWREY	3 YRS	C WATER TREATMENT			92
TYLER TORRES	1 YRS	D WATER	TRAINING FOR 'C'		68
SPIN THURMAN	1 YRS	D WATER	TRAINING FOR 'C'		68
ALEX VASQUEZ	9 MTHS		TESTING FOR D WATER		48
LISANDRO MATA	8 MTHS	D WATER			22

TOTAL 1875

CONTINUED LIGHTING STORMS- DAMAGE TO ELEVATED TOWER SENORS, 1 FEED PUMP, 1 CHEMICAL PUMP, 2 LAGOON PUMPS, BULK CHEMICAL TANK SENSORS, NEW CLARIFIER MIXER, CHLORINE BOOSTER PUMP; VALLEY VIEW TOWER LEAK REPAIR; 4 DAYS OF SCADA TROUBLESHOOTING & REPAIR; REPLACE ALUMINUM SULFATE INJECTION LINE AT WTP; 1000 BLOCK N. SHOREWOOD MAIN WATER LINE REPLACEMENT COMPLETED; HOOVER VALLEY- #3 WELL PUMP REPAIR; LOCATED 1 ILLEGAL TAP.



The Granite Shoals Streets and Parks Department would like to thank the Mayor, Council Members, and our community. We strive to serve our community with integrity and professionalism while providing the highest level of service possible.

2025 Strategic Goals

1. Professionalism and Organizational Excellence

- Continuously build relationships with diverse populations within the City of Granite Shoals to create and expand the future of Granite Shoals.
- Recruit, hire, promote, and retain the best candidates to serve the Granite Shoals Community.

2. Community Engagement and Partnerships

- Promote positive interactions with the public during every contact with a great attitude.
- Enhance community partnerships with the Parks Committee.
- Continue to research innovative, community-oriented programs to engage the public.

3. Operational Improvements

- Ensure a safe and clean environment for all visitors and citizens to our parks.
- Strengthen Internal Communication with all Departments throughout all of Granite Shoals.

4. Technology Development and Infrastructure Expansion

- Replace aging and out-of-date equipment.
- Improve/expand existing systems or solutions that aid, improve operations.
- Determine projects to ensure safe road infrastructure.
- Ensure Streets and Parks storage facilities are adequate for the department's operation.



Public Works Department Monthly Summary

The Streets and Parks Department completed the following key tasks this month:

- **Storm Damage Response:**
 - Removed fallen trees across the Crest and King Streets.
 - Cleared brush and debris from roadways to ensure safe passage.
- **Drainage Maintenance:**
 - Cleared clogged culverts and waterways of large debris.
 - Jetting operations conducted on multiple culverts to improve water flow.
 - Repaired drainage systems and performed routine maintenance.
 - Replaced four damaged culverts.
- **Road Work and Repairs:**
 - Bladed and leveled various unpaved roads.
 - Repaired washed-out areas following heavy rainfall.
 - Collected debris and sediment from roadways post-storm.
- **Sidewalk and Easement Work:**
 - Initiated sidewalk construction along Phillips Ranch Road.
 - Continued mowing and shredding operations across city easements.
- **Parks and Grounds Maintenance:**
 - Regular mowing and maintenance completed in all city parks.
 - Cleared additional land surrounding City Hall for improved access and visibility.

The department continues to work proactively to ensure the safety, functionality, and appearance of city infrastructure.

Department Personnel

PERSONNEL	DEPARTMENT	EXPERIENCE	LICENSES
Shorty Corley	SUPERINTENDENT	5y 9m	CDL
Humberto Mejia	CREW LEADER	2y 8m	CDL
Riley Edwards	PARKS TECHNICIAN	1y	
Carlos Martinez	PARKS TECHNICIAN	2m	
Joseph Lambert	PARKS TECHNICIAN	5m	Class A
Felix Martin	PARKS TECHNICIAN	1y 8m	
Preston Garza	STREETS TECHNICIAN	1y 2m	
Darin Levlon	STREETS TECHNICIAN	1y 2m	Class A
Armando Serrano	STREETS TECHNICIAN	1y 1m	



GRANITE SHOALS POLICE DEPARTMENT



MONTHLY STATISTICS REPORT

2025

LAST YEARS COMPARISON

2024

TOTAL CALLS FOR SERVICE



TOTAL CALLS FOR SERVICE

TRAFFIC STOPS



TRAFFIC STOPS

CITATIONS



WARNINGS

CITATIONS



WARNINGS

MOTOR VEHICLE COLLISIONS



MOTOR VEHICLE COLLISIONS

ARRESTS



ARRESTS

AVERAGE RESPONSE TIME



AVERAGE RESPONSE TIME

UNIFORMED CRIME REPORTING (UCR) OFFENSES REPORTED & CLEARED

UCR OFFENSES REPORTED

UCR OFFENSES CLEARED

TOTAL TIME OF SERVICE
YEARS
MONTHS

TOTAL TRAINING HOURS
FOR THE MONTH

ANIMAL CALLS

VCO ANIMALS



HOUSED ANIMALS

CITATIONS

WARNINGS

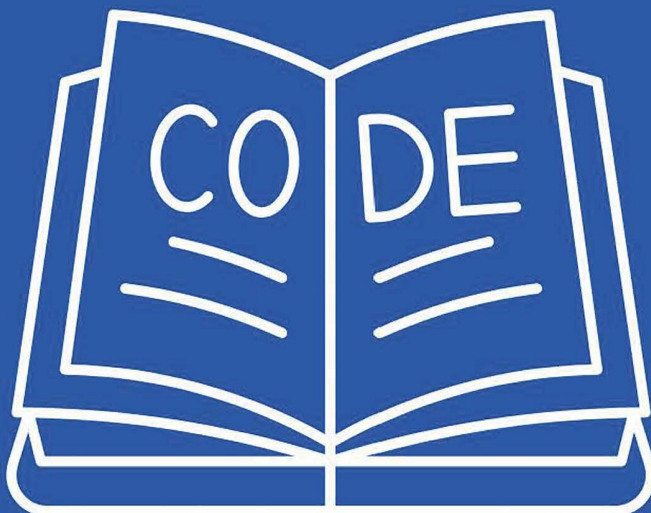


ANIMAL CALLS

TAKEN TO HUMANE
SOCIETY

CODE ENFORCEMENT

VIOLATION TYPE	Junked Vehicle	Property Maintenance	House Numbers	Dilapidated Structure	Misc. Zoning Viol	RV Permit/Storage
ORDINANCE #	605	511	409	613	CHAPTER 40	40-30
NEW VIOLATIONS						
EXTENDED						
CLOSED VIOL						
COURT						
CLOSED YTD						
OPEN YTD						



07/09/25
10:57

GRANITE SHOALS POLICE DEPARTMENT
Return A - Monthly Count of Offenses Known to Police
For Dates Between 00:00:01 06/01/25 and 23:59:59 06/30/25
Agency GSPD

514
Page: 1

1 Classification of Offenses	2 Offenses Reported	3 Unfounded Complaint	4 Actual Offense C2 - C3	5 Offenses Cleared	6 Juvenile Clearance
1. CRIMINAL HOMICIDE					
a. Murder/Nonneg Mansl (11)	0	0	0	0	0
b. Manslaughter by Negl (12)	0	0	0	0	0
2. FORCIBLE RAPE (20)	0	0	0	0	0
a. Rape by Force (21)	0	0	0	0	0
b. Attempt Forcible Rape (22)	0	0	0	0	0
3. ROBBERY (30)	0	0	0	0	0
a. Firearm (31)	0	0	0	0	0
b. Knife or Cutting Inst. (32)	0	0	0	0	0
c. Other Dangerous Weapon (33)	0	0	0	0	0
d. Hands-Fist-Feet-Etc. (34)	0	0	0	0	0
4. ASSAULT (40)	6	0	6	6	0
a. Firearm (41)	0	0	0	0	0
b. Knife or Cutting Inst. (42)	0	0	0	0	0
c. Other Dangerous Weapon (43)	0	0	0	0	0
d. Hands-Fist-Feet-Etc. (44)	0	0	0	0	0
e. Other Assaults-Simple (45)	6	0	6	6	0
5. BURGLARY (50)	0	0	0	0	0
a. Forcible Entry (51)	0	0	0	0	0
b. Unlawful Entry/No Force (52)	0	0	0	0	0
c. Attempt Forcible Entry (53)	0	0	0	0	0
6. LARCENY - THEFT (60)	0	0	0	0	0
7. MOTOR VEHICLE THEFT (70)	1	0	1	1	0
a. Autos (71)	1	0	1	1	0
b. Trucks and Buses (72)	0	0	0	0	0
c. Other Vehicles (73)	0	0	0	0	0
=====	=====	=====	=====	=====	=====
GRAND TOTAL (77)	7	0	7	7	0
0 Officer(s) Assaulted					
7 Clearance(s) by Adult Arrest					
0 Clearance(s) by Juvenile Arrest					
0 Arson Cases					

Prepared By: _____

CEO: _____ Date: _____

* * * End of Report * * *



**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

MINUTES

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

1.a.

- Discuss the City budget and revenues for FY 2025-2026.
 - No action will be taken.
-
- Steve Hougen called the budget workshop to order at 5:00pm.
 - Kevin Rule, Finance Director, presented information on revenues and expenditures for the city.
 - The budget workshop was adjourned at 5:59pm by the Mayor Pro Tem.

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

The regular Council meeting was called to order at 6:09pm.

Moved by Catherine Bell; seconded by Judy Salvaggio to excuse the absences of Brian Edwards and Ron Munos.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

Invocation

Given by Pastor Mitchell

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.

- None

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.

Action Item 7.b was addressed after Citizen Comments by Mayor Pro Tem Hougen.

- Stan Schmer (owner/developer) introduced Drew and Hannah Mioton as anchor tenants for the Granite Mountain Center project.
- Drew & Hannah's background includes several restaurants (Lakeside Subs in Lago Vista, burger bars, and a craft taco/tequila bar). The second burger bar location just opened in Cedar Park on the prior Wednesday.
- Granite Mountain's anchor tenant will be Boathouse Deli and Brew:

Features: Drive-through (for sandwiches and coffee), elevated menu, smash burgers (from their burger bar), full bar, community/lake-themed atmosphere. Intent to combine successful concepts from prior businesses. Expect to hire 30–40 people, hope to employ a local/homegrown General Manager, and plan temporary residency to ensure a successful opening.

- Moved by Mike Pfister; seconded by Judy Salvaggio to table Item 7b to a future date.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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

- Litter Lifters change of date to July 26th.
- Please complete and share the Quarry Park Survey - open until July 18, 2025.
 - Survey participation (>100 responses) is high compared to cities of similar or larger size, which may assist in securing grants.
- Resources for Flood Management are posted on social media and the webpage.

5. Presentations

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

- Presentation covered general business district (GB1, GB2) zoning boundaries and permitted uses, with a special focus on permitted businesses' sales tax impact.
- Potential impact and processes for zoning changes (requires recommendation by Planning & Zoning Commission before council action).

6. Consent Agenda

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

- Moved by Michael Berg; seconded by Catherine Bell to approve meeting minutes from June 24, 2025.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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.

- Moved by Michael Berg; seconded by Catherine Bell to adopt Resolution #712-Central Appraisal District's Renovation.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

7.c. Discuss, consider, and take appropriate action regarding Local Park Grant Program Resolution 713 Authorizing Application.

- Moved by Mike Pfister; seconded by Judy Salvaggio to Adopt Resolution #713- Local Park Grant Program.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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.

- State Law Update: Simple majority (not super-majority) now needed for city council to reverse or affirm P&Z zoning recommendations.
- Other Edits: Clarifications on officer appointment, removal of ambiguous language, and correction of typos.
- Additional textual changes suggested and incorporated.
- Moved by Mike Pfister; seconded by Catherine Bell to Approve as amended Ordinance #875 - Revising the Organization, Duties, and Powers of the Planning and Zoning Commission.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

7.e. Discuss, consider, and take appropriate action regarding adoption of Ordinance 877-A- Amending boat launch pass ordinance regarding boat liveries.

Prior ordinance capped boat liveries at five watercraft; flat \$3,000 annual permit. New tiered fee structure for operators using city ramps. Includes same per-boat fee. Applies only to operators using city ramps.

-
- Moved by Catherine Bell; seconded by Michael Berg to approve Ord.# 877-A as amended.
 - **Discussion:**
 - Implications for home business zoning (R1 does not allow retail/rental).
 - Compliance with recent state laws mandating allowance for “no-impact” home businesses.
 - Questions of scale, neighborhood impact, and LCRA regulations on private dock and marina construction.
 - Potential conflicts with existing home business ordinances and interest in defining allowable activity/maximum number of craft.
 - Moved by Catherine Bell; seconded by Michael Berg to approve amended motion to accept Ord. #877 with the discussed changes.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

- Moved by Catherine Bell; seconded by Judy Salvaggio to approve Ord. #877-A as amended.

Motion Passed: 5 - 0

Voting For: Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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

- Executive Session Requested: Hoover Valley and economic development update.
- Home Business Regulations: Comprehensive review (esp. regarding rentals and retail activity from residences).
- Water Rates: Review/update (last done in 2018).
- STRs (Short Term Rentals): Further examination.
- Fireworks Ordinance: Due to loud activity July 4th, re-examination suggested.
- Amphitheater Project: Update on progress, attendee safety (rock structure & railing).
- Humane Society Vaccination Event: Will be held at city hall July 26.

10. Adjournment

Moved by Judy Salvaggio; seconded by Mike Pfister to Adjourn.

Steve Hougen adjourned the meeting at 7:18pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of July 8, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____



City Council STAFF REPORT

Subject: Conduct a public hearing to discuss and consider existing allowed uses within the General Business (GB-2) Zoning District located in the City of Granite Shoals Code of Ordinances, Chapter 40 Zoning and potential amendments thereto.

Date: July 22, 2025

Submitted by: Sarah Novo, City Manager
Becky Sims, Building & Development Specialist

Department: Administration

Background:

Mr. Stan Schmer applied for consideration of including climate control self-storage to the existing list of allowed uses within the General Business (GB-2) Zoning District. Mr. Schmer has presented Staff, Planning Commission and City Council with his intent to develop the property located at 6615 FM 1431. The concept for the property includes a 200-unit climate-controlled self-storage facility accessible from Churchill, with an 11,800-sq. ft strip center (12 possible tenants) facing FM 1431 with Boathouse Brew as the anchor tenant. These applications are being processed separately due to allowed uses. This allows the applicant to move forward with the strip center.



Recommendation:

The Planning Commission met on Tuesday, July 15, 2025, to discuss the proposed zoning amendment. The Commission recommended approval with a vote of 4-2 to City Council. The Commission considered aesthetics, access, and sales tax revenue. In response to a question from the Commission, Mr. Schmer responded that while the project referred to as Granite Mountain Center is fully funded, he could not guarantee that the project would continue if the self-storage use was not approved. The facility will help offset costs for the strip center until the

suites are full and sustainable on their own. By Charter, all recommendations to amend, add or change zoning regulations by Ordinance must go before City Council for consideration and adoption.

Fiscal Impact:

The climate-controlled self-storage unit will not generate sales tax revenue for the City of Granite Shoals as it does not meet the definition of taxable services defined in Tax Code Section 151.0101 of the Texas Comptroller.

Attachments:

1. 2025.05.27 Granite Mountain Center - P&Z Letter



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, light gray, semi-transparent 'STOP' sign graphic that serves as a background for the signature block.

Nathan Fuller, P.E.

STR8GRADE Engineering, LLC



City Council STAFF REPORT

Subject: Conduct a public hearing to discuss and consider a request to rezone the rear portion of lot 265-A, located at 1204 N. Phillips Ranch Road from Mobile Home-1 to General Business GB-1.

Date: July 22, 2025

Submitted by: Dawn Wright, City Secretary/HR Manager
Becky Sims, Building & Development Specialist

Department: Administration

Background:

Mr. Chris Kelleher has plans to develop lot 265-A, commonly known as 1204 N Phillips Ranch Road. Originally there were two lots, the lot facing Phillips Ranch Road is zoned General Business-1 and the back portion of the lot facing Castleberry is zoned Mobile Home-1. In May 2025, the two lots were replatted as one, which created 265-A. Mr. Kelleher would like to open a Boat Ready facility with a retail storefront. Under the allowed uses in General Business, this would be most closely aligned as a personal service or neighborhood shop.

Boat Readiness

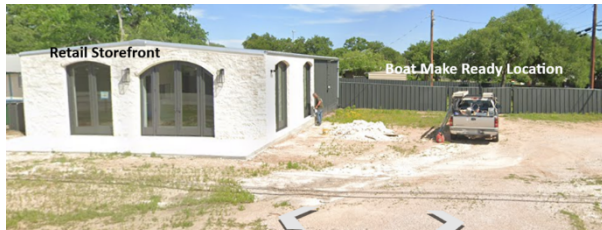
- Boat cover removals & replacements
- Air blow & vacuum
- Boat cleaning (Boat Shower)
- Boat detailing (Boat Spa)
- Boat fueling
- Trailer tire pressure maintenance
- Trailering & boat loading
- Boat towing

Retail:

- Life jackets
- Boat safety items Fire extinguishers, etc
- Ice chests / Coolers
- Drain plugs

- Towels
- Boat dock ropes
- Boat tow ropes

The area currently zoned Mobile Home-1 would be used as the make-ready location for the boats.



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:

The Planning Commission met on Tuesday, July 15, 2025, to discuss the proposed zoning amendment. The Commission recommended approval with a vote of 4-0 to City Council. The Commission considered location, fence height for screening and discussed similar zoning changes that have been brought before the Commission, specific to lots with more than one zoning distinction.

Fiscal Impact:

The concierge boat service will not generate sales tax revenue for the City of Granite Shoals as it does not meet the definition of taxable services defined in Tax Code Section 151.0101 of the Texas Comptroller. However, the concept of including a retail storefront that will sell goods and products to the boating community and visitors will generate sales tax revenue.

Attachments:

1. Public Notice GB-1 Zoning Ord 876
2. 1204 N. Phillips Ranch Survey 1



The City of Granite Shoals, Texas

PUBLIC NOTICE

Public Hearings to be held on proposed Ordinance #876 *Ordinance Applying GB-1 Zoning to 1204 N. Phillips Ranch Road*

The Planning and Zoning Commission of the City of Granite Shoals will hold a Public Hearing on Tuesday, July 15, 2025 during a regular meeting, which is open to the public, at 6:00 p.m., at City Hall, 2nd floor Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654. They will consider proposed Ordinance #876, which would apply GB-1 zoning to the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road. This zoning change is initiated by the City of Granite Shoals, Texas.

Granite Shoals City Council will also hold a Public Hearing on Tuesday, July 22, 2025, during their regular meeting, open to the public, at 6:00 p.m., at City Hall, 2nd floor Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654 upon proposed Ordinance #876, which would apply GB-1 zoning to the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road. This zoning change is initiated by the City of Granite Shoals, Texas.

Citizens are encouraged to attend these meetings and be heard. Additional information concerning this proposed Ordinance are available by contacting City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654, Office of the City Secretary, (830) 598-2424 x 701, as well as visiting the official city website at www.graniteshoals.org.



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.

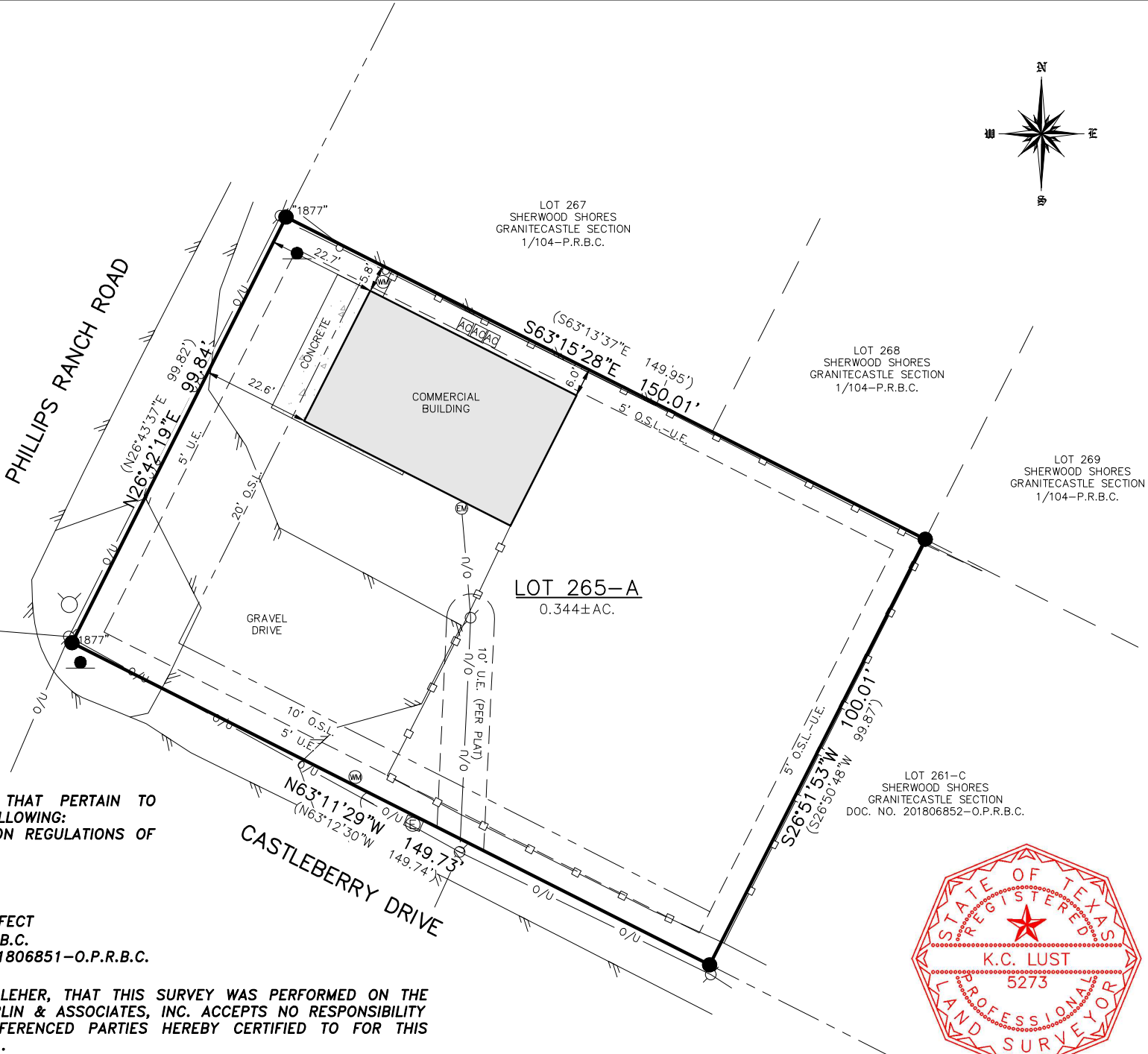
RESTRICTIVE COVENANTS: 133/119-D.R.B.C.

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



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



City Council STAFF REPORT

Subject: Discuss, consider and take appropriate action regarding the recommendation to amend the General Business (GB-2) Zoning District by adding Climate-Controlled Self-Storage to the City of Granite Shoals Code of Ordinances, Chapter 40 Zoning as an allowed use.

Date: July 22, 2025

Submitted by: Sarah Novo, City Manager
Becky Sims, Building & Development Specialist

Department: Administration

Background:

The following was discussed during the public hearing.

Mr. Stan Schmer applied for consideration of including climate control self-storage in the existing list of allowed uses within the General Business (GB-2) Zoning District. Mr. Schmer has presented Staff, Planning Commission and City Council with his intent to develop property located at 6615 RM 1431. The concept for the property includes a 200-unit climate-controlled self-storage facility accessible from Churchill, with an 11,800-sq. ft strip center (12 possible tenants) facing FM 1431 with Boathouse Brew as the anchor tenant. These applications are being processed separately due to allowed uses. This allows the applicant to move forward with the strip center.



Recommendation:

To consider approval, denial or approval with modification of the inclusion of Climate-Controlled Self-Storage in the General Business (GB-2) Zoning District to the City of Granite Shoals Code of Ordinances, Chapter 40 Zoning as an allowed use.

Fiscal Impact:

The climate controlled self-storage unit will not generate sales tax revenue for the City of Granite Shoals as it does not meet the definition of taxable services defined in Tax Code Section 151.0101 of the Texas Comptroller

Attachments:

1. 2 General Business District Two, GB-2. (1)

§ 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)



City Council STAFF REPORT

Subject: Discuss, consider and take appropriate action regarding the request to rezone the rear portion of lot 265-A, located at 1204 N. Phillips Ranch Road from Mobile Home-1 to General Business GB-1.

Date: July 22, 2025

Submitted by: Becky Sims, Building & Development Specialist

Department: Administration

Background:

The following was discussed during the public hearing.

Mr. Chris Kelleher has presented plans to develop lot 265-A, commonly known as 1204 N Phillips Ranch Road. Originally there were two lots, the lot facing Phillips Ranch Road is zoned General Business-1 and the back portion of the lot facing Castleberry is zoned Mobile Home-1.

In May 2025, the two lots were replatted as one, which created 265-A. Mr. Kelleher would like to open a Boat Ready facility with a retail storefront. Under the allowed uses in General Business, this would be most closely aligned as a personal service or neighborhood shop.

Boat Readiness:

- Boat cover removals & replacements
- Air blow & vacuum
- Boat cleaning (Boat Shower)
- Boat detailing (Boat Spa)
- Boat fueling
- Trailer tire pressure maintenance
- Trailering & boat loading
- Boat towing

Retail:

- Life jackets
- Boat safety items - Fire extinguishers, etc.
- Ice chests / Coolers

- Drain plugs
- Towels
- Boat dock ropes
- Boat tow ropes
- Etc.

The area currently zoned Mobile Home-1 would be used as the make-ready location for the boats.



Recommendation:

To consider approval, denial or approval with modifications to the rezone request presented by Mr. Kelleher to create the same zoning distinction, specifically General Business (GB-1) for Lot 265-A and to allow the development concept to move forward.

Fiscal Impact:

The concierge boat service will not generate sales tax revenue for the City of Granite Shoals as it does not meet the definition of taxable services defined in Tax Code Section 151.0101 of the Texas Comptroller. However, with the concept of including a retail storefront that will sell goods and products to the boating community and visitors will generate sales tax revenue.

Attachments:

1. General Business District One, GB-1

§ 40-12. General Business District One, GB-1.

(a) Permitted uses. In a General Business District One, GB-1, no building or land shall be used and 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 parts and accessory sales.
- (2) Bakeries.
- (3) Banks.
- (4) Business or commercial schools.
- (5) Day nursery.
- (6) Drive-in restaurants, bowling alley and other similar places of entertainment.
- (7) Drug store.
- (8) Electronic service centers.
- (9) Florist shop.
- (10) Furniture store.
- (11) Grocery and convenience stores.
- (12) Greenhouses and retail nurseries.
- (13) Hardware stores.
- (14) Medical outpatient clinics.
- (15) Hotels, motels, bed and breakfasts.
- (16) Self-service laundries.
- (17) Nursing homes.
- (18) Office buildings.
- (19) Personal service and neighborhood shops.
- (20) Pharmacies.
- (21) Printing and copying services.
- (22) Public utilities.
- (23) Radio and television broadcasting studios.
- (24) Recreational vehicle sales.
- (25) Video rental sales.
- (26) Restaurants and other food service facilities that comply with this chapter.

(27) Alcoholic beverage stores that comply with this chapter.

(28) Resort marinas that comply with this chapter.

Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the building official. Any business not listed above, but approved as a business by the city council will be added to the approved list. Accessory buildings 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.

(b) Height. No building shall be less than ten feet or more than 25 feet in height.

(c) Yard requirements.

(1) A front yard of not less than ten 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 must 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 slightly 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.

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

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

section 40-16.

- (f) Portable and temporary buildings. Portable and temporary buildings shall be permitted, subject to compliance with all applicable ordinances related thereto; provided that a portable or temporary building of less than 500 square feet shall be allowed only when incidental to the construction of a permanent structure.
- (g) Lighting. No use, operation, facility, 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-1 district shall be hooded or shielded so that the light source is not directly visible from residential areas and public streets to avoid a hazard.
- (h) 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 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 abutting residential uses shall be 95 decibels.

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



Granite Shoals, Texas
Application for Appointment to Boards,
Commissions and Committees

You must:

- Be a citizen or resident in the City of Granite Shoals or a resident in the City's ETJ or utility service area;
- Must not be in arrears in the payment of any taxes or other liability due to the City;
- Must meet any certain requirements as set out in State Statute and additional requirements or limitations may apply to some committees; and
- May not hold any other public office, including other City Council appointments, except that of a Notary Public or as a member of the armed services or National Guard

Board, Commission or Committee you are applying for: AIRPORT

Name: FESSLER MARK RICHARD
Last First Middle

Mailing Address: [REDACTED] GRANITE SHOALS TX

Daytime (Cell) Phone: [REDACTED] Alternate Phone: 78654

Employer: MILLION AIR SAN ANTONIO Occupation: MANAGER
(if retired please indicate former occupation)

e-mail address: [REDACTED]

How long have you lived/owned property in Granite Shoals? 1 yr

Education: BS BUSINESS ADMIN, MARKETING, ACCOUNTING / COMMERCIAL PILOT

Professional and/or community activities: PILOT / CPA

Boards/Commissions/Committees on which you have previously served:

Board/Commission/Committee

Dates Served

SAN ANTONIO AIRPORT ADVISORY COMMISSION 2012 - PRESENT

List qualifications you feel make you a good candidate for this position:

35 years experience in aviation industry, FBO management

Do you have any known code violations? Are you a party to any litigation involving the City? Do you have any conflicts of interest which might affect your ability to serve on the committee to which you are applying? If yes to any of these, please explain.

N/A

Signature [Signature] Date 7/15/2025

Please return completed form to: City of Granite Shoals, Office of the City Secretary, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654
form: eff. Date 3 3 2017

Online Form Submittal: Committee/Commission Application Form

From noreply@civicplus.com <noreply@civicplus.com>

Date Tue 2025-07-08 10:32 AM

To Dawn Wright <citysecretary@graniteshoals.org>

Committee/Commission Application Form

Board, Commission, or Committee applying for	Wildlife Advisory Committee
First Name	Matthew
Last Name	Campbell
Address:	
City	Granite Shoals
Zip	78654
Phone Number	
Email Address	
Occupation (If retired, please indicate former occupation)	Meat Processor
Residency Information	
Length of Residency in Granite Shoals	3.5 years
Are you a registered voter	Yes
Education/Training	Associates degree, 9 years small business, 34 years working for major oil companies
Professional and/or Community Activities	Attend First Baptist Marble Falls, Kairos ministry
Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, which	Field not completed.
Have you served on a Board, Commission, or	No

Committee before?

If yes, which one(s) and
when

Field not completed.

Qualifications that make you
a good candidate for this
position

Experience in processing deer

Disclosures (check or answer below)

Do you have any known
code violations or delinquent
taxes?

No

Are you a party to any
litigation involving the City?

No

Do you have any conflicts of
interest which might affect
your ability to serve?

No

If yes to any of the above,
please explain:

Field not completed.

Term Preference (for rotating
appointment terms)

One-Year Term

Email not displaying correctly? [View it in your browser.](#)



City Council STAFF REPORT

Subject: Discuss, consider, and take appropriate action regarding an LCRA Grant for Lakeview Park requesting City Council approval for submitting a second bid, for \$50,000, to bundle the fishing pier with a 16'X'24' pavilion, additional picnic tables, new park entrance sign, and parking area to complete the park conceptual plan.

Date: July 22, 2025

Submitted by: Steve Hougen, Council Place 4

Department: Committees / Commissions

Background:

Graham Fisher will present this item. LCRA has recommended the second grant request, suggesting we submit both grant applications. The City may be able to provide a more "in-kind" match for the second grant using city resources for the bundled project, saving capital expense.

Key details:

- Grant window: July 1 – July 31, 2025
- Grant amount: Up to \$50,000
- Project type: Capital improvement (10+ year useful life)
- Completion deadline: Within 12 months of award
- **Eligible matching sources:** In-kind labor, or material contributions (documented at time of submission)

The project is aligned with LCRA's grant criteria and presents an opportunity to enhance community infrastructure.

Recommendation:

Staff recommends that the City Council discuss the proposed grant application with consideration of the following key factors before making a decision:

1. **Timeline** – The grant application is due by July 31, 2025, with project completion required within 12 months of funding.
2. **Workload** – Determining who will be responsible for grant writing, administration, and follow-up (staff, consultants, or committee).
3. **Financial Impact** – Identifying and confirming available matching funds, and evaluating whether in-kind contributions are feasible and sufficient.

Fiscal Impact:

- Estimated total project cost and matching fund commitments will need to be determined.
- Matching contributions must be documented at the time of application with financial statements, letters of credit, or equivalent documentation.
- Potential sources of matching funds may include existing park development funds, committed donations, or in-kind contributions.

Attachments:

1. Lakeview Conceptual Plan

Picnic/BBQ Legend

- Trash Can
- ★ BBQ Grill
- Picnic Table
- Bench
- ||| Fishing Rod Holders

Fishing Pier 30' x 30' (10' wide w...

Parking area 1 (7 spaces) 90' x ...

Parking Area 2 - (7 spaces) 90' x ...

Post & Cable Barrier 1

Future Restroom 10' X10'

Post & Cable Barrier 2

Covered Pavillion 1 (16' x 24")

Open Green Space(Sports Area)...

Open Picnic & BBQ Area (30' x 1...

Woodland Hills Park

Layers

Hide other projects



Ordinance No. 850

“2023 Amended Fireworks and Burn Ban Ordinance”

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 18 (FIRE PREVENTION), ARTICLE IV (OPEN BURNING), SECTION 18-75 (BURN BAN) AND ARTICLE V (FIREWORKS) OF THE GRANITE SHOALS CODE OF ORDINANCES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Granite Shoals adopted Ordinance 437 on August 9, 2005, which has been subsequently amended, to regulate the sale and discharge of fireworks within the city limits of the City of Granite Shoals; and

WHEREAS, section 217.042 of the Texas Local Government Code permits a home-rule municipality to define and prohibit any nuisance within the limits of the municipality and within 5,000 feet outside the limits; and

WHEREAS, the City of Granite Shoals finds that the use or sale of fireworks in the City limits, except as authorized in this ordinance, constitutes a nuisance and can lead to health and safety hazards within the City; and

WHEREAS, fireworks displays are traditional and customary as part of the celebration of the United States’ Independence Day on the 4th of July and New Year’s Eve on December 31 of each year; and

WHEREAS, with appropriate precautions and limitations, the safe use and display of fireworks may be part of the celebration of these holidays; and

WHEREAS, after due consideration, the 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;

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 18 (Fire Prevention), Article V (Fireworks) of the City of Granite Shoals Code of Ordinances is hereby amended as follows:

“Article IV. Open Burning

...

Sec. 18-75. Burn ban.

In the event that ~~the fire chief~~ a three-member panel consisting of the City's Fire Chief, Mayor, and City Manager determines that atmospheric conditions or other conditions within the city constitute a fire hazard, then, upon such finding, the fire chief will issue a burn ban and advise the city council that all open fires should be prohibited for a period of time until weather and natural conditions return to favorable conditions as determined by the Texas Forest Service burn ban schedule. The fire chief shall post signage and issue a media release to inform the public of the existence of the burn ban. No burn permits will be issued during a burn ban. Burn permits that were issued pursuant to section 18-71 of this code may be rescinded at the discretion of the fire chief if a burn ban is subsequently issued or if atmospheric conditions or other conditions constituting a fire hazard warrant. The fire chief will rescind the burn ban when the ~~fire chief~~ three-member panel determines that conditions within the city no longer constitute a fire hazard.

...

Article V. Fireworks

Sec. 18-91. Definition.

~~As used in this article the term "fireworks" shall be interpreted so as to give it the same meaning as it has in common usage, and so as to give this article its most reasonable application. Without limiting the above statement, it shall also mean and include any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration, or detonation, including any devices containing any explosive or flammable compound, or any tablet or other device containing an explosive or flammable compound. Provided, however, that it shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredth of a grain of explosive content per cap, and toy pistols, toy canes, toy guns, or other devices for use of such caps.~~

As used in this article, the term "fireworks" shall be interpreted to mean "Consumer Fireworks," formerly called Class C fireworks, as defined and regulated by the U.S Consumer Product Safety Commission. Consumer Fireworks include: sparklers, firecrackers containing less than 50 milligrams of powder, Roman Candles, rockets, and nonreloadable shells and mortars. Also permitted are novelty items such as snakes, airplanes, ground spinners, helicopters, fountains, and party poppers.

Excluded from "Consumer Fireworks" and not permitted by the City of Granite Shoals are: M-80 salutes, cherry bombs, large reloadable mortar shells and launchers, firecrackers containing more than 2 grains of powder, and aerial bombs.

Sec. 18-92. Regulations.

~~(a) It shall be unlawful within the corporate limits of the City of Granite Shoals for a person to:~~

~~(1) Possess, store, offer for sale, expose for sale, sell at retail, or use or explode any fireworks; and~~

~~(2) Act in conjunction with, or in any manner instigate or aid a minor in the commission of selling, offering, offering for sale, purchasing, or discharging fireworks.~~

- (a) General Prohibition. Except as otherwise specifically provided in this article, it shall be unlawful for any person to manufacture, assemble, sell, offer or have in possession with intent to sell, use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks of any description.

...

~~(c) — The provisions in subsection (a) of this section which make it unlawful for a person to possess, store, offer for sale, expose for sale, or sell at retail fireworks in the corporate limits of the City of Granite Shoals shall not apply to persons on land which is annexed into the City of Granite Shoals during the month of December of 2006. This subsection 2.3 expires on June 1, 2007. Nothing in this subsection shall be construed to allow: (a) the use or explosion of fireworks in violation of this article; or (b) the sale, exposure for sale, or sale at retail of fireworks in contravention of state law.~~

...

Sec. 18-95. Exceptions

The following exceptions apply to section 18-92, section 18-93, and section 18-94 of this code:

(1) It shall not be an offense under this code for the city or a person or entity expressly permitted to do so by the city to provide a public display of fireworks. The city manager requires the demonstration of any applicable licensing and insurance for such persons seeking a permit for the public display of fireworks.

(2) It shall not be an offense under this article V for any person to possess or transport ~~set off or use~~ fireworks, as defined in section 18-91 of this article, at any time of the year, or to set off or use fireworks on private property with the permission of the property owner solely during the following dates and times unless a burn ban has been implemented by the City pursuant to Section 18-75 of the Code of Ordinances:

(A) December 31st beginning at 1:00 p.m. until 1:00 a.m. on January 1st of the next calendar year; and

(B) July 4th beginning at 1:00 p.m. until 11pm ~~1:00 a.m. on July 5th~~ of the same day ~~calendar year~~.

(C) It shall be an offense under this article V for any person to set off or use fireworks at any other time without the express permission of the city, or to set off or use fireworks during a time in which a burn ban has been implemented by the City pursuant to Section 18-75 of the Code of Ordinances.

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 that 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 12th day of Dec, 2023.


Run Munos
Mayor

ATTEST:


Dawn Wright,
City Secretary



APPROVED AS TO FORM:


Joshua Katz,
City Attorney