



2221 N. Phillips Ranch RD - City Hall
Upstairs; 2nd floor Council Chamber
Granite Shoals, TX 78654
www.graniteshoals.org

NOTICE OF AGENDA
PLANNING AND ZONING COMMISSION
PLANNING AND ZONING REGULAR MEETING

TUESDAY, MAY 16, 2023 AT 6:00 PM

AGENDA

ZOOM CREDENTIALS:

All ZOOM participants MUST have their first and last name identified in order to be admitted into the meeting room.

The face of each participant in the videoconference call, while that participant is speaking, shall be clearly visible, and the voice audible, to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the physical location described by Subsection (e) and at any other location of the meeting that is open to the public.

(Government Code Section 551.127(h))

Join Zoom Meeting

<https://us02web.zoom.us/j/84285067032>

Meeting ID: 842 8506 7032

Passcode: 181373

1. CALL TO ORDER

2. CITIZEN COMMENTS / ANNOUNCEMENTS 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. Comments regarding specific agenda items should occur when the item is called. Anyone wishing to speak under this agenda item please follow directions for submission of written comments.

3. MEETING MINUTES

3.a Discuss and consider approval of meeting minutes from April 18, 2023.

[P_and_Z_MINUTES_4_18_2023_R.pdf](#)

4. PUBLIC HEARING(S)

4.a Public Hearing

Consider application of Julia Jimenez, the property owner, for a standard replat of lots 1058 - 1062 Mystic Castle section of the Sherwood Shores subdivision, to combine 5 lots into 2 residential lots for future building purposes.

- Open Public Hearing
- Consider Public Comment
- Consider Staff Recommendation
- Close Public Hearing
- Discuss, consider and possibly take action to recommend approval of replat to City Council.

[Worksheet R.pdf](#)

[Application R.pdf](#)

[Water_300_E_Briar_306_E_Briar_R.pdf](#)

[Lot_map_300_E_Briar_306_E_Briar_R.pdf](#)

[PEC Release R.pdf](#)

[Survey R.pdf](#)

5. REGULAR ITEMS (Items upon which the Commission may take action.)

- 5.a Discuss, consider and take possible actions regarding proposed changes to Zoning Ordinance. (Dan Romasko)
- 5.b Discuss, consider and take possible action regarding strategic planning process. (Peggy Smith, City Manager)

6. FUTURE AGENDA ITEM

The Commission members identify agenda topics/issues for future meetings.

7. ADJOURNMENT

CERTIFICATION I certify that the foregoing agenda has been posted at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, both on the indoor bulletin board and outdoor notice boards of City Hall which are accessible to the public at all times, and the city website at www.graniteshoals.org May 12, 2023, on or before 6:00 PM and shall remain there continuously from such time until after this meeting is adjourned which begins on May 16, 2023, at 6:00 PM. 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.

City Secretary

V.T.C.A., Penal Code § 42.05, § 42.05. Disrupting Meeting or Procession

(a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.

(b) An offense under this section is a Class B misdemeanor. Credits: Acts 1973, 63rd Leg., p. 883, ch. 399, § 1, eff. Jan. 1, 1974. Amended by Acts 1993, 73rd Leg., ch. 900, § 1.01, eff. Sept. 1, 1994. V. T. C. A., Penal Code § 42.05, TX PENAL § 42.05 - Current through the end of the 2015 Regular Session of the 84th Legislature.





PLANNING AND ZONING COMMISSION PLANNING AND ZONING REGULAR MEETING

TUESDAY, APRIL 18, 2023 – 6:00 PM

**2221 N. PHILLIPS RANCH RD - CITY HALL
UPSTAIRS; 2ND FLOOR COUNCIL CHAMBER
GRANITE SHOALS, TX 78654**

MINUTES

ZOOM Credentials:

All ZOOM participants MUST have their first and last name identified in order to be admitted into the meeting room.

The face of each participant in the videoconference call, while that participant is speaking, shall be clearly visible, and the voice audible, to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the physical location described by Subsection (e) and at any other location of the meeting that is open to the public. (Government Code Section 551.127(h))

Topic: Planning and Zoning

Time: Apr 18, 2023, 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84285067032>

Meeting ID: 842 8506 7032

Passcode: 181373

1. CALL TO ORDER 6:00 PM

Attendance~

Shannon Wilson-Chair - absent

Anita Hisey

Flicia Orrange Dan

Romasko Pete Borths

Paul Fletcher Forest

Henson-absent

2. CITIZEN COMMENTS / ANNOUNCEMENTS *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. Comments regarding specific agenda items should occur when the item is called. Anyone wishing to speak under this agenda item please follow directions for submission of written comments.*

- No citizen comments at this time.

3. MEETING MINUTES

3.a Consider approval of meeting minutes from February 21, 2023.

- Motion to approve the meeting minutes from 2/21/2023 was made by Anita Hisey.
 - Seconded by Flicia Orrange.
 - No discussion.
 - Voting was unanimous and the motion carried.

4. PUBLIC HEARING(S)

4.a Public Hearing

Consider application of Samuel Casarez, the property owner, for a standard replat of lots 581-583 & lots 642-644 of the Castlehills section of the Sherwood Shores subdivision, to combine 6 lots into 4 residential lots for future building purposes.

- Open Public Hearing
- Consider Public Comment
- Consider Staff Recommendation
- Close Public Hearing

- Discuss, consider, and possibly take action to recommend approval of replat to City Council.
 - Public Hearing opened at 6:03 PM
 - No public comments were made.
 - Peggy Smith stated that there would be no water service to this property and a line extension would need to be purchased by the property owners.

- Public hearing closed at 6:05 PM
- Motion to send a favorable recommendation to the city council for a standard replat of lots 581-583 & lots 642-644 of the Castlehills section of the Sherwood Shores subdivision, to combine 6 lots into 4 residential lots for future building purposes, was made by Anita Hisey.
 - Seconded by Flicia Orrange.
 - No discussion.
 - Voting was unanimous and the motion carried.

5. **REGULAR ITEMS (Items upon which the Commission may take action.)**

5.a Discuss, consider, and possibly take action regarding the question of "Hybrid R3" zoning, from previous meeting, with City Attorney.

Question: Replacement of current manufactures homes in R-1 zones:

Attorney Response: Section 40-18(a) deals with grandfathering of nonconforming buildings – in this case, an old manufactured home built in what is now zoned R-1 and is therefore a nonconforming use. Some of the sections in (a) allow a nonconforming home to be fixed up/remodeled as long as they “don’t increase the noncompliance” of the structure. That’s fairly vague language. Generally we’ve interpreted that to mean “you can’t add on to the mobile home but you can fix it up.” We could consider adding some language in this section of the Code that allows replacement of an old mobile or manufactured home and continuing to get grandfathered nonconforming status if certain conditions are met (like not being vacant).

There’s also a legal distinction between a mobile home (which was constructed before 1976) and a manufactured home (after 1976) per Texas Occupations Code Ch. 1201 and

1202. The Local Government Code in Section 1201.008 actually requires the City to allow a mobile home to be replaced by a manufactured home, or to replace a manufactured home with a newer manufactured home on the same property that is at least as large as the prior one. A city also can’t restrict a homeowner’s ability to replace a manufactured home due to fire or natural disaster

- The Commission discussed the wording of the zoning ordinance and consideration of adding language to include the state code.
- Commission discussion on modular, mobile, and manufactured homes in the city and the differences of each.
 - Discussions on the needs and regulations of affordable housing and property/lot size requirements.
 - The city attorney shared and explained the zoning categories.

- The city attorney will draft a revised ordinance to present to the city council that includes the changes and recommendations as discussed. No action taken.

5.b Discuss and take possible action regarding review of zoning ordinances from example cities in comparison to current code.

- Commission discussions about the possible zoning ordinance restructuring in wording and organization.
 - Peggy Smith suggested the city attorney draft a template to give the city a starting point for the commission to consider.
 - Discussions regarding the structure and flow of the document.
- Dan Romasko volunteered to begin work on a tracked changes document and red-line version for the commission to review.
 - This will potentially be a June agenda item. No immediate action taken.

6. FUTURE AGENDA ITEM

The Commission members identify agenda topics/issues for future meetings.

- No future agenda items were suggested by the commission.

7. ADJOURNMENT

- Motion to adjourn was made by Anita Hisey.
 - Seconded by Dan Romasko.
 - No discussion.
 - The voting was unanimous, and the meeting adjourned at 6:55 PM

CERTIFICATION

I, Shannon Wilson, certify that the above minutes are true and correct from the Planning and Zoning Commission meeting of April 18, 2023.

Shannon Wilson - Committee Chair _____

Attest:
Dawn Wright-City Secretary _____

RECEIPT # 424018
to PEGGY 4/21/2023

City of Granite Shoals
2221 N. Phillips Ranch Rd.
Granite Shoals, TX 78654
830-598-2424 (ofc.) 830-598-6538 (fax)
www.graniteshoals.org

Date: 4/21/2023
Surveyor: CUPLIN & ASSOCIATES

Owners Name: JULIA JIEMENEZ
Physical Address: LOTS 1058-1062 MYSTIC CASTLE
Re-Palt Type: MAJOR



City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
830-598-2424 office • 830-598-6538 fax

PLAT/REPLAT APPLICATION

Please print all the following information and complete the entire application.

Date: 4/19/23

Applicant's Name: Missy Hawker Phone: 325-388-3300
Email: mhawker@cuplinassociates.com

Mailing Address: 1500 Ollie Lane Marble Falls State: TX ZIP: 78654

Property Owner's Name: Julia Jimenez Phone: (830) 385-2551
Email: juliajimenez647@gmail.com
Mailing Address: 917 Lincoln D. Granite Shoals State: TX ZIP: 78654

Replat Situs Address: _____

Surveyors' Name: Cuplin & Associates Phone 325-388-3300
Email: mhawker@cuplinassociates.com
Mailing Address: 1500 Ollie Lane Marble Falls State: TX ZIP: 78654

Legal Description of Property: Lots: 1058 - 1062 Block: _____ Subdivision: Sherwood Shores, Mystic Castle
Property Zoning: R-1 Purpose of Plat/Replat: Combine 5 lots into 2 residential lots

Applicant/representative (surveyor) **must** attend the scheduled Planning and Zoning Commission and City Council meetings to present all Standard Replats (5 or more lots)

Replat Fee Schedule: 1-4 lot(s) \$150, 5 or more lots \$250

The following must be submitted with this application:

1. Appropriate fee for replat
2. Tax certificate showing legal ownership
3. PEC release of easement(s)
4. Title and label; the plat shall be labeled clearly and state that it is a "plat" or "replat"
5. **Standard Replat:** (8) 18" x 24", (1) 11" X 17" and (1) 8-1/2" X 11" copies of plat or replat for review, (2) 18" X 24" copies signed and notarized for city officials' signatures upon approval. Completed paperwork must be in the Friday, 10-days prior to scheduled Planning and Zoning meeting by 5 p.m. The 8 copies for review must show building setbacks (street to street or waterfront), public utility easements, structures including overhangs, retaining wall(s), flat work, any improvements.
6. **Minor Replat:** (2) 18" x 24" copies signed and notarized, (1) 11" X 17" and (1) 8-1/2" X 11" copies of the plat or replat for review. Signed copies are to be ready for approval by the City Manager.
7. **Standard replat shall have *Signature* lines for the P & Z Chairman, Mayor and City Secretary to Attest. Minor replat shall have *Signature* lines for the City Manager and City Secretary to Attest.**

Owner statement (if the applicant is not the owner) I HEREBY CERTIFY THAT THE APPLICANT LISTED ABOVE IS AN AGENT FOR ME IN THE MATTERS PERTAINING TO THIS PLAT/REPLAT APPLICATION.

Julia Jimenez

Owner's Signature

Missy Hawker

Applicant's Signature

4/19/23

Date



300 E Briar 306 E Briar

Legend

— Railroad

□ Ownership

● Intake

● Water_Meters

Waterlines

2"

4"

6"

8"

12"

Waterlines

<all other values>

2"

4"

6"

8"

12"

Citations

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.03 0.06 Miles

1: 2,257

Copyright/Disclaimer

This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no responsibility for erroneous measurements or computations that may be made through use of any information contained in this map

F#2448

81017	1016	1015	1014	1013	1012	1011	1010	1009	1008	1007	1006	1005
301	303	305	307	309	311	313	315	317	319	321	323	325
30	30	30	30	30	30	30	30	30	30	30	30	30

BRIAR

300	302	304	306	308	310	312	314	316	318	320	322	324
81058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070
30	30	30	30	30	30	30	30	30	30	30	30	30
81097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085
301	303	305	307	309	311	313	315	317	319	321	323	325
30	30	30	30	30	30	30	30	30	30	30	30	30

BRIARWAY

302	304	306	308	310	312	314	316	318	320	322	324	326
81138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150
30	30	30	30	30	30	30	30	30	30	30	30	30
8101	102	103	104	105	106	107	108	109	110	161	162	163
301	303	305	307	309	311	313	315	317	319	321	323	325
30	30	30	30	30	30	30	30	30	30	30	30	30

GREENBRIAR

300	302	304	306	308	310	312	314	316	318	320	322	324
41	42	43	44	45	46	47	48	49	50	200	199	198
30	30	30	30	30	30	30	30	30	30	30	30	30
51	52	53	54	55	56	57	58	59	60	201	202	203
301	303	305	307	309	311	313	315	317	319	321	323	325
30	30	30	30	30	30	30	30	30	30	30	30	30

SWEETBRIAR

300 E. Briar

306 E. Briar

RELEASE OF EASEMENT

STATE OF TEXAS

∞

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET

∞

WHEREAS, the previous owners/developers of the lots in Sherwood Shores Subdivision, Mystic Castle Section, a subdivision in Burnet County, Texas according to the map or plat thereof, heretofore granted utility easements to Pedernales Electric Cooperative, Inc., a corporation for public utility purposes covering property situated within Sherwood Shores Subdivision, Mystic Castle Section, said utility easements being recorded in Volume 1, Page 150 in the Plat Records of Burnet County, Texas; and,

WHEREAS, said utility easements referred to hereinabove include and are comprised of a width of five feet (5') along all property lines within Sherwood Shores Subdivision, Mystic Castle Section, in Burnet County, Texas; and,

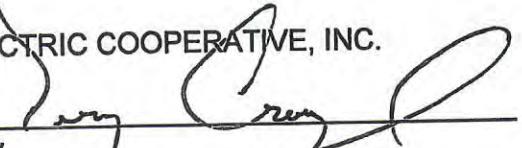
WHEREAS, Julia Jimenez as current owner of Lots of 1058, 1059, 1060, 1061 and 1062 desires that the five-foot (5') utility easements along each side of the common property lines between Lots 1058, 1059 and 1060 and 1060, 1061 and 1062 be released to become Lots 1058A and 1061A, Sherwood Shores Subdivision, Mystic Castle Section, Burnet County, Texas; and,

WHEREAS, Pedernales Electric Cooperative, Inc. provides electric service to the aforementioned area and will continue to have an adequate easement to said property through the remaining utility easements as granted above;

NOW, THEREFORE, be it known that Pedernales Electric Cooperative, Inc., a corporation whose post office address is Johnson City, Texas, for and in consideration of One Dollar (\$1.00), does hereby release the five-foot (5') utility easements along each side of the common property lines between Lots 1058, 1059 and 1060 and 1060, 1061 and 1062, Sherwood Shores Subdivision, Mystic Castle Section, Burnet County, Texas, and referred to hereinabove.

EXECUTED: April 6, 2023

PEDERNALES ELECTRIC COOPERATIVE, INC.

BY: 

Terry Cravey
Electrical Distribution Design Lead

THE STATE OF TEXAS

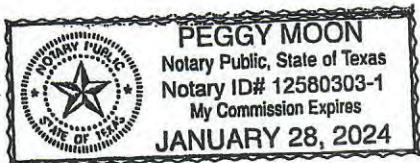
∞

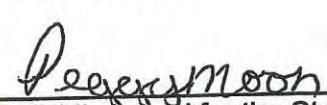
COUNTY OF BURNET

∞

BEFORE ME, the undersigned authority, on this day personally appeared Terry Cravey, Electrical Distribution Design Lead of Pedernales Electric Cooperative, Inc., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE April 6, 2023.




Peggy Moon
Notary Public in and for the State of Texas

