



City of Granite Shoals  
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MEETING MINUTES  
FOR A REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
GRANITE SHOALS CITY HALL, 2ND FLOOR COUNCIL CHAMBER  
2221 N. PHILLIPS RANCH ROAD  
GRANITE SHOALS, TX 78654  
THURSDAY, APRIL 21, 2016 6:00 P.M.

Vice Chair Susie Hardy called to order the regular meeting of the Planning and Zoning Commission of the City of Granite Shoals at 6:01 p.m., Granite Shoals City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:

Claudine Gonzales  
Susie Hardy, Vice-Chair  
Terry Scott  
Paul Fletcher

Absent:

Steven Dooley (appointed March 22, 2016)  
Shannon Wilson, Chair  
Shawna Williams

City Staff:

City Manager Ken Nickel  
Elaine Simpson, City Secretary (recording)  
Preston Williams, Code Compliance Officer

Public comment and announcements

*At this time, any person with business before the Commission not scheduled on the agenda may speak to the Commission. 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 must complete a Comment Card and submit to the Chair or the Secretary, prior to addressing the Commission.*

There were no citizen comments.

Ken Nickel mentioned the items of interest were:

City of Granite Shoals 50<sup>th</sup> Year Bash will be held on Saturday, April 23, 2016, here on the City Hall campus.

April 30, 2016 – City Wide Clean Up Day: acceptable items are mattresses, tires, brush and bulk junk. Not acceptable: appliances with TV tubes or Freon, chemicals, batteries or contractors (construction) waste.

## APPROVAL OF MINUTES

1. Review and consider approval of the minutes from the Planning and Zoning Commission Regular Meeting of March 17, 2016.

Commissioner Fletcher made a motion, and Commissioner Scott seconded, to approve, as presented, the P&Z Commission meeting minutes from March 17, 2016. Motion carried by a unanimous vote of 4-0.

## PLAT REVIEWS / PUBLIC HEARINGS

2. Hold a Public Hearing, review, discuss, consider and possibly take action to forward recommendations to City Council related to the following applications:

a.) Re-plat application of Cody Foster, of Cuplin and Associates, on behalf of James Maddox and Brenda Davis, owners of property at 134 W. Newcastle Drive, Granite Shoals, TX, to combine six lots, being lots 644-650 of the Greencastle section of Sherwood Shores, into one lot for future construction.

Vice Chair Susie Hardy opened the Public Hearing at 6:08 PM.  
Vice Chair Susie Hardy closed the Public Hearing at 6:09 PM.

Cody Foster with Cuplin and Associates spoke on behalf of the applicants. He noted that the Pedernales Electric Coop (PEC) easement releases have been secured for all re-plat applications that are presented to the Commissioners tonight in agenda items 2a-2c.

Mr. Foster explained that this was a straightforward re-plat request. The property owners desire to combine the six lots into one lot to remove interior lot lines and easements.

It was noted that the reason the Commissioners must hold a Public Hearing on this re-plat is because it is more than four lots; therefore not a 'minor re-plat'.

Commissioner Scott made a motion, and Commissioner Gonzales seconded, to forward a favorable recommendation to City Council upon the re-plat request of Cody Foster, of Cuplin and Associates, on behalf of James Maddox and Brenda Davis, owners of property at 134 W. Newcastle Drive, Granite Shoals, TX, to combine six lots, being lots 644-650 of the Greencastle section of Sherwood Shores, into one lot for future construction. Motion carried by a unanimous 4-0 vote.

b.) Re-plat application of Cody Foster, of Cuplin and Associates, on behalf of Joe Halloum, owner of property at 2501 Belaire Lane East, to combine lots 79 and 80 with 733 sq. feet of fill area in the Bel Air section of the Sherwood Shores subdivision, into one lot.

Vice Chair Hardy opened the Public Hearing at 6:10 PM.  
Vice Chair Hardy closed the Public Hearing at 6:11 PM.

Again, the PEC releases have been secured.

Cody Foster gave the applicants presentation. He explained that lots 79-80 are being combined with 733 square feet of fill area. It is because of the 'fill area' that this re-plat application was scheduled to come through the P&Z. Since this application was filed, the City Council has modified the ordinance to grant the City Manager authority to sign off on minor re-plats, even if they have fill area or are on the water front.

The property owner would like to combine these lot(s) and area into one lot for future construction/additions near the house.

Commissioner Scott made a motion, and Commissioner Fletcher seconded, to forward a favorable recommendation to City Council regarding the re-plat application of Cody Foster, of Cuplin and Associates, on behalf of Joe Halloum, owner of property at 2501 Belaire Lane East, to combine lots 79 and 80 with 733 sq. feet of fill area in the Bel Air section of the Sherwood Shores subdivision, into one lot. The motion carried unanimously by a 4-0 vote.

c.) Re-plat application of Cody Foster, of Cuplin and Associates, on behalf of W. Richard Wagner, owner of property at 1008 Impala Drive, Granite Shoals, TX, to combine lots 4, 5 and another tract that is 0.07 acres, in the Impala Isle section of Sherwood Shores subdivision, to update property lines and easements to prepare property for resale.

Vice Chair Hardy opened the Public Hearing at 6:12 PM.

Vice Chair Hardy closed the Public Hearing at 6:13 PM.

Cody Foster presented the applicants report. He noted the PEC easements have been released. Mr. Foster noted that the only unusual item about this request is that it notes that a previous Board of Adjustments variance from years ago, allow the property owners to build within five feet of the shoreline.

The reason that this is coming to the P&Z is due to the fill area.

Commissioner Scott made a motion, and Commissioner Fletcher seconded, to forward to City Council a favorable recommendation on re-plat application of Cody Foster, of Cuplin and Associates, on behalf of W. Richard Wagner, owner of property at 1008 Impala Drive, Granite Shoals, TX, to combine lots 4, 5 and another tract that is 0.07 acres, in the Impala Isle section of Sherwood Shores subdivision, to update property lines and easements to prepare property for resale. Motion carried with a unanimous 4-0 vote.

### REGULAR AGENDA ITEMS:

3.) Continue to review and discuss the Granite Shoals Zoning Ordinance, as supplemented.  
*(The P&Z Commissioners have been reviewing the entire Zoning Ordinance, which is Chapter 40 in the city code. At their meeting on June 18, 2015, the Commissioners reviewed sections 40.8 through 40.11, at their July 16<sup>th</sup> meeting they reviewed Section 40.12 General Business District GB-1 through Section 40.14 Industrial District item d. #9. At their August 20, 2015 meeting, the Commissioners resumed reviewing Industrial District and reviewed through 40.17 Height and area restrictions, generally. September 17<sup>th</sup>, the Commissioners discussed regulations of non-conforming structures, Administration, the Board of Adjustments and also driveways. At their meetings October 15<sup>th</sup> and November 19<sup>th</sup>, and January 21<sup>th</sup>, the Commissioners reviewed parking and Driveways section again. February 18<sup>th</sup> the Commission reviewed the Ordinance related to signs, boat docks and Vacation Home Rentals. On March 17, 2016 the Commissioners reviewed requirements for annual inspection of*

*Vacation Home Rentals. Tonight, the Commission will consider moving forward through the Ordinance, starting with Planned Development Districts (PD)).*

The Commissioners did not have time during the meeting to address this agenda item. This item was postponed to a future meeting. No formal action was taken.

4. Discuss, consider and possibly take action related to forwarding a recommendation to City Council regarding modifications to Granite Shoals zoning ordinance related to fencing in residential zoning districts.

Please refer to the March 17, 2016 P&Z Commission meeting minutes pages 3-6 for discussion of agenda item as considered at the last meeting.

Commissioners were asked to consider several factors at the last meeting related to the fencing issue.

There was a discussion related to whether the 'property line' fencing regulations should be modified, or whether the city needed to have two types of fencing.

There was an extended discussion regarding waterfront fencing versus off-water lot fencing.

Mrs. Britany Dooley, 127 Stonecastle: Thanked the Commissioners for the consideration they have been paying to this issue.

There was a discussion regarding the need for 8 foot fencing to be sufficient for keeping out deer.

The Commissioners determined that for 'property line' fencing, they would like to remove the 50% density in the front yard requirement. They would also like to see property line fencing be allowed to be built up to 8 foot, 'Deer Proof' height, on all sides of a dwelling. The Commissioners agreed to recommend that the fence may be constructed out of the materials now accepted, including stone, brick, etc.

In contrast to 'property line' fencing, the Commissioners decided to take for action that they would return with recommendations for special purpose fencing for fencing around gardens, dog runs and other *special purpose enclosures*.

This item will return on the next Commission meeting agenda for further discussion and possible action.

5. Discuss, consider and possibly take action related to clarifying the Commission recommendations related to driveways and parking.

Background information provided tonight is current 'red-line' version of staff interpretation of Commissions desired verbiage for Driveways section of a proposed 'General Compliance Section' for residential zoning districts.

The Commissioners postponed consideration of this item until such time as Commissioner Williams could be present.

Mr. Roger Storkamp, 810 Sherwood Downs, Granite Shoals, TX: Spoke regarding his concerns that some homeowners do not use their driveways; even if they have them. He also expressed concerns that some park on unimproved surfaces, such as the drainage ditch or under a tree in the front yard. Some homeowners park right up next to their home, such a foot away.

6. Discuss, consider and possibly take action related to non-conforming structures, including encroachments of eaves and overhangs into setbacks.

It was noted, again, that most of the new instances of non-conforming structures which have been coming to City Council and Board of Adjustment, are ramifications of Ordinance #663 which was passed July 28, 2015. This ordinance modified the zoning ordinance by removing a paragraph which had provided an exception for eaves and overhangs to encroach up to three feet into setbacks without causing a 'non-conforming' status to be imposed on a structure.

The City Council has already met many times related to issues with the proliferation of homes with non-conforming status, simply due to eaves/overhang encroachment.

Jim Davant, 310 S. Shorewood, Granite Shoals, TX 78654: noted that his home is now classified as non-conforming, since the passage of Ord. #663. There was a short discussion of his specific circumstances and the uniqueness of the lot and structure.

The consensus of the P&Z Commissioners is that they would like Council to direct them to hold Public Hearings on the following proposed modification to the Zoning Ordinance related to Non-Conforming Structures:

*Any structure that is built before July 28, 2015 that is solely in violation due to overhangs/eaves encroaching into a public utility easement, front, side or back yard setbacks, will be considered a conforming structure. Any remodel/modification/addition to such structure with overhangs/eaves encroaching into a public utility easement, front, side or back yard setbacks will be built with new eaves/overhangs extending no closer to the property line than the existing eaves/overhang.* Motion made by Commissioner Scott, 2<sup>nd</sup> by Commissioner Fletcher. Motion carried by unanimous 4-0 vote.

City staff noted that this recommendation will be forwarded to City Council.

7. Discuss, consider and possibly take action related to modifying the schedule of Commission meetings.

Chair Wilson sent word through city staff that she is often busy on Thursday evenings. Due to these schedule conflicts, she requests that the Commissioners review the meeting schedule and determine if the 3<sup>rd</sup> Thursday evening of the month remains the best choice for other members of the Commission.

Regarding the City Council Chamber, the following Committees and Boards have 'standing' reservations:

City Council: 2nd and 4th Tuesday night.

Airport Advisory Committee: 2<sup>nd</sup> Thursday night.

Wildlife Advisory Committee: 4th Thursday night.  
Parks: 1st Thursday night.  
SWAG: 1st Monday afternoon

The BAG (Beautification Advisory Group) meets formally only twice a year and the Board of Zoning Adjustments meets on an 'as needed' basis.

Consensus of the P&Z Commissioners was to move the meetings to the 3<sup>rd</sup> Tuesday of the month, and start with May 17<sup>th</sup>.

8. Identify future agenda items
  - Review of draft amendment to the City Comprehensive Plan for Road Improvements – & Streets and Water Advisory Group recommendations at future meeting.
  - Non-conforming Structures
  - Driveways and Parking.
  - Construction materials for new structures. Elimination of concrete board as an approved building material for new structures.
  
9. Adjourn.

With no other items on the agenda, and no objections from the Commissioners, Vice Chair Hardy adjourned the meeting at 8:04 PM.

The next meeting of the P&Z will be held on May 17, 2016. New commissioner Dooley will be present and city secretary will administer the oath of office. The Commissioners will also return to the project to review Chapter 40 of the City Code, the Zoning Ordinance.

I, Shannon Wilson Chair of the Planning and Zoning Commission for the City of Granite Shoals, Texas, certify that the attached are true and correct minutes taken from recordings and notes of the Planning and Zoning Commission Regular meeting held on April 21, 2016.

Shannon Wilson date 5/17/16