



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

**WEDNESDAY, JANUARY 14, 2026 AT 6:00 PM**

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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)

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**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.

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Dawn Wright, City Secretary



**NOTICE OF AGENDA  
GRANITE SHOALS BOARD OF ADJUSTMENTS  
PUBLIC HEARING FOR VARIANCE**

**WEDNESDAY, APRIL 30, 2025 AT 6:00 PM**

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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)

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**MINUTES**

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

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

Attendance:

Ted Gulden

Greg Wright

Don Bryant

Steve Carter

Sarah Novo, City Manager

Dawn Wright, City Secretary

Josh Katz, City Attorney (zoom)

**2. Consent Agenda**

2.a. Discuss and consider approval of meeting minutes from February 26, 2025

- Moved by Greg Wright; seconded by Ted Gulden to approve the minutes from February 6, 2025.
- Motion Passed: 4 - 0
- Voting For: Steve Carter, Don Bryant, Greg Wright, Ted Gulden
- Voting Against: None

**3. Board of Zoning and Adjustments Hearing**

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

- The City Secretary swore in members of the public for the hearing.

3.b. Conduct a Public Hearing:

REQUEST FOR VARIANCE –CASE 25GSBOA -02; Travis Grubbs, 963 S. Lake Dr., Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection §40-6(h) Residential Accessory Buildings – Accessory buildings shall be located on the rear half of the lot, a minimum of five (5) feet from the main building, and shall comply with all side, side street, and rear yard setback requirements.

Public Hearing opened at 6:02PM.

- Mr. Grubbs supplied pictures of the utility lines, septic system location, and electric lines. The building is intended to protect vehicles and possibly serve as a garage or similar structure. Mr. Grubbs mentioned zoning restrictions related to electric lines preventing him from building on the South Lake Drive lots.
- Yvonne Clark - Neighbor to Mr. Grubbs asked why the building of the home did not accommodate this plan in the first place. She stated that she feels it would devalue the lots surrounding the area. Ms. Clark does not reside on the property.
- Connie Gray - Owns the lots next to the location of the proposed garage. She does not agree with the placement and that it might devalue the property in the area. Ms. Gray does not reside on the property.
- Mr. Grubbs responded to the concerns and asked for consideration.

Close Public Hearing at 6:18pm.

Public Hearing Re-opened at 6:20pm

- Greg Wright asked Ms. Gray why she thinks it would devalue the property. She responded with examples of random garages in the Kingsland area, then asked if Mr. Grubbs intended to landscape around the building. He stated that he intends on blending it into the existing home look.
- Ms. Clark gave an example of placing a building on her own property and following the Code of Ordinances.

Close Public Hearing 6:25pm

The Board of Commissioners adjourned into Executive Session under Government Code 551.71 -Consultation with Attorney, at 6:26pm.

The Board reconvened the public session at 6:33pm.

- No action was taken in the executive session.
- The Commissioners asked Mr. Grubbs about the layout of the lines on the property and the planning of the initial homebuilding. Mr. Grubbs states that he might have been able to accommodate it during the build, but there were setbacks that needed to be met.

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

- 4.a. Discuss, consider, and take appropriate action regarding Commission decision of REQUEST FOR VARIANCE –CASE 25GSBOA -02; Travis Grubbs, 963 S. Lake Dr., Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection §40-6(h) Residential Accessory Buildings – Accessory buildings shall be located on the rear half of the lot, a minimum of five (5) feet from the main building, and shall comply



with all side, side street, and rear yard setback requirements.

- Moved by Don Bryant; seconded by Steve Carter to deny case number 25GSBOA-02 based on the following findings: there are no special circumstances or conditions peculiar to the subject property; and the strict application of the terms of the zoning ordinance will not impose upon the applicant unusual and practical difficulties or a particular hardship which would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the ordinance. As part of the motion to deny, we find that the proposed variance is not in harmony with the ordinance's general purpose and intent, is not in the public interest and will not ensure that substantial justice will be done. The granting of the variance may merely serve as a convenience to the applicant, and will not alleviate some demonstrable and unusual hardship or difficulty for the applicant; and would confer upon the applicant a special privilege that is denied by the ordinance to other similarly-situated properties in the same district. The surrounding property may not be properly protected.
- Motion Passed: 3 - 1
- Voting For: Steve Carter, Don Bryant, Ted Gulden
- Voting Against: Greg Wright

## **5. Future Agenda Items**

- None

## **6. Adjournment**

With no further business, Chair Gulden adjourned the meeting at 6:45pm.

## **CERTIFICATION**

I hereby certify that the above minutes are true and correct from the Board of Adjustments meeting of April 30, 2025.

Commission Chair Ted  
Gulden

\_\_\_\_\_

Attest:

Dawn Wright - City Secretary

\_\_\_\_\_

NOTICE OF PUBLIC HEARING  
CITY OF GRANITE SHOALS  
JANUARY 14, 2026, 6:00 p.m.

Notice is hereby given that the Board of Adjustment of the City of Granite Shoals will hold a Public Hearing at the City of Granite Shoals City Hall, Council Chambers-2<sup>nd</sup> Floor located at 2221 N Phillips Ranch Road at 6:00 p.m., January 14, 2026.

*To consider granting a variance to the Single-Family Residential District for S7710 Sherwood Downs Lot 238, commonly known as 1009 Moss Downs, Granite Shoals, Texas 78654 as follows:*

- Reduce the required rear setback from 5 feet to 0 feet
- Waive the requirement that a structure not be built within 10 feet of the shoreline

The purpose of this public hearing is to allow citizens to voice their views to the Board of Adjustment regarding the variance request. All persons interested are invited to attend the public hearing and to provide their comments and testimony at the time and place referenced above. Comments may be submitted *in writing* to the City Secretary's office no later than noon on the date of either hearing date referenced above. For additional information, please contact Becky Sims, Building and Development Specialist, at (830) 598-2424 Ext. 713.



**Application for  
Variance from  
Board of  
Adjustments**

**City of Granite Shoals, TX**  
2221 North Phillips Ranch Road  
Granite Shoals, TX 78654  
phone (830) 598-2424 x 303  
[www.graniteshoals.org](http://www.graniteshoals.org)

**FOR OFFICE USE  
ONLY**

CASE NO.: 25-GSBOA-3

Application Received By: BSims Receipt No: \_\_\_\_\_ Date: 12-16-25

Fee: \$ 350 Zoning: R-1 Meeting Date January 14, 2026

- ☒ Completed application and fee - (Granite Shoals City Code. Ordinance 646)  
\$350 for variance or adjustment, \$100 for appeals.
- ☒ Site plan, drawn to scale and no larger than 11"x17", showing all existing and proposed improvements, setbacks from the property lines, and building elevations (if applicable.)
- ☒ If request is for an APPEAL OF DECISION of a city official, submit copy of decision as issued and a detailed statement explaining the grounds for the appeal.
- ☒ Proof of Ownership of the Property/tax appraisal information (available from Burnet County Central Appraisal District)

Variance to Section(s) No.: 40-6(1) 40-29(4)

Checklist: Metes & Bounds/Survey ☒ Notarized Owner Signature: ☒

***Please write legibly in black or blue pen, or type.***

|                                        |                                      |
|----------------------------------------|--------------------------------------|
| Owner:<br><u>JASON SCHMER</u>          | Applicant (if different than owner): |
| Address:<br><u>1009 MOSS DOWNS DR.</u> | Address:                             |
| <u>GRANITE SHOALS, TX 78654</u>        |                                      |
| Telephone:<br><u>(512) 771-8922</u>    | Telephone:                           |
| Email*: <u>jason.schmer@gmail.com</u>  | Email*:                              |

*\*Email should only be provided if you consent to your email address becoming a part of public record.*

**A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by the Zoning Ordinance to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.**

Location of the Property: (address/legal description)

Lot # 238 of Block # \_\_\_\_\_ of the SHERWOOD DOWNS Section

of SHERWOOD SHORES Subdivision. Commonly known as

1009 MOSS DOWNS DR. Granite Shoals, Texas 78654

(if applicable) Abstract # 57710 Survey Name: \_\_\_\_\_

Size of property: 0.82 acres

Metes and Bounds description - if applicable: please attach on separate page to this application.

Zoning of property: R-1

Present Use of Property: PRIMARY RESIDENCE

State the SPECIFIC PROVISION of the zoning ordinance for which you are requesting a variance. (You may give the Section number and paragraph, OR you may DESCRIBE the regulation/requirement.)

SEE ATTACHED EMAIL FROM BECKY SIMS. IT STATES THE EXISTING  
DESIGN VIOLATES ZONING ORDINANCE THAT 'NO MAIN BUILDING...  
SHALL BE LOCATED NEARER THAN 10 FEET TO THE SHORELINE.'  
~~HOWEVER I CANNOT LOCATE THIS IN THE ORDINANCE TO PROVIDE~~  
~~A SECTION NUMBER OR PARAGRAPH: §40-29(b)(4)(a)(i)~~

Describe SPECIFICALLY the variance you are seeking:

WE ARE ASKING TO BUILD A POOL THAT WILL EXTEND INTO  
THE 5' BUILDING SETBACK TO THE WATER'S EDGE.

## Jason Schmer

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**From:** Becky Sims <Building@graniteshoals.org>  
**Sent:** Wednesday, November 19, 2025 9:57 AM  
**To:** Theresa Canchola  
**Cc:** Jason Schmer; Kimberly Freeney  
**Subject:** Plan Review- 1009 Moss Downs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Theresa-

Upon review of the submitted pool plans, the proposed design does not comply with required setback regulations. The plans indicate that the pool is positioned directly on the rear property line. Zoning standards mandate a minimum rear setback of 5 feet. Additionally, because this property is waterfront, it must adhere to a 10-foot building setback from the shoreline or water's edge. The plans will need to be revised to comply. The other options may be consideration of a special permit or variance by the Board of Adjustments.

Rear yard.

*All lots shall have a rear yard of not less than five feet.*

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.*

Please let me know how I can help facilitate this project moving forward.



**BECKY SIMS**

*Building and Development*

☎ (830) 598-2424 x 713

☎ (830) 596-3318 - Cell

✉ Building@graniteshoals.org

📍 2221 North Philips Ranch Rd.

Granite Shoals, TX. 78654

🌐 graniteshoals.org



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In order for your request to be granted, the Board of Adjustment must cast at least FOUR out of five votes in support of your application.

In order for the Board members to vote in support of your application, you must prove several things by your application.

Your application must clearly show that your property has SPECIAL CONDITIONS- for instance - AREA, SHAPE or SLOPE of the property that distinguish it from other properties within the same zoning district and must explain how these conditions prevent your property from being appropriately developed without a variance. (This section may not be necessary for appeal of decision cases, complete if applicable)

Describe the SPECIAL CONDITIONS of the property that distinguish it from other properties in the same zoning district:

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DUE TO THE SLOPE OF THE PROPERTY AND THE GRANITE  
SURFACE, IT IS VERY COSTLY / IMPOSSIBLE TO DIG INTO THE  
GROUND. ALSO THE EXISTING PLACEMENT OF THE HOUSE  
LIMITS AVAILABLE SPACE. TO BUILD A POOL WITH REASONABLE  
SIZE / DEPTH IT NEEDS TO BE PLACED AS CLOSE TO  
THE WATER AS POSSIBLE.

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Explain how these SPECIAL CONDITIONS prevent the property from being appropriately developed without a variance:

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AS STATED ABOVE WITH THE GRANITE SURFACE, IT  
IS NEAR IMPOSSIBLE TO DIG WITHOUT BLASTING.

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Additionally, in order for the Board members to vote in support of your application, it must be shown that the SPECIAL CONDITIONS that you have described are NOT the result of your own actions (See *City of Dallas v. Vanesko*, 189 S.W.3d 769 (Tex. 2006)).

Explain how the SPECIAL CONDITIONS affecting your property came to be, AND how they ARE NOT the result of YOUR OWN ACTIONS, (This section may not be necessary for appeal of decision cases, complete if applicable):

---

THE SURFACE CONDITIONS OF THE LOT WERE OBVIOUSLY

---

THERE BEFORE WE PURCHASED THE PROPERTY.

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Furthermore, you must demonstrate that the variance you are seeking will permit you to enjoy the same rights with respect to the use of your property that are presently enjoyed by other properties in the same vicinity or zone as your property.

Explain how the City's ordinance requirement(s) prevent you from enjoying a right to use your property that is presently enjoyed by other properties in the same vicinity or zone as your property:

A RECENTLY CONSTRUCTED HOME AT <sup>180</sup>~~185~~ POINTVIEW DRIVE

---

HAS A POOL VERY SIMILAR TO OUR DESIGN. THIS POOL IS ALSO

---

LOCATED VERY CLOSE TO THE WATER'S EDGE. THIS POSITIONING

---

MAXIMIZES LAKE VIEWS. WHILE WE HAVE NOT MEASURED

---

IT APPEARS TO BE CLOSER THAN 5' TO WATER EDGE.

Additionally, you must demonstrate that the granting of a variance will not adversely affect the land use pattern as outlined in the City's zoning map and will not adversely affect any other feature of the City's comprehensive use plan.

Explain how your request for a variance will not adversely affect the City's land use pattern or any other feature of the City's comprehensive use plan: (This section may not be necessary for appeal of decision cases, complete if applicable)

THIS IMPROVEMENT HAS NO IMPACT ON THE ZONING OR  
USE OF THE PROPERTY. THIS IS SIMPLY ADDING A POOL  
TO A SINGLE FAMILY RESIDENCE.

Finally, you must demonstrate that the granting of the variance will not be a material detriment to the public welfare or injure the use, enjoyment or value of the properties in the vicinity of your property.

Explain how the granting of a variance will not be injurious to the public welfare or to the use, enjoyment or value of the properties in the vicinity of your property (This section may not be necessary for appeal of decision cases, complete if applicable):

THIS IMPROVEMENT WILL ENHANCE THE PROPERTY  
ASTHETICALLY IN MANY WAYS. WHILE VIEWS ARE  
LARGELY OBSTRUCTED FROM THE NEIGHBORS BY EXISTING  
STRUCTURES, IT WILL IMPROVE VIEWS FROM THE LAKE.  
A VIDEO OF THE PROPOSE PLAN IS ALSO PROVIDED.



### **Required Acknowledgements**

Please read the following statements carefully and initial each line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

#### **Initial**

J.S. By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any and all City codes **within 30 days**.

J.S. I understand and agree that prior to the hearing of this case by the Board of Adjustment, staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner prior to visiting the site. I hereby agree to allow staff to enter the property for the purposes of conducting the site visit, and I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, I understand that my case may be delayed.

J.S. Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least five (5) business days prior to the public hearing, and will not be returned.

J.S. Refunds will not be issued.

J.S. I understand that I may be represented at the hearing, either personally or through the agent of my choosing. I understand that the Board may deny requests for which the applicant or an agent do not appear to provide testimony.

J.S. I understand that letters will be sent to neighboring property owners, and that information from this application will be published in the *Highlander News*, to notify the public and interested parties about this case.

J.S. I understand that all Board of Adjustment Hearings are noticed and held in open session and that citizens will be given a chance to be heard.

### **YOUR RIGHT TO APPEAL THE BOARD'S DECISION.**

**If you are dissatisfied with the Board's decision, you have a right to seek judicial review pursuant to Texas Local Government Code § 211.011.**

***Granite Shoals Board of Adjustments operates under applicable sections of the Local Government Code Section 211. This Code is available on the internet at the State of Texas website.***

**The BOA may authorize a variance from the Zoning Ordinance only upon finding:**

- (1) There are special circumstances or conditions peculiar to the property;
- (2) The strict application of the terms of the Zoning Ordinance will impose upon the applicant unusual and practical difficulties or a particular hardship that would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the Ordinance;
- (3) The proposed variance is in harmony with the Ordinance;
- (4) The proposed variance is in the public interest and will ensure that substantial justice will be done;
- (5) The granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty for the applicant;
- (6) The proposed variance not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district;
- (7) The surrounding property will be properly protected and there are sufficient remaining regulations adequate to govern the project.

#### **STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTIONS**

**I have diligently searched all applicable records, and to my best knowledge and belief, there are no restrictive covenants that apply to the property that would be in conflict with this Variance Request, except as follows:**

**Copy here or attach any restrictive covenant(s) that apply to your request. If there are none, then enter the word "NONE".**

NONE

**Definition:**

**"Restrictive Covenants and/or Deed Restrictions" are legal restrictions on the use of land in a subdivision, and are conditions under which you received title. These restrictions were made by the original developer and can be different for each subdivision. The City of Granite Shoals is not legally a party to these conditions and does not enforce restrictive covenants, but the owner of any property in the subdivision may have the right to file litigation if you violate a restrictive covenant. Restrictive Covenants/Deed Restrictions are on file at the Burnet County Courthouse and are also contained in the property abstract.**

(Additional information may be deemed necessary by staff for processing this request.) This application must be completed in full, and all information requested must be provided, or this application will be declared incomplete and the case will not be scheduled.

Any additional information applicant wishes to provide regarding this request (optional):

§40-29(b)(1) STATES THAT THE WATERFRONT OVERLAY DISTRICT (WF)  
"is intended to preserve and enhance the quality of waterfront property  
along Lake Lyndon B. Johnson within the City of Granite Shoals." THIS IS  
EXACTLY WHAT WE ARE TRYING TO ACCOMPLISH WITH THIS IMPROVEMENT.  
WE WANT TO BRING OUR HOME TO THE LINES OF APPLEHEAD OR LAKE  
ESCONDIDO. UNFORTUNATELY DUE TO THE GRANITE, WE ARE LIMITED  
ON HOW TO DO SO. BY GRANTING THIS, WE CAN ACHIEVE WHAT THE  
ORDINANCE IS DESIGNED TO DRIVE.

*I hereby certify that the information provided is true and correct to the best of my knowledge.*

Date: 12/14/2025

Signed: JASON SCHMER Print Name: JASON SCHMER

**PROPERTY OWNER ACKNOWLEDGEMENTS**Notarized signature of *all* owners is mandatory.*Use additional sheets if necessary.*

**Property Ownership Acknowledgement:** As owner of the property described in this application, I understand that my property is being considered for a zoning variance from the City of Granite Shoals.

Signature of Owner *Jason Schmer* Date 12/15/25

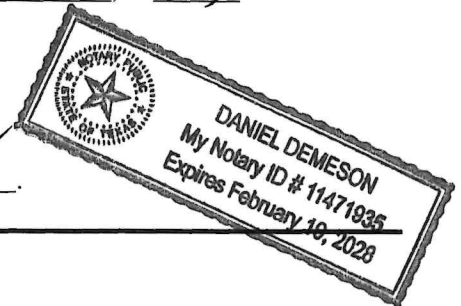
Owner's Name (Typed or Printed) JASON SCHMER

**Notary Acknowledgement:** Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 15 day of Dec., 2025.

*[Signature]*  
Notary Public In and For Texas

My commission expires the 19 day of Feb, 2028.

**Agent Authorization (if applicable)**

**Agent Authorization:** I, \_\_\_\_\_, owner of the aforementioned property do hereby certify that I have given my permission to \_\_\_\_\_ to act as my agent for this variance request.

Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner's Name (Typed or Printed) \_\_\_\_\_

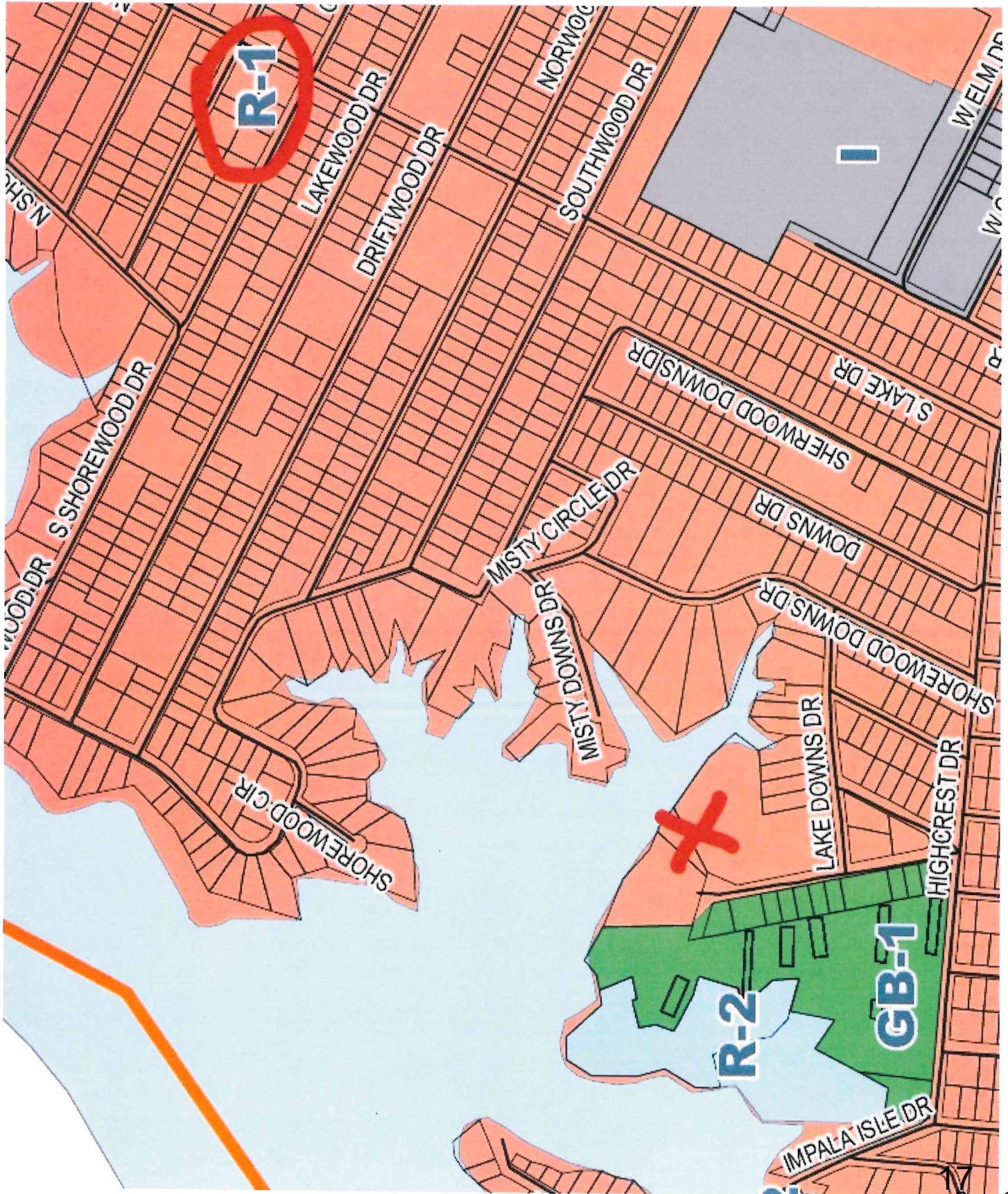
**Notary Acknowledgement:** Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public In and For Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.





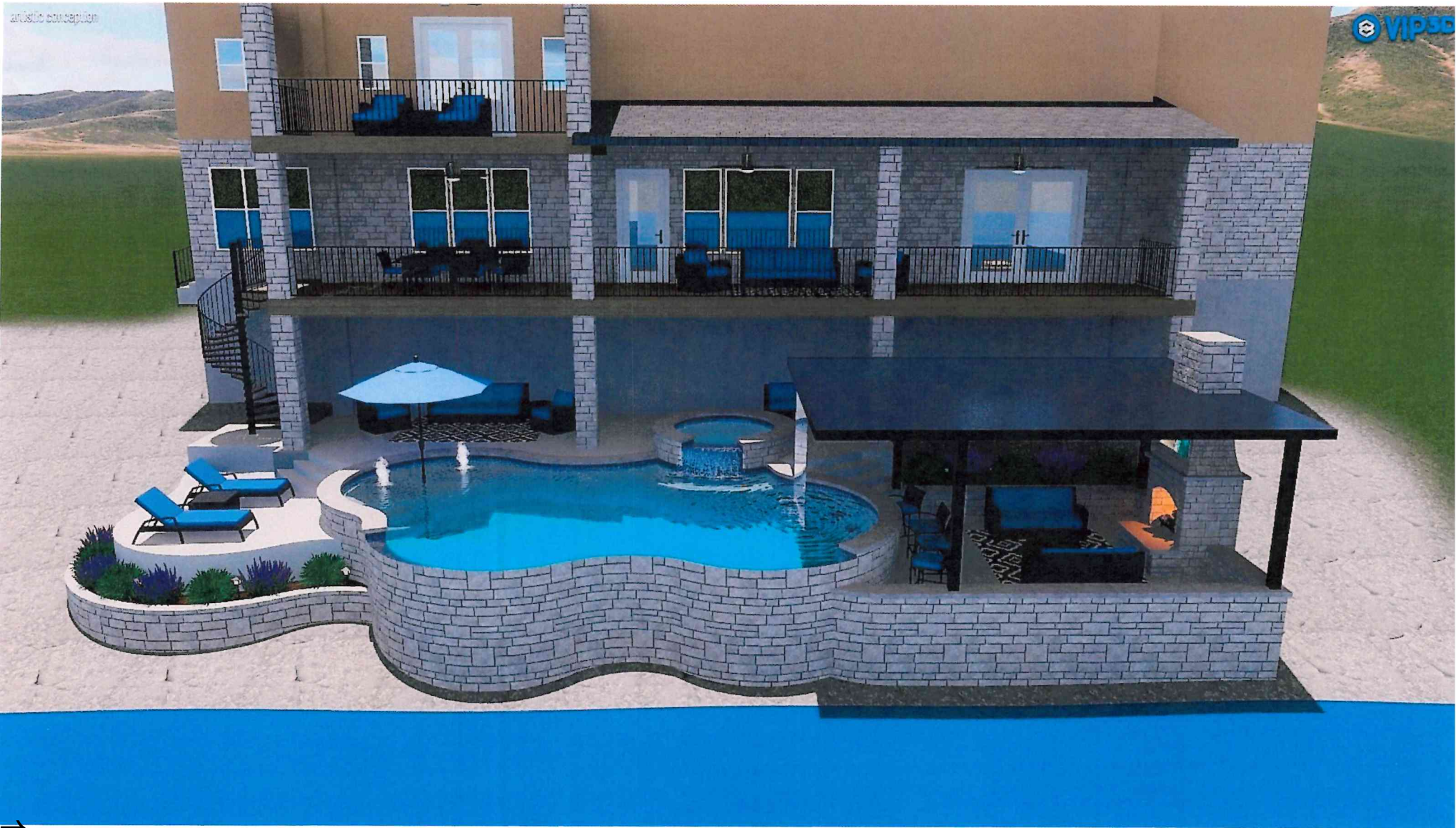






artistic conception

VIP30



# LAND TITLE SURVEY

BEING LOT NO. 238, SHERWOOD DOWNS SECTION OF SHERWOOD SHORES, A BURNET COUNTY SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 148 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

## LEGEND

- PK NAIL SET SET
- ⊙ 1/2" IRON ROD FOUND
- ▲ CALCULATED CORNER
- ▲ DRILL MARK FOUND
- ⊞ WATER METER
- OVERHEAD UTILITY LINES
- ⊘ POWER POLE
- ← GUY WIRE
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- [ ] RECORD INFORMATION

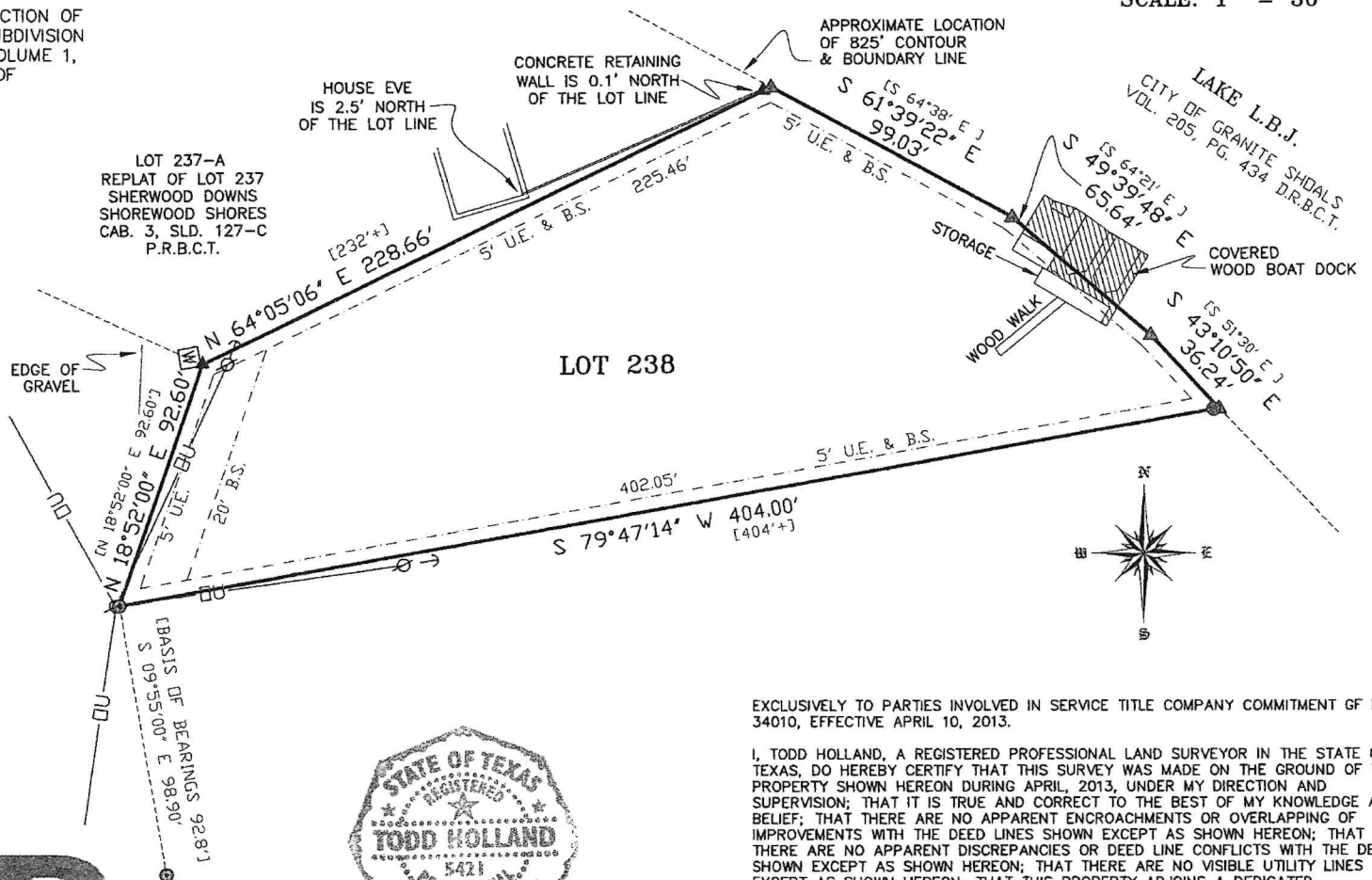
THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. RESTRICTIONS, EASEMENTS AND BUILDING SETBACKS RECORDED IN VOL. 137, PG. 124 D.R.B.C.T.
2. FLOODAGE AND INUNDATION EASEMENT TO LOWER COLORADO RIVER AUTHORITY RECORDED IN VOL. 107, PG. 41 D.R.B.C.T.
3. BLANKET TYPE EASEMENT TO P.E.C. RECORDED IN VOL. 144, PG. 120 D.R.B.C.T.
4. ALL CURRENT CITY OF GRANITE SHOALS ZONING AND LAND USE ORDINANCES.
5. ANY RIGHTS OR REGULATIONS OF THE LOWER COLORADO RIVER AUTHORITY.

**HOLLAND** LLC  
**SURVEYING**

PROFESSIONAL SURVEYING AND MAPPING SERVICES

P.O. BOX 1647  
MARBLE FALLS, TEXAS 78654  
830-798-8850 830-598-1285



EXCLUSIVELY TO PARTIES INVOLVED IN SERVICE TITLE COMPANY COMMITMENT GF No. 34010, EFFECTIVE APRIL 10, 2013.

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING APRIL, 2013, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS WITH THE DEED LINES SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

4-22-13

DATE

CLIENT: ELSIE HIGDON  
HOLLAND #: 2013-047  
DRAWN BY: T. HOLLAND

Todd Holland  
TODD HOLLAND  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 5421, STATE OF TEXAS

SCALE: 1" = 30'

LAKE L.B.J.  
CITY OF GRANITE SHOALS  
VOL. 205, PG. 434 D.R.B.C.T.

# FORM SURVEY

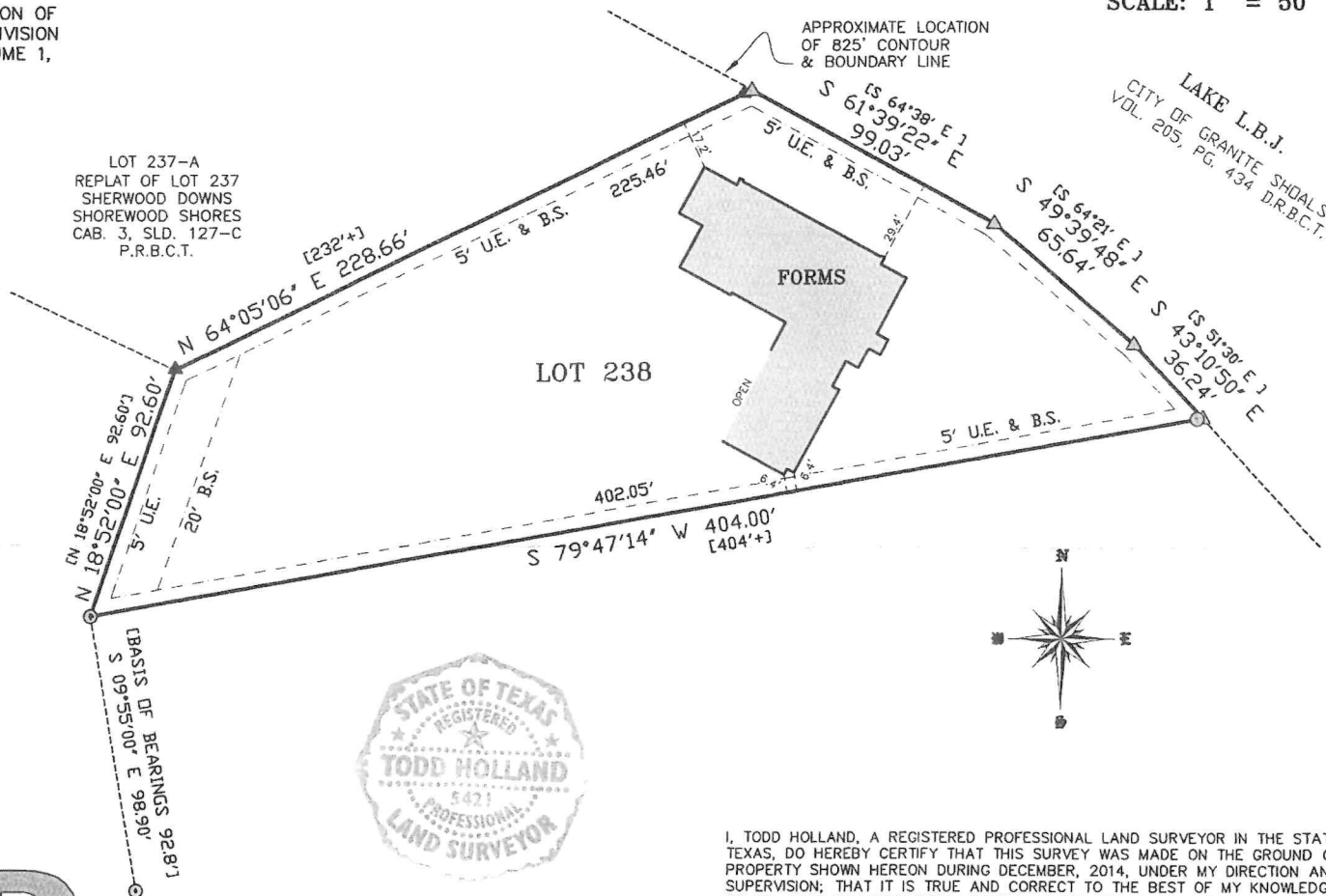
BEING LOT NO. 238, SHERWOOD DOWNS SECTION OF SHERWOOD SHORES, A BURNET COUNTY SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 148 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

SCALE: 1" = 50'

LOT 237-A  
REPLAT OF LOT 237  
SHERWOOD DOWNS  
SHOREWOOD SHORES  
CAB. 3, SLD. 127-C  
P.R.B.C.T.

## LEGEND

- PK NAIL SET SET
- ⊙ 1/2" IRON ROD FOUND
- △ CALCULATED CORNER
- ▲ DRILL MARK FOUND
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- [ ] RECORD INFORMATION



**HOLLAND**  
SURVEYING LLC

PROFESSIONAL SURVEYING AND MAPPING SERVICES

P.O. BOX 1647  
MARBLE FALLS, TEXAS 78654  
830-798-8850 830-598-1285

I, TODD HOLLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING DECEMBER, 2014, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY.

12-8-14  
DATE

CLIENT: JESSICA SCHMER  
HOLLAND #: 20143-108-FORMS  
DRAWN BY: T. HOLLAND

*Todd Holland*  
TODD HOLLAND  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 5421, STATE OF TEXAS

# Burnet CAD Property Search

## Property Details

### Account

|               |        |                |                      |
|---------------|--------|----------------|----------------------|
| Property ID:  | 106473 | Geographic ID: | 07710-0000-00238-001 |
| Type:         | R      | Zoning:        |                      |
| Property Use: |        | Condo:         |                      |

### Location

|                       |                                          |         |  |
|-----------------------|------------------------------------------|---------|--|
| Situs Address:        | 1009 MOSS DOWNS GRANITE SHOALS, TX 78654 |         |  |
| Map ID:               | 1005A2                                   | Mapsco: |  |
| Legal Description:    | S7710 SHERWOOD DOWNS LOT 238             |         |  |
| Abstract/Subdivision: | S7710                                    |         |  |
| Neighborhood:         | (LBJWF) LBJ WATERFRONT                   |         |  |

### Owner

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Owner ID:        | 230782                                                           |
| Name:            | SCHMER JASON B                                                   |
| Agent:           | 234764                                                           |
| Mailing Address: | 1009 MOSS DOWNS DR<br>GRANITE SHOALS, TX 78654                   |
| % Ownership:     | 100.0%                                                           |
| Exemptions:      | HS -<br>For privacy reasons not all exemptions are shown online. |

## Property Values

|                                 |                 |
|---------------------------------|-----------------|
| Improvement Homesite Value:     | \$1,736,000 (+) |
| Improvement Non-Homesite Value: | \$0 (+)         |
| Land Homesite Value:            | \$764,000 (+)   |
| Land Non-Homesite Value:        | \$0 (+)         |
| Agricultural Market Valuation:  | \$0 (+)         |



|                                 |                 |
|---------------------------------|-----------------|
| <b>Market Value:</b>            | \$2,500,000 (=) |
| <b>Agricultural Value Loss:</b> | \$0 (-)         |
| <b>Appraised Value:</b>         | \$2,500,000 (=) |
| <b>HS Cap Loss:</b>             | \$0 (-)         |
| <b>Circuit Breaker:</b>         | \$0 (-)         |
| <b>Assessed Value:</b>          | \$2,500,000     |
| <b>Ag Use Value:</b>            | \$0             |

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

For taxing information on PIDs, please call our office.

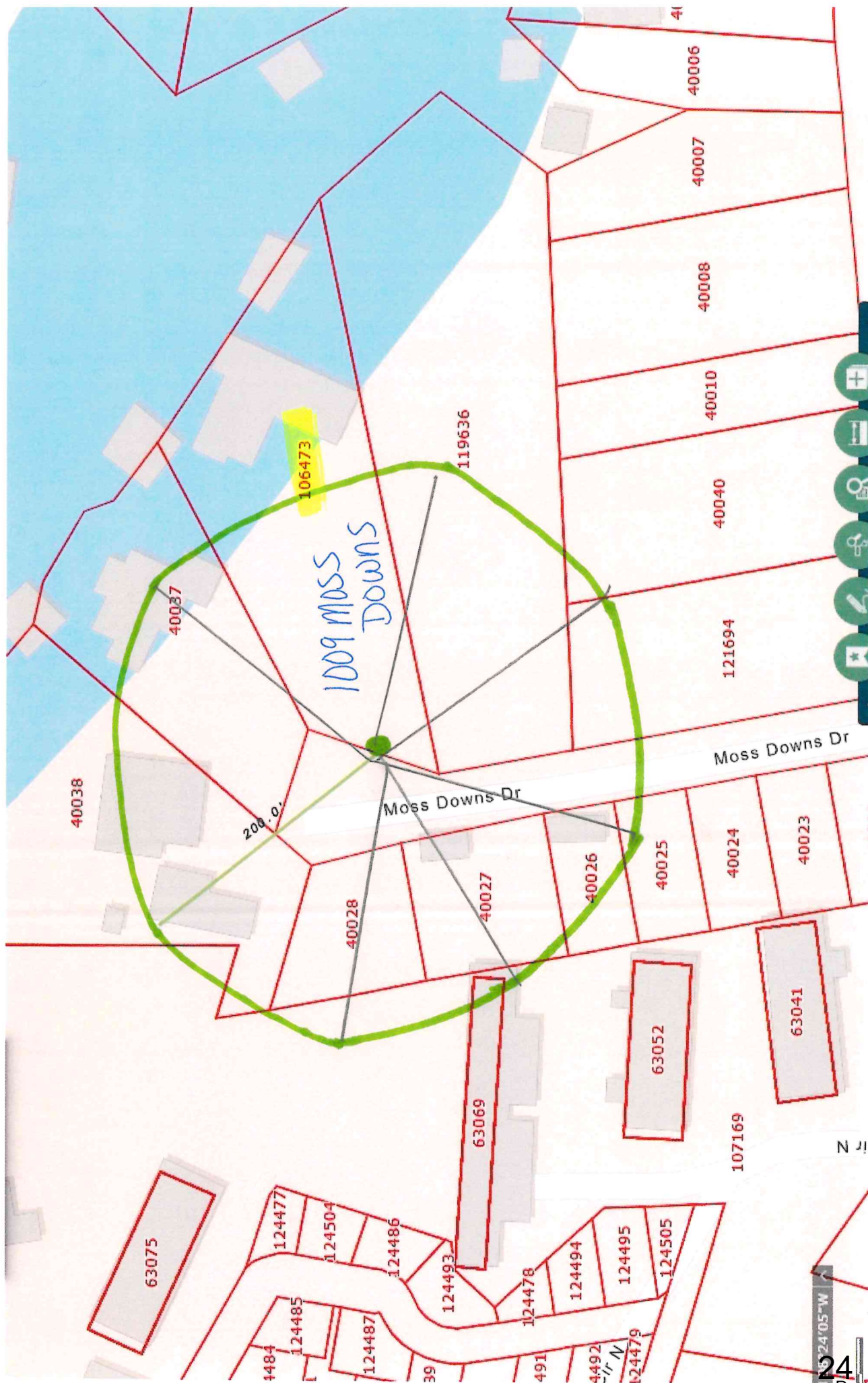
**Owner:** SCHMER JASON B **%Ownership:** 100.0%

| Entity | Description                         | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|-------------------------------------|----------|--------------|---------------|---------------|----------------|
| CGR    | CITY OF GRANITE SHOALS              | 0.542400 | \$2,500,000  | \$2,495,000   | \$13,532.88   |                |
| GBU    | BURNET COUNTY                       | 0.286300 | \$2,500,000  | \$2,500,000   | \$7,157.50    |                |
| RSP    | CO SPECIAL, ROAD & BRIDGE           | 0.046000 | \$2,500,000  | \$2,497,000   | \$1,148.62    |                |
| SMA    | MARBLE FALLS ISD                    | 0.885500 | \$2,500,000  | \$2,360,000   | \$20,897.80   |                |
| WCD    | WATER CONSERV DIST OF CENTRAL TEXAS | 0.005500 | \$2,500,000  | \$2,500,000   | \$137.50      |                |
| CAD    | CENTRAL APPRAISAL DISTRICT          | 0.000000 | \$2,500,000  | \$2,500,000   | \$0.00        |                |

**Total Tax Rate:** 1.765700

**Estimated Taxes With Exemptions:** \$42,874.30

**Estimated Taxes Without Exemptions:** \$44,142.50





City of Granite Shoals  
2221 N Phillips Ranch Road  
Granite Shoals, Texas 78654  
(830) 598-2424

December 23, 2025

Property Owner  
Address  
City, State, Zip

**Subject:** Public Hearing Notification – Zoning Variance Request

Dear Property Owner,

You are receiving this notice because our records show that you own property within 200 feet of S7710 Sherwood Downs Lot 238, commonly known as 1009 Moss Downs, Granite Shoals, Texas 78654.

Mr. Jason Schmer, property owner, has submitted a request for a zoning variance to:

- Reduce the required rear setback from 5 feet to 0 feet
- Waive the requirement that a structure not be built within 10 feet of the shoreline

Additionally, the applicant is requesting permission to construct a pool within the 5-foot utility easement.

A public hearing will be held to consider this request:

***Date: January 14, 2026***

***Time: 6:00 p.m.***

***Location: City Hall***

***City Council Chambers- 2<sup>nd</sup> Floor***

***2221 N Phillips Ranch Road***

***Granite Shoals, Texas 76550***

You are invited to attend the hearing and/or submit written comments to:  
Becky Sims, Building and Development Specialist  
[Building@graniteshoals.org](mailto:Building@graniteshoals.org)

Sincerely,

Becky Sims, Building and Development Specialist

City of Granite Shoals  
830-598-2424 Ext. 713

Written Comments  
Schmer- Variance Request

***Please return to Becky Sims on or before the date of the public hearing.***

My name is \_\_\_\_\_, owner of property located at: \_\_\_\_\_

At this time, I \_\_\_\_\_ (do) or \_\_\_\_\_ (do not) plant to attend the Public Hearing noted above.

As a property owner who may be affected by this variance request, I want to the board to know that I protest ( ) or approve ( ) the variance request.

My support or objection to this request is because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Written form received by staff on: \_\_\_\_\_ by \_\_\_\_\_





## Board of Adjustments STAFF REPORT

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**Subject:** 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.

**Date:** January 14, 2026

**Submitted by:** Becky Sims, Building & Development Specialist

**Department:** Committees / Commissions

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### Background:

Mr. Jason Schmer has been working with Cody Pools to design a pool for his residence at 1009 Moss Downs Dr. The application for permit was received on November 6, 2025. Upon review by staff and Bureau Veritas, third party plan review firm, it was found that the proposed design does not comply with required setback regulations. The plans indicate that the pool is positioned directly on the rear property line. Zoning standards mandate a minimum rear setback of 5 feet. Additionally, because this property is waterfront, it must adhere to a 10-foot building setback from the shoreline or water's edge. Staff advised that the plans would need to be revised to comply, along with option of consideration of a special permit or variance by the Board of Adjustments.

Mr. Schmer submitted his application for consideration of a variance on December 16, 2025. Staff mailed nine (9) letters to property owners within 200 feet of applicant's property. As of the date of this report, no letter in favor or in opposition have been received.

### Recommendation:

For the board to consider approval of variance, the applicant must prove that the literal

enforcement of the zoning regulation will result in an unnecessary hardship for the applicant, and so that the spirit of the ordinance shall be observed. The hardship results from conditions that are peculiar to the property, not a self-created hardship.

**Fiscal Impact:**

N/A

**Attachments:**

None