



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING
COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 8, 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 Pete Borths to excuse the absences of Forest Henson, Mike Zaggar, Elvin Randall, and Anita Hisey.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Pete Borths, Shannon Wilson, Jeff Kahl, Tony Eldeen

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

Forest Henson had not yet arrived. The City Secretary chose to postpone to the next meeting.

2. Public Comments/Announcements

None.

3. Consent Agenda

3.a. Discuss and consider approval of meeting minutes from September 2, 2025.

Moved by Jeff Kahl; seconded by Libby Edwards to approve the meeting minutes from September 2, 2025.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Pete Borths, Shannon Wilson, Jeff Kahl, Tony Eldeen

4. Discussion Items

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

Becky Sims, Building and Development Specialist, reported on the updates and progress of the Chapter 40 Workgroup.

Draft Updates and Recommendations

- Updates to Chapter 40 recommendations submitted to the City Attorney as of

August 2025.

- Key focus areas: fencing regulations (clarity between exterior/interior and applicable materials), accessory structures (better distinctions between accessory buildings, carports, garages, dwellings), and removal of non-zoning topics (home-based businesses, short-term rentals) from zoning to relevant ordinance sections.
- Reorganization and streamlining efforts reduced content from 14 and 9 pages down to 4, focusing on what applicants need to know: square footage, setbacks, height restrictions, etc.
- Proposed clearer organization, with fence regulations consolidated into one section for all uses.

Outstanding Issues

- No fencing standards currently exist in the general business (GB1/GB2) districts; intention to review standards and make recommendations.
- Plan to research what other cities are doing for business district fencing.

Next Steps & Recommendations

- Finalize general business district changes and present to City Council for adoption later in 2025.
- No plans for a separate citizen survey; resident input will instead be incorporated into the broader comprehensive plan update.
- Recommendation to dissolve the Chapter 40 work group given project progress and upcoming handover to council and city attorney.

4.b. Discuss and consider receiving regular updates from code enforcement.

Commissioners requested both:

- Monthly written reports on code compliance issues (including summarized statistics: e.g., number of rubbish complaints, junk cars, structural compliance, etc.)
- Code enforcement representative (Preston Williams) presence at meetings: Several members felt it was important for direct Q&A and to ensure mutual understanding, not leaving all questions to city staff not in enforcement roles.

4.c. Discuss legal updates from the City Attorney and any impact on current City ordinances.

Legal updates were provided to the Commission by Josh Katz, City Attorney, for review. Mr. Katz was unable to attend the meeting.

5. Action Items

5.a. Discuss, consider, and take appropriate action regarding dilapidated/abandoned signs within the City Limits.

- Discussion highlighted loopholes or complications (multi-tenant signage, distinguishing between "damaged" and simply "neglected," lack of notification for tenant changes due to shared utility meters).
- Suggestions included possible future ordinance updates for:
 - Better regulating multi-tenant signage (uniform sizes, appearance)
 - Procedures for notification of tenant changes
 - Clarification on non-business related signage issues (e.g., for-sale signs on vacant lots)

No action was taken.

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

Becky Sims provided an annotated summary (with color-coded edits) of proposed updates to permitted land uses in General Business (GB1 & GB2) zones. This included:

- Renaming and broadening categories (e.g., "banks" to "financial services"; "day nursery" to "child care"; "drugstore" to "pharmacy").
- Adding permissible and compatible uses (e.g., churches, funeral homes, vet clinics, shopping centers).
- Standardizing and clarifying definitions (e.g., "repair facility 1" vs. "repair facility 2").
- Introduced new terminology for inclusivity and modernity (e.g., "assisted living" replacing "nursing home").
- Highlighted the importance of flexibility in uses for future development and comprehensive plan compatibility.

Moved by Jeff Kahl; seconded by Libby Edwards to accept the proposed amendments to the General Business District 1 & 2.

Motion Passed: 6 - 0

Voting For: Libby Edwards, Forest Henson, Pete Borths, Shannon Wilson, Jeff Kahl, Tony Eldeen

6. 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).

No executive session.

7. Future Agenda Items

Next meeting November 4th
GB 1&2 uses
Chapter 40 updates
Code enforcement update

8. Adjournment

With no further business or discussion, the meeting was adjourned at 7:02 PM.

9. Workshop Discussion

9.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.

The scheduled workshop was postponed due to absences.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of October 8, 2025.

Shannon Wilson -
Chair
