



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

TUESDAY, NOVEMBER 4, 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

1. Call to Order/ Roll Call/ Welcome

Swearing in of the Planning and Zoning Commissioners.

2. Public Comments/Announcements

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from October 8, 2025.

4. Discussion Items

4.a. Update on vendor process.

4.b. Code Enforcement update and discussion.

4.c. Update on the process of the comprehensive plan for the City.

4.d. Review of the proposed updates to Chapter 40.

5. Public Hearings

5.a. Public hearing to receive citizen comments regarding a final replat of lots 134,135,136,151,152,153 & 154, Greenbriar Section, Sherwood Shores commonly known as 207 W Briarway, Granite Shoals, Texas, Burnet County.

5.b. Public hearing to receive citizen comments regarding amendments to Chapter 40: Zoning and to create Chapter 10: Article VIII, Short Term Rentals and Article IX Home Based Businesses.

6. Action Items

6.a. Discussion and possible action to recommend approval, denial or approval with modifications to the final replat of lot 134,135,136,151,152,153 and 154, Greenbriar Section, Sherwood Shores, commonly known as 207 W Briarway, Granite Shoals, Texas, Burnet County.

- 6.b. Discussion and possible action regarding recommended approval, denial or approval with modifications to the Ordinance amending Chapter 40: Zoning, and creating Article VII, Short Term Rentals and Article IX, Home Based Businesses in Chapter 10 Business and Business Regulations of the City of Granite Shoals Code of Ordinance.

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

Next meeting — December 2, 2025.

9. Adjournment

10. Workshop Discussion

- 10.a. The Planning and Zoning Commission will hold a workshop at the conclusion of the regular meeting.

- No action will be taken at this workshop.

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 30th day of October 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