



**NOTICE OF AGENDA  
GRANITE SHOALS BOARD OF ADJUSTMENTS  
REGULAR MEETING**

**WEDNESDAY, JANUARY 14, 2026 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](http://www.graniteshoals.org)

---

**AGENDA**

**1. Call to Order/Introductions/Welcome**

**2. Consent Agenda**

2.a. Discuss and consider approval of meeting minutes from April 30, 2025.

**3. Board of Adjustments Hearings**

3.a. Swearing in of hearing participants by City Secretary.

**3.b. Conduct a Public Hearing:**

**REQUEST FOR VARIANCE –CASE 25GSBOA -03;** Jason Schmer, 1009 Moss Downs Dr., Granite Shoals, TX 78654: To consider a variance to the City of Granite Shoals Code of Ordinances Chapter 40.

**Subsection §40-6 (l) Yard Requirements (3). Rear yard.** All lots shall have a rear yard of not less than five feet. **(5) Structural encroachments.** A building or structure may not encroach into the front yard, side yard, or rear yard.

**Subsection §40-29 Overlay districts. (4) Site Development Standards a.**

**Shoreline.** Where a lot abuts Lake Lyndon B. Johnson, the following setback and other requirements in relation to the shoreline shall be used. The shoreline shall usually be the water's edge, under normal conditions, existing as of the date of the requested building permit.

**i.** No main building, except as otherwise specified, shall be located nearer than ten feet to the shoreline. In no instance shall it extend beyond the original platted lot line. Accessory buildings to be located nearer than ten feet to the shoreline, including those attached to a boat dock as that term is defined in section **40-25** of this code, require a special use permit following the process required in section **40-25(i)** of this code.

**(i) Special permits.** Requests to permit the additional use of the structure, or the addition of an accessory building within ten feet of the shoreline, to include any type of living facilities, kitchen, toilets or urinals shall be submitted on an application form prescribed by the city and referred to the city manager or his or her designee for administrative review and approval or disapproval

The applicant is asking for the following consideration of a variance:

- To reduce the required rear setback from 5 feet to 0 feet.
- To waive the requirement that a structure not be built within 10 feet of the shoreline.

#### **4. Discussion and Action Items**

4.a. Discuss, consider, and take appropriate action regarding REQUEST FOR VARIANCE – CASE 25GSBOA -03; Jason Schmer, 1009 Moss Downs Dr., Granite Shoals, TX 78654: To consider approval, denial or approval with modification to the variance request to the City of Granite Shoals Code of Ordinances Chapter 40; specifically, as follows:

- To reduce the required rear setback from 5 feet to 0 feet.
- To waive the requirement that a structure not be built within 10 feet of the shoreline.

#### **5. Future Agenda Items**

#### **6. 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 the 6th day of January 2026. 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