

ORDINANCE NO. 878

"2025 Short Term Rental Ordinance"

**AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO
AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING;
SECTION 40-26: VACATION HOME RENTAL USE; AND PROVIDING
FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE;
SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER
NOTICE AND MEETING.**

WHEREAS, the City Council of the City of Granite Shoals, Texas (the "City") seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and

WHEREAS, the Council respects the property rights of property owners who wish to use their property as Short Term Rentals, and

WHEREAS, the Council recently amended its ordinance regulating the sale and use of fireworks within the City; and

WHEREAS, the following amendments to the City's regulation of short term rental properties are necessary in accordance with the Council's recent amendments to the City's fireworks ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Granite Shoals held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City's Code of Ordinances regarding the Short Term Rental Ordinance on September 2, 2025; and

WHEREAS, the City Council held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City's Code of Ordinances regarding the Short Term Rental Ordinance on September 9, 2025; and

WHEREAS, the City recognizes its responsibility and authority to adopt ordinances that are necessary for the government of the City, its interests, welfare, the health and safety of the City, and good order of the City as a body politic.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF GRANITE SHOALS, TEXAS:**

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. REPEAL, ADOPTION, AND AMENDMENT

Part II (Code of Ordinances), Chapter 40 (Zoning), Section 40-26 (Vacation Home Rental Use) is hereby amended as follows:

“Sec. 40-26 Short Term Rentals (STR)

...

- (p) Information to be provided to each STR renter by the owner or agent.
 - (1) Maximum number of overnight guests permitted.
 - (2) Maximum number of parking spaces allocated to the property, and location of offsite parking (including parking for boat trailers), if available.
 - (3) 24 hour contact number(s) of owner/agent.
 - (4) Telephone number of City Utilities Department, Fire Department, and Police Department.
 - (5) Notification of what constitutes trash and what items are recyclable.
 - (6) Notification of trash pickup day.
 - (7) Notification of recycle pickup day.
 - (8) Signage instructing guests that fireworks are prohibited in the City of Granite Shoals, and that violations may result in conviction of a misdemeanor with a penalty not to exceed \$1,000.00 for each offense, with each day of violation constituting a separate offense. Such signage must be placed in a conspicuous location visible to the guest, and must be included in any instructions provided to the guest.
 - (9) Other information as may be deemed pertinent by owner/agent or the City.

...”

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION VI. EFFECTIVE DATE.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this 9th day of September, 2025.


Ron Munos, Mayor

ATTEST:


Dawn Wright, City Secretary

Approved to Form:


Joshua Katz, City Attorney