



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, JULY 15, 2025 AT 6:00 PM**

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Call to Order/ Roll Call/ Welcome

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

Moved by Forest Henson; seconded by Libby Edwards to excuse the absence of Dan Romasko.

Motion Passed: 6 - 0

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

Voting Against: None

2. Executive Session (Closed to the Public)

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

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

- The Commission adjourned into executive session at 6:02pm.
- The Commission reopened the regular meeting at 6:40pm.
- No action taken.

3. Citizen Comments

- None.

4. Discussion Items

4.a. Discuss and consider updates from the Chapter 40 Workgroup.

- Surveys being developed for both citizens and builders regarding Chapter 40 usability.
 - Goal: Assess effectiveness, identify issues, and benchmark against other cities' practices.
- Standing workgroup meetings scheduled weekly on Thursdays moving forward.
- Monthly workgroup updates to Planning and Zoning. Committee representatives (Shannon, Sarah, or Dan) to relay pertinent updates to City Council as needed the following week.
- This will remain a recurring agenda item with flexibility in frequency.

4.b. Discuss and consider the uses of General Business Districts 1 and 2.

Purpose of this review: Understand which types of businesses, particularly within GB1 and GB2 zoning, are contributing or failing to contribute to sales tax revenue shortages.

- Existing permitted uses/commercial lists examined; recognized as outdated (e.g., Blockbuster/video rental stores still included).
- Discussed need to update and modernize the list of allowed uses to reflect current and future needs.
- Recognized that edits may need to align with broader comprehensive plan revisions.
- Noted discrepancies regarding sales tax generation from certain business types: Personal services (e.g., barbershops, beauty shops, nail salons) typically do not generate sales tax on services, only on retail product sales.

Members were urged to critique and propose clearer or more appropriate business definitions.

4.c. Discuss and consider Ord. 875 -Revising Organization, Duties, and Powers of the Planning and Zoning Commission adopted by the City Council on July 8, 2025.

- Recent adoption by city council: July 8, 2025.
- Stipulates two-year terms for commission members, clarifying prior informal practices.
- Current members are required to reapply; Dawn has distributed the application forms.
- Deadline for applications: July 22, 2025.
- Discussion about the process for staggered terms (one- and two-year options)

to ensure continuity.

5. Consent Agenda

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

Moved by Libby Edwards; seconded by Anita Hisey to approve meeting minutes from June 2, 2025.

Motion Passed: 6 - 0

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

Voting Against: None

6. Public Hearings

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

Public Hearing opened at 6:52pm.

- Originated from a specific request to add climate-controlled self-storage as an allowable use in GB2, different from existing approvals for boat/RV storage.
- Presentation by Mr. Schmer and his son plan to build a high-quality, aesthetic self-storage facility with four low-profile buildings and retail anchored on Churchill Drive, with no direct access from 1431.
- Facility details: 200 units, all at ground level, six-foot fence (privacy and/or chain-link considered).
- Anticipated benefits:
 - Property tax revenue (not significant sales tax from storage use itself).
 - Potential for increased sales tax from adjacent or included retail businesses (e.g., mailbox store, laundromat, or restaurants, as retail tenants express interest in further development).
 - The project is planned to meet LCRA septic requirements.
- Considerations:
 - Concern about screening/aesthetic impact and security.
 - The addition of self-storage is seen as aligning with the City's core service needs and growth.
- Question by members regarding potential loss of sales tax and project viability without self-storage approval.

Public Hearing closed at 7:07pm.

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

Public Hearing opened at 7:13pm.

- Current configuration: Front of lot zoned GB1, back portion MH1.
- Request: Rezone entire parcel as GB1 for consistency and future business purposes.
- The applicant, Chris Kelleher, plans to operate a “retail boat-ready” business offering retail goods (life jackets, fire extinguishers, etc.) and boat cleanup/detailing services and is anticipated to generate sales tax.

Clarifications:

- Current fencing (approximately six feet) discussed for privacy and esthetics; a fence was recently installed.
- Concerns regarding zoning change on the reduction in MH1 (mobile home) established in city zoning and its effects on affordable housing.
- The president noted other similar zoning changes in the corridor.
- The applicant clarified that boats will be temporarily kept for cleaning; fencing provides privacy and visual screening.

Public Hearing closed at 7:17pm.

7. Action Items

- 7.a. Discuss, consider, and and take appropriate action in the form of a recommendation to Council regarding the existing permitted uses within the GB-2 zoning designation of Chapter 40 and potential amendments thereto.

Moved by Forest Henson; seconded by Paul Fletcher to add climate-controlled self storage to the list of approved businesses in GB-2.

Motion Passed: 4 - 2

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

Voting Against: Libby Edwards, Shannon Wilson

- A favorable recommendation regarding this addition will be forwarded to the council.

- 7.b. Discuss, consider, and take appropriate action in the form of a recommendation to Council regarding the request to rezone the entirety of Lot 265-A, located at 1204 N. Phillips Ranch Road to GB-1.

Moved by Libby Edwards; seconded by Forest Henson to approve the rezone entirety of Lot 264A located at Phillips Ranch Road to GB-1.

Motion Passed: 6 - 0

Voting For: Libby Edwards, Paul Fletcher, Forest Henson, Anita Hisey, Pete Borths,
Shannon Wilson
Voting Against: None

- A favorable recommendation regarding this addition will be forwarded to the council.

7.c. Discuss, consider, and take appropriate action regarding possible recommendations to the Council for changes to Chapter 40 Code of Ordinances.

Ongoing discussion item; no action was taken at this meeting.

8. Future Agenda Items

- The group will revisit and discuss GB1 and GB2 at the next meeting. Members are assigned related homework.
- It was suggested to review the output from the strategic plan, which has become input to the comprehensive plan.

9. Adjournment

With no further business or discussion, Shannon Wilson adjourned the meeting at 7:20pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of July 15, 2025.

Shannon Wilson -
Chair

