



**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

