



**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

MINUTES

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

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

The meeting was called to order at 5:05 PM.
The meeting adjourned at 6:00pm

2. Call to Order/ Roll Call/ Welcome

The meeting was called to order at 6:08 PM.
Moved by Catherine Bell; seconded by Brian Edwards to excuse the absence of Steve Hougen.
Motion Passed: 6 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell
Voting Against: None

Invocation

Given by Pastor Jeff Garner.

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.

Patti Scott - 809 Shorewood Dr. - Spoke against allowing fireworks in the city limits.

- "The City Council's responsibility is to protect the public safety of its citizens, the property, as well as ... the city disturbance."

Lee Webber - 507 Contour - Spoke against allowing fireworks in the city limits

- “The National Fire Protection Association says there is no way to safely handle consumer fireworks.”

4. Items of Community Interest

- Chiefs Ortis and Campbell were recognized by the Council and citizens for their tireless response to recent emergencies and overall leadership.
- 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

Tom Brown, MRP Group, presented results from public input and the grant application process.

Community Input Efforts

- Survey period: June 26 – July 18 (125 responses)
- Public meetings: July 7, 10, 15 (39 total attendees)

Survey & Meeting Priorities, Consensus Top Needs:

- Restrooms (top priority)
- Splash pad (survey) / Amphitheater (meetings)
- Trails with interpretive signage
- Playground expansion with shade
- Butterfly/hummingbird landscaping along trails
- Covered picnic tables

Grant Details

- \$750,000 matching grant; Application deadline: August 1, 2025.
- Awards: January 2026; contracts issued by March/April.
- Ranked on planning thoroughness, public involvement, and meeting state recreation plan priorities.
- Maintenance Commitment: If funded, the city is obligated to maintain improvements for 25 years.
- Elements and budget can be adjusted with Parks and Wildlife approval.

Council Q&A/Discussion Points

- Clarified maintenance obligations and phased project implementation.

5.b. Chapter 40 Work Group Update

- Two meetings were held to design surveys for business and citizen stakeholders.
- The next meeting is scheduled for Thursday (July 24, 2025).

6. Reports

6.a. Monthly Department Reports

7. Consent Agenda

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

Moved by Catherine Bell; seconded by Judy Salvaggio to Approve minutes from July 8, 2025.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

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.

Public Hearing opened at 6:38pm.

Jason Schmer (Granite Mountain Development) presented economic rationale:

- Self-storage generates ~60% of proposed development revenue; without it, the project is not financially viable based on risk/reward.
- Retail-only scenario yields a 3.5% return on capital, less than CD rates (4%); combined project would yield ~24.5% return.
- Tax revenue projections: Restaurant would bring ~\$1.2M in sales/year; self-storage would increase property taxes from \$1,700 to \$20k–\$30k.

Citizen & Council Concerns:

- Opening GB2 to self-storage would enable it throughout all similar zones, affecting city aesthetics and long-term development vision, particularly along SH-1431 (the city's key development corridor).
- Citizens Libby Edwards and Robin Ruff advocated prioritizing retail and beautification; worried about undesirable "row of storage units."

Stan Schmer, developer rebuttal:

- Physical limitations, setbacks, and limited contiguous property would curtail proliferation of storage units.

The possibility was raised of allowing use via conditional use permit rather than right; this would give the council more oversight per project.

Public Hearing closed at 6:51pm

- 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.

Public Hearing opened at 6:51pm.

- Chris Kelleher, seeking to rezone rear portion from Mobile Home One (MH1) to General Business One (GB1).
- Purpose: Consolidate the full lot for commercial operation (boat readiness/service business).

Public Hearing closed at 6:53pm.

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.

Moved by Brian Edwards; seconded by Judy Salvaggio to not amend GB2 zoning to allow climate-controlled self-storage as a permitted use.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

- 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.

Moved by Catherine Bell; seconded by Judy Salvaggio to approve the rezoning of Lot 265-A from MH-1 to GB-1.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

- 9.c. Discuss, consider, and take appropriate action regarding Wildlife and Airport Advisory Committee applications and possible appointments.

Airport applicant - Mark Fessler

Wildlife applicant - Matthew Campbell

Moved by Mike Pfister; seconded by Judy Salvaggio to approve the appointments of the applicants to the Wildlife and Airport Committees.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

- 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.

Presentation by Graham Fisher:

- Outlined the grant mechanics, importance of collaboration, efforts to match in-kind contributions, possible scenarios for multi-tiered grants (\$25k, \$50k, up to \$100k).
- Described challenges with location access, ADA, and long-term maintenance (city has full responsibility under a 15-year lease).
- Council debated merits of fishing pier (limited access, poor fishing due to waves, high maintenance on lease land, possible loss at lease expiration) versus spending on Quarry Park or other city priorities.
- Discussion of revenue potential for the pavilion (rentals for picnics, weddings).
- Staff clarified that the current LCRA lease prohibits income rental from the site.

Moved by Mike Pfister; seconded by Catherine Bell to postpone and take no action on the grant proposal.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell
Voting Against: None

9.e. Discuss, consider, and take appropriate action regarding possible amendments to Ordinance 850- Fireworks and Burn Ban.

- The ban is difficult and resource-intensive to enforce, but supported by public safety priorities (overgrown lots, emergency resources, impacts on pets & wildlife).
- Proposed city-sponsored professional fireworks show as an alternative; discussion deferred for future consideration.
- Input from Chief Campbell and Chief Ortis: Enforcement relies on witnesses and will require extra staffing, but both chiefs prefer repealing the current permissive ordinance due to fire risk.
- Noted challenges with enforcement regarding Airbnbs/short-term rentals; intent to require hosts to notify renters and post in-home signage regarding the fireworks ban.

Moved by Michael Berg; seconded by Mike Pfister to instruct the City Attorney to draft an ordinance banning all consumer fireworks within city limits.

Motion amended to add: with the exception of permitted/licensed professionals and coordination with short-term rental (Airbnb) hosts for notification and signage.

Moved by Catherine Bell; seconded by Judy Salvaggio to approve amended motion.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

Moved by Mike Pfister; seconded by Catherine Bell to instruct the City Attorney to draft an ordinance banning all consumer fireworks within city limits with the exception of permitted/licensed professionals and coordination with short-term rental (Airbnb) hosts for notification and signage.

Motion Passed: 6 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Michael Berg, Catherine Bell

Voting Against: None

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).

The Council adjourned to executive session at 7:45pm.

The Council reconvened the open session at 8:09pm.

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

- The next budget meeting confirmed with a start time of 4:00 PM instead of 5:00 PM.
- The Airport Committee slab project
- Fireworks Ordinance
- ESD 3 Contract
- Commission Appointments
- STR updates - Kevin

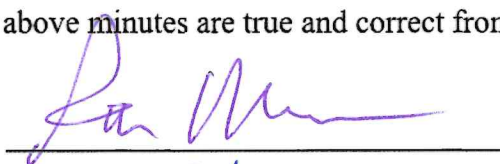
12. Adjournment

With no further business or discussion, Mayor Munos adjourned the meeting at 8:09pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of July 22, 2025.

Mayor Ron Munos



Attest:

Dawn Wright - City Secretary

