



**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

MINUTES

1. Call to Order/ Roll Call/ Welcome

Introduction of Planning and Zoning members

The meeting was called to order at 6:00 PM. Introductions were made.

Moved by Libby Edwards; seconded by Anita Hisey to excuse the absence of Pete Borths and Forest Henson.

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell, Mike Zagger, Charles "Tony" Eldeen

Voting Against: None

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

Commissioners were sworn in by the city secretary, Dawn Wright.

2. Public Comments/Announcements

None

3. Consent Agenda

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

Moved by Libby Edwards; seconded by Anita Hisey to approve the meeting minutes from August 5, 2025.

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell, Mike Zagger, Charles "Tony" Eldeen

Voting Against: None

4. Discussion Items

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

Survey to Contractors:

- Nearly 100 contractors/builders, who have pulled permits in the past year, received a 14-question survey.
 - Purpose: Identify “pinch points” in process, outdated definitions, and suggestions for improvements.
- Survey focuses on real-time, actionable feedback (e.g., lot size, setbacks, online portal usability).
- Contractors invited to follow-up roundtable for further feedback.
- Becky Sims will send a copy of the survey to commissioners.
- Survey purposely not made public to focus responses.

Citizen Participation:

- Plan to send a survey to citizens, especially those who applied for or received permits.
- Intention to keep focus on Planning and Zoning matters (avoid spillover into street-related issues).

Relationship to Comprehensive Plan:

- Immediate changes will be minor; comprehensive plan could influence larger, strategic changes.
- Ongoing process to align zoning ordinance (“framework”) with the city’s 10-year comprehensive vision.
- The current plan is from 2010 and overdue for update.

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

Public Hearing opened at 6:18 pm.
There were no public comments.
Public Hearing closed at 6:20 pm.

6. Action Items

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

Moved by Anita Hisey; seconded by Mike Zagger to to nominate Libby Edwards as the Planning and Zoning Vice Chair.
Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell,
Mike Zagger, Tony Eldeen
Voting Against: None

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

- The amendment is focused solely on fireworks—notification requirement for STRs. Enforcement will include fines and misdemeanors for non-compliance.
- The City has implemented a new software platform (portal) capable of identifying STRs through internet scouring and boundary “geofencing.”
- Question about “overflow homes” (private friends/family, not public rentals): Needs clarification and perhaps definition in ordinance.
- Public notices will be issued in local media, particularly before holidays (e.g., July 4th, New Year’s).
- Compliance/Enforcement: New tech will help ensure notification even for recently-added or unregistered STRs.

Moved by Anita Hisey; seconded by Libby Edwards to make a favorable recommendation to the City Council the proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40; Sec. 40-26: Vacation Home Rental Use..

Motion Passed: 7 - 0

Voting For: Libby Edwards, Anita Hisey, Shannon Wilson, Jeff Kahl, Elvin Randell,
Mike Zagger, Tony Eldeen

Voting Against: None

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

Becky Sims prepared and distributed side-by-side comparison documents of use lists, suggested updated terminology and definitions borrowed from other municipalities and best practices.

- Focus on new, modern business types (e.g., co-working spaces, mixed-use live/work units).
- Differentiated uses by scale, impact, and location appropriateness (neighborhood vs. corridor-oriented).
- Identified categories for revenue potential (retail sales tax, hospitality/heads in beds, automotive, construction/home services).
- Provided maps and visual aids for the commission to review outside the meeting.

Historical Context:

- Many properties are “grandfathered” due to prior uses before current zoning; this limits flexibility for enforcement and modernizations.
- Discussion regarding how to eventually bring about improvements among legacy nonconforming uses.
- State law and local adoption specify grandfathered uses and loss of status upon change or abandonment.

Commissioner Comments/Inquiries:

- Incentive programs for existing businesses to upgrade or comply with new standards were suggested.
- Improving code enforcement via signage, screening, and visual appeal for current businesses.
- Concerns about land availability, lack of sewer on 1431, fragmented parcels, and large tracts held by families.
- Next steps to clarify definitions, and create a “living document” for tracking changes and suggestions.

No action taken.

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).

No executive session

8. Future Agenda Items

- Need recognized for new member orientation and collaborative Q&A, given the number of newly-appointed commissioners.
- The commission will organize a workshop, likely directly after the next P&Z meeting (starting at 7:00 PM) with staff in attendance for informal discussion.
- The October meeting was rescheduled for Wednesday, October 8, 2025 at 6:00 PM to avoid conflict with Granite Shoals’ National Night Out event at Quarry Park.

9. Adjournment

With no further discussion or items, the meeting was adjourned at 7:18pm by Shannon Wilson.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of September 2, 2025.

Shannon Wilson -
Chair
