



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, SEPTEMBER 2, 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/jEgG-R4iuTw?feature=share>

1. Call to Order/ Roll Call/ Welcome

Introduction of Planning and Zoning members

Swearing in of the members of the Planning and Zoning Commission and review of responsibilities by the City Secretary.

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from August 5, 2025.

4. Discussion Items

4.a. Discussion and updates from the Chapter 40 Workgroup.

5. Public Hearings

5.a. Hold a public hearing regarding the proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

6. Action Items

6.a. Discuss, consider, and take appropriate action to nominate and appoint a Vice Chair to the Planning and Zoning Commission.

6.b. Discuss, consider, and take appropriate action regarding a recommendation to the City Council pertaining to proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

6.c. Discuss, consider and take action regarding proposed amendments to the General Business District 1 & 2.

7. 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).

8. Future Agenda Items

9. 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 26th day of August 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**



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 5, 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 6:02 PM.

Moved by Libby Edwards; seconded by Anita Hisey to accept the resignation 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. Public Comments/Announcements

None

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from July 15, 2025

Moved by Libby Edwards; seconded by Forest Henson to accept the minutes from July 15, 2025.

Motion Passed: 6 - 0

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

Voting Against: None

4. Discussion Items

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

- The group's initial focus: review and update zoning regulations, particularly for Chapter 40.
- Dan Romasko and Becky Sims led the development of a survey targeting developers, builders, realtors, and related stakeholders.
- The survey was shared within the group for testing, with positive feedback

and functionality reported.

- Over 100 potential invitees have been identified for survey distribution to gather feedback on zoning effectiveness and challenges.
- Potential future group session (possibly a town hall or smaller work group) to discuss survey findings and strategic direction.
- Discussion on creating a public survey to gather prioritization from the broader community on zoning concerns—intent is to identify top areas for improvement, leading to a focused discussion and possible town hall.

4.b. Review of the City Council's Strategic Planning Workshop summary.

- City Council workshop and recent strategic planning efforts were reviewed.
- Materials had been provided via email; this meeting included a placeholder for further discussion.
- A key discussion point: clarifying the objective to engage underrepresented populations, particularly considering limited Hispanic engagement in city processes despite demographic representation.
- The group emphasized the value of incorporating diverse perspectives to inform city improvements.

5. Action Items

5.a. Discuss and consider the uses of General Business Districts 1 and 2.

- The purpose is to update zoning codes to be consistent with the city's strategic direction and comprehensive plan, focusing on the distinction and intended uses for GB1 and GB2 districts.
- Consideration of whether two separate GB zones are necessary or if a revised/renamed structure would better serve development goals.

Current Definitions & Issues

- GB1 generally allows shops and retail; GB2 is broader, including light industry (e.g., laundry plants, auto sales).
- Debate on whether certain uses (e.g., laundry plants, storage facilities, car dealerships) fit city vision, especially on key corridors like 1431, which serves as the city's main gateway.
- Noted that many current uses allowed are outdated (e.g., video rental), poorly defined (e.g., "personal service"), or duplicative.
- Discussion of potential rezoning or redefining business districts to control corridor aesthetics and economic impact.
- Suggestion to separate uses (e.g., hotel vs. bed & breakfast) and relocate

incompatible uses (e.g., industrial activities) to more appropriate zones.

Comparative Analysis

- Group reviewed a map of existing GB1, GB2, and industrial zones, specifically along the 1431 corridor and city entries, noting clustering and current business types.
- 2024 TxDOT traffic count for main intersection on 1431: 11,829 vehicles per day (AADT - Annual Average Daily Traffic), affirming corridor's importance for commercial activity.
- Noted prevalence of specific business types:
- 13 retail/personal service
- 4 churches, 4 auto repair, 4 convenience stores, 3 boat/RV storage, 3 restaurants (all Mexican), among others
- Acknowledgment of strong regional business competition (Marble Falls and Kingsland)—encouragement to be strategic and not saturate markets already served nearby.

No action taken.

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

No action taken.

6. Future Agenda Items

- 6.a. Next meeting date: September 2nd (commission appointments by Council scheduled for August 12th)

Plan to continue work group reviews, zoning code modernization, and community/stakeholder survey analysis.

7. Adjournment

With no further discussion or action items, the meeting was adjourned at 7:30pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of August 5, 2025.

Shannon Wilson -
Chair



The City of Granite Shoals, Texas

PUBLIC NOTICE

**Public Hearings to be held on proposed Ordinance #878
*Ordinance Amending Part II: Code Of Ordinances; Chapter 40: Zoning;
Section 40-26: Vacation Home Rental Use***

The Planning and Zoning Commission of the City of Granite Shoals will hold a Public Hearing on Tuesday, September 2, 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 #878, which would amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use regarding recent amendments to the City's firework ordinance. This zoning change is initiated by the City of Granite Shoals, Texas.

Granite Shoals City Council will also hold a Public Hearing on Tuesday, September 9, 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 #878, which would amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use regarding recent amendments to the City's firework ordinance. 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.

ORDINANCE NO. 878

“2025 Short Term Rental Ordinance”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-26: VACATION HOME RENTAL USE; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Texas (the “City”) seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and

WHEREAS, the Council respects the property rights of property owners who wish to use their property as Short Term Rentals, and

WHEREAS, the Council recently amended its ordinance regulating the sale and use of fireworks within the City; and

WHEREAS, the following amendments to the City’s regulation of short term rental properties are necessary in accordance with the Council’s recent amendments to the City’s fireworks ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Granite Shoals held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City’s Code of Ordinances regarding the Short Term Rental Ordinance on September 2, 2025; and

WHEREAS, the City Council held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City’s Code of Ordinances regarding the Short Term Rental Ordinance on September 9, 2025; and

WHEREAS, the City recognizes its responsibility and authority to adopt ordinances that are necessary for the government of the City, its interests, welfare, the health and safety of the City, and good order of the City as a body politic.

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 of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. REPEAL, ADOPTION, AND AMENDMENT

Part II (Code of Ordinances), Chapter 40 (Zoning), Section 40-26 (Vacation Home Rental Use) is hereby amended as follows:

“Sec. 40-26 Short Term Rentals (STR)

...

- (p) Information to be provided to each STR renter by the owner or agent.
 - (1) Maximum number of overnight guests permitted.
 - (2) Maximum number of parking spaces allocated to the property, and location of offsite parking (including parking for boat trailers), if available.
 - (3) 24 hour contact number(s) of owner/agent.
 - (4) Telephone number of City Utilities Department, Fire Department, and Police Department.
 - (5) Notification of what constitutes trash and what items are recyclable.
 - (6) Notification of trash pickup day.
 - (7) Notification of recycle pickup day.
 - (8) Signage instructing guests that fireworks are prohibited in the City of Granite Shoals, and that violations may result in conviction of a misdemeanor with a penalty not to exceed \$1,000.00 for each offense, with each day of violation constituting a separate offense. Such signage must be placed in a conspicuous location visible to the guest, and must be included in any instructions provided to the guest.
 - (9) Other information as may be deemed pertinent by owner/agent or the City.

...”

SECTION III. SAVINGS CLAUSE

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 CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

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 ordinance 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 which 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 governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public 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.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this ___ day of September, 2025.

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Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Joshua Katz, City Attorney