NOTICE OF AGENDA

GRANITE SHOALS PLANNING AND ZONING COMMISSION

REGULAR MEETING

TUESDAY, APRIL 1, 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

Online Link: https://youtube.com/live/lWTYJcHjkpc?feature=share

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

2. **Public Comments/Announcements**

3. **Consent Agenda**

   3.a. Discuss and consider approval of meeting minutes from January 30, 2025

4. **Action Items**

   4.a. Discuss, consider, and take appropriate action regarding the Code of Ordinances, Chapter 40 workgroup and rewrite.

   4.b. Discuss, consider, and take appropriate action regarding discussion of code enforcement.

   4.c. Discuss, consider, and take appropriate action regarding property replats and the future focus of the Planning and Zoning Commission.

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 6:00 PM on the 28th day of March, 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

PLANNING AND ZONING REGULAR MEETING
THURSDAY, JANUARY 30, 2025 – 6:00 PM
2221 N. PHILLIPS RANCH RD - CITY HALL
UPSTAIRS; 2ND FLOOR COUNCIL CHAMBER
GRANITE SHOALS, TX 78654

MINUTES

---

1. Call to Order/Welcome/Roll Call

The meeting was called to order at 6:01pm.

Attendance: Shannon Wilson, Dan Romasko, Paul Fletcher, Libby Edwards, Forest Henson

Mike Pfister (Council Liaison)

City Staff: City Manager Sarah Novo, City Secretary Dawn Wright

- Motion made by Forest Henson to excuse absences of Anita Hisey and Pete Borths.
  - Second by Libby Edwards.
  - Unanimous vote 5-0

2. Public Comments: *At this time, any person with business before the Commission not scheduled on the agenda may speak when recognized. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur.*

- None

3. Consent Agenda:

3.a Discuss and consider approval of meeting minutes from 11/19/2024.

- Motion made by Libby Edwards to accept the minutes as written.
  - Second by Paul Fletcher.
  - Motion carried by unanimous vote 5-0

4. Action Items:

4.a Discuss and take action regarding the election of following commission positions for 2025:

- Chair
- Vice-Chair
- Secretary

- Motion made by Dan Romasko to retain Shannon Wilson as chair of the commission.
  - Second by Forest Henson
  - Motion carried unanimously 5-0
- Motion made by Dan Romasko to retain Paul Fletcher as vice chair of the commission.
  - Second by Forest Henson.
  - Motion carried unanimously 5-0
- Motion made by Libby Edwards to nominate Forest Henson as secretary of the commission.
  - Second by Paul Fletcher.
  - Motion carried unanimously 5-0

4.b Discuss, consider, and take appropriate action regarding review of Chapter 40 re-draft status and possible suggestions for changes.

- Zoning Ordinance Redraft Working Group Discussion Summary:

Purpose and Strategy:

- Aim to revise and clarify the zoning ordinance to improve readability and effectiveness.
- Decided not to change the strategic direction of the ordinance unless a new process is initiated.

Council Input:

- Noted the City Council's interest in a more development-friendly ordinance.
- Agreed to incorporate council feedback into the redraft process.

Approach and Schedule:

- Initial Steps:
  - Draft outline based on today's input.
  - Review and approval by City Council in February.
  - Form the working group and begin drafting changes.
- Timeline:
  - February: Submit outline to City Council and form the working group.
  - March to April: Iterate drafts, review with city attorney, and incorporate council feedback.
  - May to June: Final redraft of Chapter 40.
- Meetings:
  - Weekly working group meetings anticipated.
  - Potential shift to the first Tuesday of each month to accommodate scheduling.
- Membership:
  - Current members: Lady Shannon and user (proposing to be chair).

        - Seeking additional members from City Council:
            - Catherine Bell and Mike Pfister expressed willingness to join.
            - Aim to include developers and builders for comprehensive input.
    - Citizen and Developer Engagement:
        - Develop questionnaires targeting developers and builders for feedback.
        - Plan to interview key permit holders and frequent ordinance users.
        - Specific outreach to individuals like Jason Brady and companies involved in dock building.

Scheduling of Meetings

- Current Scheduling Issues:
    - Previous delays caused the schedule to be a month late.
    - Proposed shifting meetings to the first Tuesday of each month to streamline the process.
- Next Steps:
    - Confirm availability of all members, including Anita's new work schedule.
    - Send out meeting schedule adjustments to all members.

Additional Discussions

- Special Use Permits:
    - Mentioned a special review process for waterfront permits.
    - Sarah is working on developing a form for this purpose.
- Community Feedback:
    - Importance of summarizing Chapter 40 for new working group members.
    - Proposal to refer City Council directly to the zoning ordinance on the city's website for transparency.

- Motion made by Forest Henson to move forward as discussed.
    - Second by Libby Edwards.
    - Motion carried unanimously 5-0

5. Future Agenda:

- Gather input about moving the P and Z meeting to the first Tuesday of each month.
- Setback/Special use permit questionnaire.

6. Adjournment:

- Shannon Wilson adjourned the meeting at 6:36pm.

Certification

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of January 30, 2025.

Shannon Wilson - Commission Chair ______________________________

Attest:
Dawn Wright-City Secretary ___________________________