



**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 Apraisal 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.

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- 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.

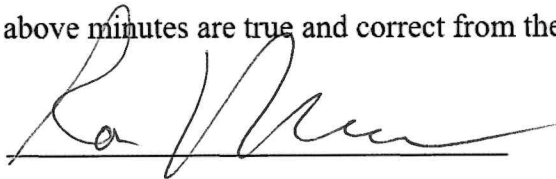
10. Adjournment

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

