



**NOTICE OF AGENDA
GRANITE SHOALS PLANNING AND ZONING COMMISSION
REGULAR MEETING**

TUESDAY, MAY 6, 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

Livestream: <https://youtube.com/live/dnZrn8-15vI?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 April 1, 2025.

4. Discussion Items

4.a. Discuss and consider recommendations from the work group.

4.b. Discuss and consider the definition and focus of accessory buildings in Chapter 40, Sec. 6 (f)(g)(h).

5. Action Items

5.a. Discuss, consider, and take appropriate action regarding Chapter 40 Sec.13(b);Permitted uses in a General Business District Two.

5.b. Discuss, consider, and take appropriate action regarding Chapter 40 Code of Ordinances.

6. Future Agenda Items

7. 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 2nd day of May, 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**



**NOTICE OF AGENDA
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REGULAR MEETING
TUESDAY, APRIL 1, 2025 AT 6:00 PM**

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Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Call to Order/ Roll Call/ Welcome

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

Attendance:

Shannon Wilson

Pete Borths

Dan Romasko

Libby Edwards

Anita Hisey

Mike Pfister-Liaison

Tim Campbell -ACM

Dawn Wright-City Secretary

Moved by Libby Edwards; seconded by Anita Hisey to excuse the absences of Forest Henson and Paul Fletcher.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Dan Romasko, Anita Hisey, Pete Borths, Shannon Wilson

Voting Against: None

2. Public Comments/Announcements

- There were no public comments.

3. Consent Agenda

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

- It was noted that “Lady Shannon” at the bottom of page 2 of the minutes needed to be amended to read; “Libby, Shannon, and Dan. The City Secretary will make the corrections.

Moved by Libby Edwards; seconded by Dan Romasko to Approve as Amended.

Motion Passed: 5 - 0

Voting For: Libby Edwards, Dan Romasko, Anita Hisey, Pete Borths, Shannon

Wilson
Voting Against: None

4. Action Items

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

- Dan Romasko reviewed the history of the process of rewriting the Chapter 40 Code of Ordinances.
- Existing City ordinances were tailored to the unique interests of the city, necessitating a comprehensive material rewrite. Format enhancements, such as tabular structures, were identified to improve user-friendliness and readability.
- Types of Changes:
 - Intent Changes: Modifying the purpose behind specific ordinance items based on feedback from developers, council members, or citizens.
 - Clarifications: Simplifying confusing sections or resolving conflicts within Chapter 40 or with other ordinances.
 - Format Simplification: Incorporating tables and other user-friendly formats to enhance document clarity.
- Commission members advocated for a comprehensive approach to maintain consistency and effectiveness and will present this proposal to the City Council for consideration.

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

- Commissioners discussion on code issues identified and inconsistent enforcement of ordinances, leading to confusion among citizens and developers.
- No action taken.

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

- Shannon Wilson noted that there had been no replats processed by the Commission for more than four lots since February 24, 2024.
- It was noted that the City has not received any replats consisting of four or more lots, but continues to review replat requests containing two or three lots which are approved by the city manager.
- No action taken.

5. Future Agenda Items

- Dan Romasko to lead the working group after returning from his six-month trip, contingent on City Council's direction.
- Assist with updating the City's comprehensive plan
- Maintain open lines of communication among commission members, working group participants, and City Council to ensure alignment and progress.

6. Adjournment

- Chair Wilson adjourned the meeting at 7:03pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of April 1, 2025.

Shannon Wilson, Chair _____

§ 40-6. Single-family residential district, R-1.

- (a) Permitted uses. In Single-Family Residential District, R-1, no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:
- (1) Single-family dwellings.
 - (2) Churches and other places of worship.
 - (3) Colleges, universities, vocational schools and schools of higher learning.
 - (4) Parks, playgrounds, community buildings and other public recreational facilities owned and/or operated by the municipality or other governmental agency.
 - (5) Public buildings including libraries, museums, police and fire, and primary or secondary schools.
 - (6) Recreational vehicles, as described and to the extent permitted in Section 40-30 of this Code.
- (b) Prohibited uses.
- (1) Use of a tent, lean-to, shack, or temporary structure of any nature for residential occupancy, which does not include temporary use thereof for camping or recreation.
 - (2) Any other use not specifically permitted under this chapter for Single-Family Residential District, R-1.
- (c) Building permit. A city building permit must be obtained prior to all construction, alteration or demolition.
- (d) Repairs. Repairs may be made with the approval of the city manager or city manager's designee without a permit. If the permitted facility is located off-site from the principal residence then the application shall provide the legal description of both properties.
- (e) Approval. The owner, contractor, architect or engineer authorized to represent the owner shall submit an application on a form prescribed by the city for approval, plans which show dimensions and specifications and the proposed construction to be done, and pay any application fee, if adopted by the city council, to the city manager or city manager's designee for review. If the permitted facility is located off-site from the principal residence, then the building permit shall be valid so long as the properties are in conformance with the city building codes and the ownership of the two properties is the same. If the ownership of a property changes, the building permit automatically terminates and a new application will be required.
- (f) Garages and accessory buildings. Garages and accessory buildings shall be of similar appearance in design to the main dwelling; which may be achieved with materials, color, pitch, roofline, trim or other architectural features. There is no square footage limitation on the total area of an approved garage. A single accessory building shall not exceed 500 square feet, and no more than two accessory buildings are allowed on a single lot.

- (1) All property except waterfront property. All garages and accessory buildings are allowed on the lot adjacent or contiguous to or on the lot on which the primary residence is located.
- (2) Waterfront property. For waterfront lots, the garage or accessory building may be permitted to be built after January 1, 2016, located on a lot that is directly across the street from the lot upon which the primary dwelling is located or on a lot that is adjacent to either side, but not the rear, of the lot directly across the street from the lot upon which the primary dwelling is located. Any such lot on which a garage or accessory building is located must be tied with an affidavit filed at Burnet County to the lot upon which the primary dwelling is located. Off-site accessory buildings must be on the same street as the lot upon which the primary dwelling is located or on an intersecting street.
- (g) Carports and recreational vehicle (RV) covers. A carport or RV cover is a site-built structure with at least two open sides, similar in color and design to the main dwelling and adjacent to the main dwelling. A property owner may construct a carport or RV cover on a lot where the main dwelling is located or on a lot adjacent or connected to the main dwelling. Carports must be constructed of a material approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.
- (h) Residential accessory buildings. Accessory buildings shall be located on the rear half of the lot and shall be located a minimum of five feet from the main building, and shall comply with the side and side street and rear yard requirements.
- (i) Hangars. Personal hangars are buildings or structures, suitable for the primary use of housing, storing, and sheltering an aircraft, and which may be constructed on any lot bordering the Granite Shoals city-owned airstrip, with or without a residential dwelling on the lot.
- (j) Home-based business. A Home-based business is an office in a residential dwelling that occupies no more than 25 percent of the total floor area of that dwelling. It is operated by one or more of the residents of that particular dwelling and employs no more than two nonresidents.
 - (1) The home-based business is conducted entirely within a dwelling which is the bona fide residence of the practitioner or within an accessory building located on the same property as the dwelling (not to include a driveway, yard or outside area).
 - (2) The residential character of the lot and dwelling shall be maintained. Neither the interior nor the exterior of the dwelling shall be structurally altered so as to require compliance with nonresidential construction codes to accommodate the home business. No outdoor storage of material related to the home-based business shall be permitted.
 - (3) No equipment or materials associated with the home business shall be displayed or stored where visible from anywhere off the premises.
 - (4) The business shall emit no external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste runoff outside the dwelling unit or on the

§ 40-13. General Business District Two, GB-2.

- (a) Sale of alcoholic beverages. In a General Business District Two, GB-2, the following regulations will apply to the sale of alcoholic beverages, provided that a local option election has been passed. There will be no sale of alcoholic beverages in this district until such election has been held and passed. The following applies in a General Business District Two, GB-2:

- (1) A business that is permitted must have a retail on-premises consumption permit or license and less than 50 percent of the gross receipts for the premises is from the sale or service of alcoholic beverage (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.33(f)(1)). An example of this permitted use is a full service restaurant. Upon the restaurant's annual renewal of license, a prepared written audit and the license application will be presented to the building official prior to TABC renewal.
- (2) A business that is permitted must have a retail off-premises consumption permit or license and less than 50 percent of the gross receipts for the premises, excluding the sale of items subject to the motor fuels tax, is from the sale or service of alcoholic beverages (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2)). An example of this is a full service grocery store. Upon the store's annual renewal of license, a prepared written audit that shows that the gross sale of alcoholic beverages is less than 50 percent of the establishment's gross receipt and the license application will be presented to the building official prior to TABC renewal.
- (3) No establishment will be permitted that derives 75 percent or more of the establishment's gross revenue from the on-premises sale of alcoholic beverage. (TABC regulatory and penal provisions, V.T.C.A., Alcoholic Beverage Code sec. 109.57(d)(2).) An example of this nonpermitted use is a public bar.

- (b) Permitted uses. In a General Business District Two, GB-2, all businesses that require state-mandated licenses and inspections (i.e., restaurants, day nurseries, medical clinic, etc.) shall have those permits prior to opening for business and maintain same. All newly constructed businesses and expanded "grandfathered" businesses shall present a prepared site plan to the city building official. No building shall hereafter be erected, or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:

- (1) Automobile sales and service.
- (2) Automobile parts and accessory sales.
- (3) Bakeries.
- (4) Banks.
- (5) Business or commercial schools.
- (6) Cleaning and laundry plant.
- (7) Day nursery.

- (8) Drive-in restaurants, bowling alley and other similar places of entertainment.
- (9) Drugstore.
- (10) Farm equipment sales and service.
- (11) Florist shop.
- (12) Fueling station.
- (13) Furniture store.
- (14) Grocery and convenience stores.
- (15) Greenhouses and retail nurseries.
- (16) Hardware stores, including the sale of building materials.
- (17) Machine or welding shop.
- (18) Medical outpatient clinics.
- (19) Hotels, motels, bed and breakfast.
- (20) Self-service laundries.
- (21) Nursing home.
- (22) Office buildings.
- (23) Personal service and neighborhood shops.
- (24) Pharmacies.
- (25) Printing and copying services.
- (26) Public utilities.
- (27) Radio and television broadcasting studios.
- (28) Repair facility 1.
- (29) Restaurants.
- (30) Recreational vehicle sales.
- (31) RV, boat and trailer storage (commercial).
- (32) Tool and equipment rental.
- (33) Video rental sales.

Any business not found mentioned in this subsection shall apply for review by the planning and zoning commission via the city building official. Any business not listed in this subsection, but approved as a business by the city council will be added to the approved list. An accessory building shall be permitted only in the rear yard except when the lot on which the main building is located backs up to residential zones, but in no case may any accessory building occupy a public utility easement.

(b-1) Conditional uses. The following uses are permitted in the GB-1 district as conditional uses only if the property owner first obtains a conditional use permit as provided by this chapter:

- (1) New construction using new or used on-site storage containers as a building material.
- (2) An amusement center, if the following additional conditions are met in addition to the conditions found in section 40-28 of the code:
 - a. Proximity to other businesses that exhibit coin-operated amusement machines. The minimum distance between a property that receives a conditional use permit under this subsection and any other business that exhibits a coin-operated amusement machine shall be 1,200 feet between property lines.
 - b. Adequate off-street paved parking and adequate lighting as required by the Code of Ordinances.

(c) Height regulation. No building shall be less than ten feet or more than 45 feet in height.

(d) Yard requirements.

- (1) A front yard of not less than 25 feet in depth shall be provided. More space may be required under section 40-16, parking.
- (2) No rear yard shall be required, except when the property abuts, along its rear lot line, property zoned residential. Then a rear yard of not less than ten feet shall be provided, and the subject property shall have a privacy fence installed and maintained by the commercial property owner along the rear property line where the abutment exists. In no case shall a building occupy any part of a public utility easement. Outside storage and trash receptacles shall be enclosed from view of the general public by a solid fence constructed of either masonry or wood. The fence shall be a minimum of six feet tall. Where a light industrial use abuts a residential district, a solid fence with a minimum height of eight feet shall be provided along the entire common boundary of the light industrial use and the residential district. No outside storage or trash receptacle shall be higher than the height of screening. All screening shall be maintained in a safe and sightly condition at all times. All commercial trash dumpsters shall be serviced from owner's property. All nonconforming commercial dumpsters must be in compliance within 90 days after the effective date of the ordinance from which this chapter is derived.

(e) Off-street parking. The number of spaces shall not be less than that specified in section 40-16.

(f) Loading space requirements. Loading space shall conform to the provisions of section



ZONING MAP

Map Date February 6, 2014

Legend

- Granite Shoals City Limits
- Lots
- AG Agricultural
- ARPT Airport
- GB-1 General Business 1
- GB-2 General Business 2
- I - Industrial
- MH-1 Mobile Home Residential
- MH-2 Mobile Home Park
- R-1 Single Family Residential
- R-2 Multiple Family Residential
- Roads
- Railroad
- Burnet County
- Highland Lakes



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