



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

WEDNESDAY, APRIL 30, 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

<https://us02web.zoom.us/j/86015804967>

Meeting ID: 860 1580 4967

Passcode: 810797

1. Call to Order/Introductions/Welcome

2. Consent Agenda

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

3. Board of Zoning and Adjustments Hearing

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

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.

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.

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 23rd day of April, 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



**BOARD OF (ZONING) ADJUSTMENTS (BOA)
WEDNESDAY, FEBRUARY 26, 2025 – 6:00 PM
GRANITE SHOALS CITY HALL
2221 N. PHILLIPS RANCH RD
GRANITE SHOALS, TX 78654**

MINUTES

1. Call to Order

• Roll Call

Ted Gulden called the meeting to order at 5:58pm.

Attendance:

Ted Gulden

Ryan McMahon

Steve Carter

Bill Farr

Greg Wright

2. Consent Agenda:

2.a Discuss, consider, and take appropriate action regarding opening applications for an alternate member to the Parks Advisory Committee for Council consideration.

Incorrect item- no action

2.b Discuss and consider approval of meeting minutes from March 18, 2024.

- Motion made by Steve Carter to approve the minutes and seconded by Ryan McMahon.

Motion carried by unanimous vote.

3. Commission Business:

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

- Chair
- Vice-Chair

- Motion made by Ryan McMahon to name Ted Gulden as Chair and Stephen Carter as

Vice Chair.

- Second by Steve Carter.
- Voting was unanimous and the motion carried.

3.b Swearing in of Commissioners and citizens participating in the public hearing by City Secretary.

- The City Secretary swore in participants that intended to speak during the public hearing.

4. Board of Zoning and Adjustments Hearing(s):

4.a Conduct a Public Hearing:

REQUEST FOR VARIANCE –CASE 25GSBOA -01; Stephen & Laura Hatcher, 204 Green Acres Dr, Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection 40-6(q): Easements - No structure, or portion thereof, including sidewalk/flatwork, may encroach on any easement.

- The Public Hearing was opened at 6:03PM.
- Applicant, Stephen Hatcher addressed the Commission summarizing the request and need for variance.
 - Request:
 - Structures Proposed: AC compressor, HVAC compressor, and pool equipment.
 - Location: Along the south side of the property, extending approximately 24 inches into the easement area.
 - Existing Conditions: Foundation is a pre-built slab not within the easement. Space is available on the north side for access to casita, septic tank, and boat facility.
 - Justifications:
 - Lot Shape: Pie-shaped with a significant 17-foot elevation drop on the south side.
 - Access Requirements: Necessitated by the placement of the septic tank and ensuring vehicle access to the casita.
 - Willingness to Mitigate Impacts: Open to installing barriers such as walls or privacy fences to address visual and noise concerns.
- Public Response
 - Mr. John Foote's Testimony:
 - Opposition to Variance: Concerned about noise and aesthetics of pool equipment affecting his property.

- Support for Existing Code: Believes in adhering to current zoning laws to maintain neighborhood standards.
- Alternative Solutions: Suggested repositioning of AC units and pool equipment to minimize impact.
- Personal Impact: Expressed desire to avoid having to install privacy fences or compromise views.
- The Public Hearing was closed at 6:23pm.

5. Discussion and Action Items:

5.a Discuss, consider, and take appropriate action regarding commission decision of REQUEST FOR VARIANCE –CASE 25GSBOA -01; Stephen & Laura Hatcher, 204 Green Acres Dr, Granite Shoals, TX 78654: Code of Ordinances Chapter 40, Subsection 40-6(q): Easements - No structure, or portion thereof, including sidewalk/flatwork, may encroach on any easement.

Board Discussion:

- Clarifications on Easement Regulations:
 - Structure Definition: Equipment with fixed lines and power connections is considered a structure, not just the flat work.
- Challenges Identified:
 - Lot Slope: Significant elevation drop complicates property layout and equipment placement.
 - Previous Cases: Referenced past variance approvals that led to complications, emphasizing caution.
- Consideration of Ordinance Compliance:
 - Zoning Ordinance Adherence: Emphasis on consistent application of rules to avoid setting unwanted precedents.
 - Unique Hardship Assessment: Debated whether the property's specific conditions constitute a unique hardship warranting a variance.
- Josh Katz's Remarks:
 - Uniqueness of Each Variance: Clarified that approving one variance does not obligate approval of others.
 - Judicial Nature of Decisions: Encouraged the board to evaluate each case based on its individual merits and circumstances.
 - Factors to Consider:
 - Unique hardship not caused by the applicant.
 - Public interest implications.
 - Necessity versus convenience of the variance.
 - Impact on surrounding properties.

- Motion made by Ryan McMahon to deny case number 25GSBOA - 01 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.
 - Second by Bill Farr.
 - Voting was unanimous and the motion to deny carried. 5-0

6. Adjourn

- Ted Gulden adjourned the meeting at 6:44pm.

Certification:

I hereby certify that the above minutes are true and correct from the Board of (Zoning) Adjustments Commission meeting of February 26, 2025.

Ted Gulden - Commission Chair _____

Attest:

Dawn Wright-City Secretary _____