

PLANNING & ZONING COMMISSION MEETING

Tuesday, January 31, 2023 at 5:30 PM
Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

City Hall will be open to the public.

Citizens can view or listen live by tuning in to the following Zoom.com webinar:

Meeting ID: 892 9517 5390 • Passcode 711301 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

- [1.](#) Consider approval of minutes from December 6, 2022 P&Z Board Meeting
- [2.](#) Consider approval of minutes from December 27 2022 P&Z Board Meeting

PUBLIC HEARING

- [3.](#) Public hearing regarding a request to rezone, Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, 103 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).
- [4.](#) Public hearing regarding a request to rezone, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, 105 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).
- [5.](#) Public hearing regarding a request to rezone, Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, 107 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

INDIVIDUAL ITEMS FOR CONSIDERATION

- [6.](#) Discussion, consideration, and possible action regarding a request to rezone, Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, 103 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).
- [7.](#) Discussion, consideration, and possible action regarding a request to rezone, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, 105 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

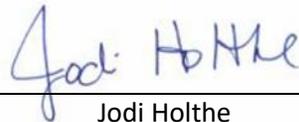
- 8. Discussion, consideration, and possible action regarding a request to rezone, Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, 107 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).
- 9. Discussion, consideration and the possible action regarding the appointment of a Planning and Zoning Commission Chairperson.
- 10. Discussion, consideration and the possible action regarding the appointment of a Planning and Zoning Commission Vice Chairperson.
- 11. Discussion, consideration and possible action regarding recommendations to add Cigar bar/Smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)
- 12. Discussion, consideration and possible action regarding recommendations for amending the City of Glen Rose Parking Provisions (Sec. 14.02.101) as listed in the Schedule of Uses (at the end of Appendix A).

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in the is meeting should contact the City Secretary's office at (254) 897-2272 x 102 at least 48 hours prior to the meeting to request such assistance.

CERTIFICATION

I, the undersigned authority, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance of the City of Glen Rose City Hall, a place convenient and readily accessible to the general public, as well as to the City's website at www.glenrosetexas.org and said notice was posted on the following date and time: **Friday, January 27, 2023, by 4:15 PM** and remained posted for at least two hours after said meeting was convened.



 Jodi Holthe
 Building, Planning Code Enforcement Department

Certification of NOTICE OF MEETING was removed on: _____ at _____ am/pm
 by _____ . _____



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Consider approval of minutes from December 6, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
December 6, 2022

Item 1.

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call – Chairman, Pam Streeter called roll. Board Members, William Green, Larry Cremean, Greg Clanton, Joe Boles and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe & Michael Leamons were present. A quorum was present.

2. Consent Agenda
 - a. Approval of minutes from November 1, 2022 Planning and Zoning Board Meeting.
 - i. Motion to approve minutes was provided by Larry Cremean and seconded by Greg Clanton
 - ii. Motion Passed 5-0

3. Public Hearing opened at 5:33pm
 - a. Public hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
 - b. Zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE Glen Rose 20, LLC instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.
 - c. Public hearing regarding amending the City of Glen Rose Parking Provisions (Sec 14.02.101) as listed in the Schedule of Uses (at the end of Appendix A).
 - i. Safety, traffic, privacy as concerns.
 - d. Public Hearing was Closed at 5:35pm

4. Individual Items for Consideration
 - a. Public hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
 - i. The current commissioners whose time is up for renewal applied for another term. No other volunteers applied. It was voted by the remaining commissioners whose term was not up to recommend the current commissions stay for another term.
 - ii. Motion was made by Joe Boles and 2nd by Greg Clanton. Motion passed 2 for, 0 against and 3 abstain.
 - b. Zoning designation B-2 (General Commercial) 1.321 acres situated in the Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE Glen Rose 20, LLC instrument Number 20222651, Official Public Records Somervell County Texas, and being located on the south side of Highway 67 adjacent to and east of the VRE Glen Rose 7 Eleven Addition.
 - i. Without regard to any development requests, the commissioners reviewed their thoughts on what the land space next to the 7-11 across from the golf course should be zoned for. The entire commission felt that the land fronting US67 is an appropriate spot for B-2 (General Commercial).
 - ii. With that, it was motioned that IF the city council agreed to annex the land, the land should be zoned B2 upon entry to the city.

- iii. Motion was made by William Green, 2nd by Larry Cremean
 - iv. Vote passed 5/0 again subject to city annexation.
 - c. Discussion and possible action regarding Preliminary Plat as submitted by Will W Schoonover (Baron-Stark Engineers) designated agent for VRE Glen Rose 2.0, LLC; 1.321 acres situated in Milam County School, Abst 136, being a portion of certain 4.58 acre tract of land described in deed to VRE GLEN ROSE 2.00, LLC Instrument Number 20222651, Official Public Records Somervell County, Texas and being located on the south side of Hwy 67 adjacent to the east of the VRE Glen Rose 7 Eleven Addition.
 - i. Discussion was held on lighting, parking, trash, fire access, truck deliveries, and drainage. As this is prelim plat, Mr. Schoonover took all of our notes, and agreed to review them for the final plat.
 - ii. Prelim plat was approved contingent on the annexation being finalized.
 - iii. Motion was made by Joe Boles, 2nd by Larry Cremean.
 - iv. Vote passed 5/0
 - d. Discussion, consideration and possible action regarding the recommendations for amending the City of Glen Rose Parking Provisions (Sec 14.02.101) as listed in the Schedule of Uses (at end of Appendix A.
 - i. After much discussion on parking needs for Glen Rose and comparisons to other cities, towns across Texas and the country, we felt the following items listed in the schedule of uses could benefit from a change in parking requirements from 1/200gfa to 1/350gfa
 - 1. Shop Small – Hardware,
 - 2. Shop Small – Department or Discount
 - 3. Shop Small – General Store or Convenience Store
 - 4. Feed Store – No animal sales
 - 5. Building Materials
 - ii. Motion was made by Greg Clanton and 2nd by Larry Cremean
 - iii. Motion passed 5/0
5. With no further business before the commission the meeting was adjourned at 6:37pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Consider approval of minutes from December 27, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

Meeting Minutes
Planning & Zoning Commission – City of Glen Rose, Texas
December 27, 2022

1. Call to Order
 - a. The meeting was called to order to 5:31pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call – Chairman, Pam Streeter called roll. Board Members, William Green, Larry Cremean, Greg Clanton, Joe Boles and Pam Streeter were in attendance. Additionally, Staff members Jodi Holthe & Michael Leamons were present. A quorum was present.
2. Public Hearing opened at 5:33pm
 - a. Public hearing regarding request to rezone the property located at 404 Paluxy St, Glen Rose TX 76043, also known as Acres 7.890, Tract 21, AbstA41, A41 JA Hernandez, Tract 21 Acres 7.89 from R-1 (Single Family Residential) to B-1 (Restricted Commercial).
3. Individual Items for Consideration
 - a. Discussion, consideration and possible action regarding request to rezone the property located at 404 Paluxy St, Glen Rose TX 76043, also known as Acres 7.890, Tract 21, AbstA41, A41 JA Hernandez, Tract 21 Acres 7.89 from R-1 (Single Family Residential) to B-1 (Restricted Commercial).
 - i. After reviewing the notifications from neighbors, purpose of change, and zoning surrounding the property, the decision to proceed with recommendation was made
 - ii. Motion made by Larry Cremean, 2nd by Joe Boles.
 - iii. Motion passed 5/0.
 - b. Discussion, consideration and possible action to change date of the regular meetings to the last Tuesday of every month.
 - i. The purpose is to give staff more time to for public notices, getting packets together and also keep in line with information flowing between City Council and Planning & Zoning in a timely fashion.
 - ii. Motion made by Larry Cremean, 2nd by William Green
 - iii. Motion passed 5/0.
4. Workshop
 - a. Review and discussion of Parking requirements for the City of Glen Rose Parking Provisions (Sec 14.02.101 as listed in Schedule of uses).
 - i. This discussion was strictly around the Dec 7 meeting recommendations that did not pass City Council due to a failed motion not receiving a 2nd.
 - ii. Discussion was held to amend our original idea or hold firm and present to City Council again when all city council members are present.
 - iii. Decision was made to request city council to review again on their next council agenda.
5. With no further business before the commission the meeting was adjourned at 6:30pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Public hearing regarding a request to rezone, Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, 103 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Public hearing regarding a request to rezone, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, 105 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).		
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CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Public hearing regarding a request to rezone, Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, 107 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).		
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SUMMARY:			
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CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023										
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone, Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, 103 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).										
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23								
EXHIBITS:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">1. New Zoning Use Application</td> <td style="width: 50%; border: none;">5. Future Land Use Map</td> </tr> <tr> <td style="border: none;">2. Property Notification Letter</td> <td style="border: none;">6. R-2M Single, Two to Four Family</td> </tr> <tr> <td style="border: none;">3. 200' Surrounding Property map</td> <td style="border: none;">7. R-4 Multifamily Residential District</td> </tr> <tr> <td style="border: none;">4. Current Zoning Map.</td> <td style="border: none;"></td> </tr> </table>			1. New Zoning Use Application	5. Future Land Use Map	2. Property Notification Letter	6. R-2M Single, Two to Four Family	3. 200' Surrounding Property map	7. R-4 Multifamily Residential District	4. Current Zoning Map.	
1. New Zoning Use Application	5. Future Land Use Map										
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4. Current Zoning Map.											
BUDGETARY IMPACT:	Required Expenditure:	\$00.00									
	Amount Budgeted:	\$00.00									
	Appropriation Required:	\$00.00									
CITY ADMINISTRATOR APPROVAL:											
SUMMARY:	<ul style="list-style-type: none"> • 1/6/2023 – Zoning Change Request Application was received • 1/13/2023 - Notice of Public Hearing was posted in the local newspaper • 1/16/2023 – 4 Property owner letters were sent representing 6 properties <p>01 Letters have been confirmed as received 03 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned</p>										
RECOMMENDED ACTION:	Move to approve or deny as presented.										



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

January 16, 2023

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 103 Paluxy Summit Blvd

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on January 31, 2023 before the Planning and Zoning Commission and on February 13, 2023 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain and Andrew Hansen, to rezone the property located at 103 Paluxy Summit Blvd; Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 6.



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

Re: Request to Rezone Property located at 103 Paluxy Summit Blvd; Lot: 00001, Blk: 00001, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 1, ACRES 1.502, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ **DATE:** _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)



Building, Planning & Code Enforcement
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 1/6/23
\$775.00

Item 6.

New Zoning Use Application

Address of property: 105, 105 + 107 Galaxy Summit Blvd.

Applicant's Name: ANDREW HANSEN Date: ~~1-5-2022~~ 1-5-2023

Property Owner Information

Full Name: SCOTT R. STEENSON RICKEY FAIN

Address: _____

Telephone No. _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Andrew Hansen

Address: _____

Telephone No. _____ Email: _____

Present zoning at site: R2W Requested new zoning use: R4

Form of Ownership of the property: Individual Partnership Corporation

Intended use of property (must be specific):
multi-family development

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature: [Signature] [Signature] Date: 1/5/2023

Fee's →

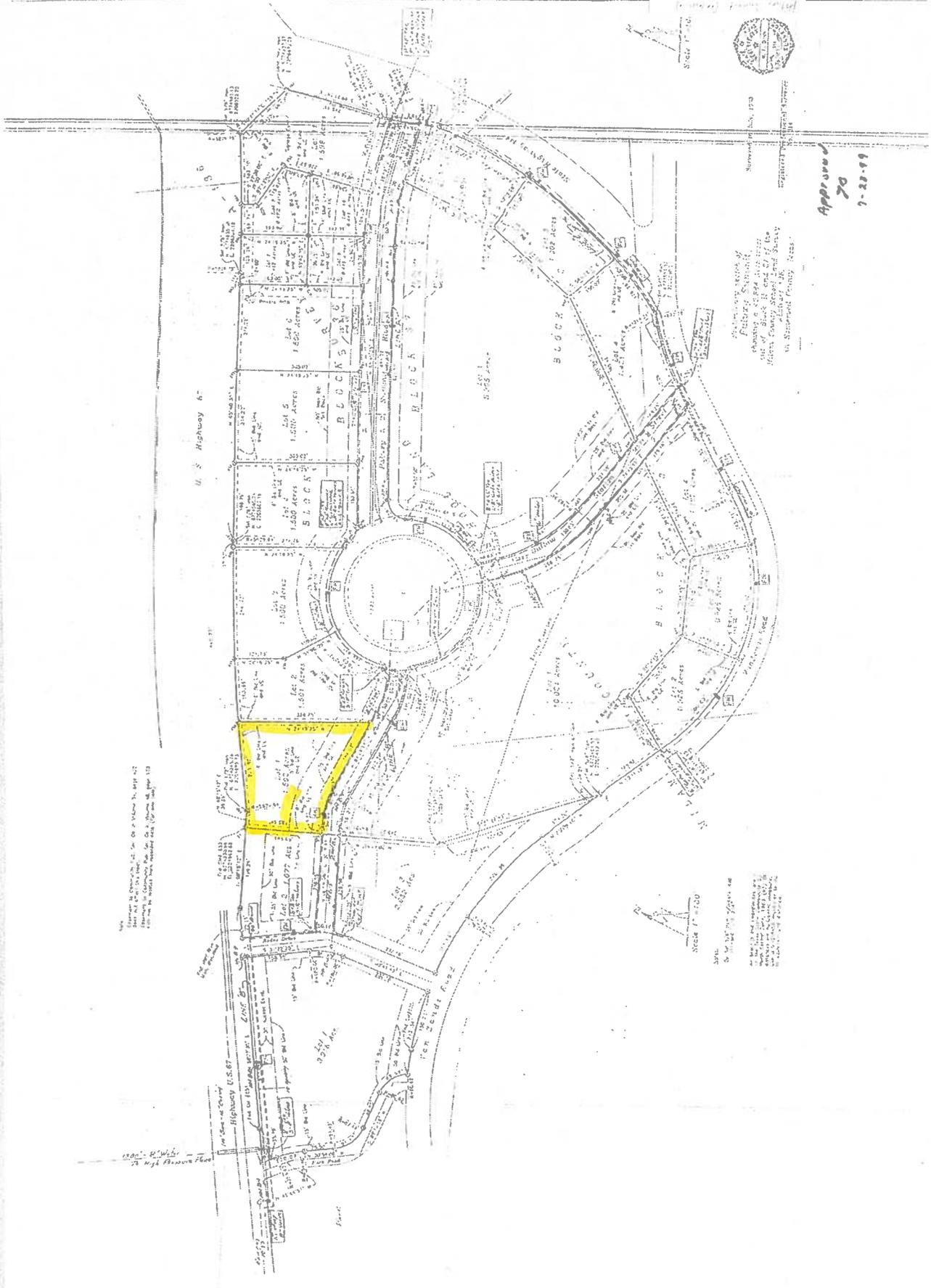


Item 6.

PALUXY SUMMIT
SH 144 & US 67
Glen Rose, TX 76043

James T. Young, P.E.
HCR 51, Box 46-A
Glen Rose TX 76043

Paluxy Summit Water and Sewer Layout



Notes:
 1. All dimensions are in feet and inches.
 2. All bearings are given in degrees, minutes and seconds.
 3. All distances are given in feet and inches.
 4. All areas are given in acres and square feet.
 5. All lot numbers are given in the appropriate section.

Scale 1" = 100'
 Date: 05/14/2013
 Drawn by: J. Young
 Checked by: J. Young
 Approved by: J. Young

68-02-6
 DC
 Approved

Paluxy Summit
 showing a sewage line from
 out of Block 11 east of the
 Jones Cemetery and Survey
 plat 144-1-1-1-1-1-1
 to State Road Property Survey.

01071316

Approved by the City of
San Jose on the 14th day of July, 1939

Approved by the City of
San Jose on the 14th day of July, 1939

STATE OF CALIFORNIA
COUNTY OF SAN JOSE
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing plat with its certificate of authorization was filed for record in my office on the 14th day of July, 1939 at 1:23 o'clock, P.M., in the Deed Records of said County in Book 2086, Page 304.

CERTIFICATE OF RECORDING

THE STATE OF CALIFORNIA
COUNTY OF SAN JOSE
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing plat with its certificate of authorization was filed for record in my office on the 14th day of July, 1939 at 1:23 o'clock, P.M., in the Deed Records of said County in Book 2086, Page 304.

In testimony whereof, I have hereunto set my hand and the seal of said County at San Jose, California, this 14th day of July, 1939.

[Signature]
County Clerk

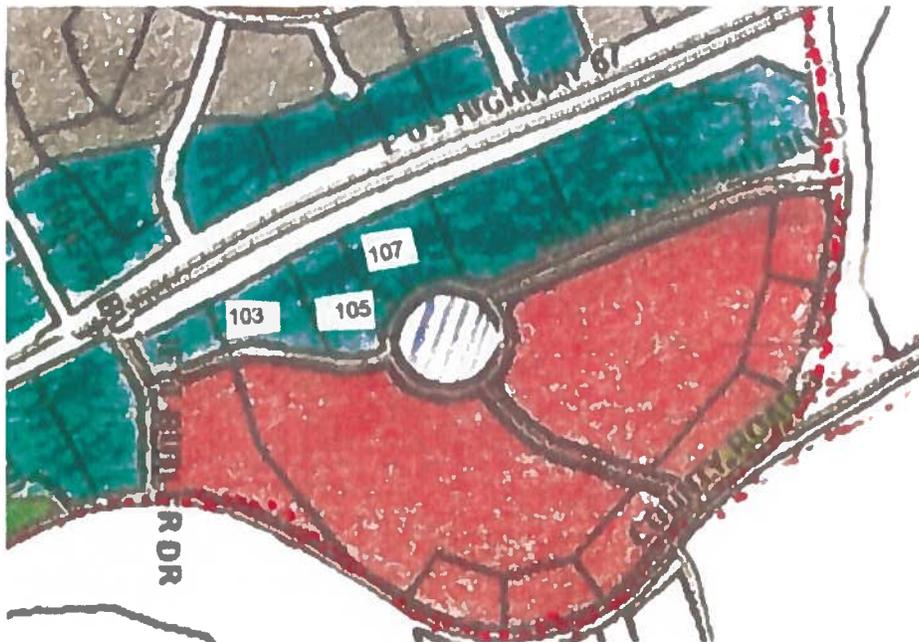
Block	Lot	Area	Volume	Page	Recording Date
1	1	1.500 Acres	22240583	30	7/14/39
1	2	1.500 Acres	22240584	31	7/14/39
1	3	1.500 Acres	22240585	32	7/14/39
1	4	1.500 Acres	22240586	33	7/14/39
1	5	1.500 Acres	22240587	34	7/14/39
1	6	1.500 Acres	22240588	35	7/14/39
1	7	1.500 Acres	22240589	36	7/14/39
1	8	1.500 Acres	22240590	37	7/14/39
1	9	1.500 Acres	22240591	38	7/14/39
1	10	1.500 Acres	22240592	39	7/14/39
1	11	1.500 Acres	22240593	40	7/14/39
1	12	1.500 Acres	22240594	41	7/14/39
1	13	1.500 Acres	22240595	42	7/14/39
1	14	1.500 Acres	22240596	43	7/14/39
1	15	1.500 Acres	22240597	44	7/14/39
1	16	1.500 Acres	22240598	45	7/14/39
1	17	1.500 Acres	22240599	46	7/14/39
1	18	1.500 Acres	22240600	47	7/14/39
1	19	1.500 Acres	22240601	48	7/14/39
1	20	1.500 Acres	22240602	49	7/14/39
1	21	1.500 Acres	22240603	50	7/14/39
1	22	1.500 Acres	22240604	51	7/14/39
1	23	1.500 Acres	22240605	52	7/14/39
1	24	1.500 Acres	22240606	53	7/14/39
1	25	1.500 Acres	22240607	54	7/14/39
1	26	1.500 Acres	22240608	55	7/14/39
1	27	1.500 Acres	22240609	56	7/14/39
1	28	1.500 Acres	22240610	57	7/14/39
1	29	1.500 Acres	22240611	58	7/14/39
1	30	1.500 Acres	22240612	59	7/14/39
1	31	1.500 Acres	22240613	60	7/14/39
1	32	1.500 Acres	22240614	61	7/14/39
1	33	1.500 Acres	22240615	62	7/14/39
1	34	1.500 Acres	22240616	63	7/14/39
1	35	1.500 Acres	22240617	64	7/14/39
1	36	1.500 Acres	22240618	65	7/14/39
1	37	1.500 Acres	22240619	66	7/14/39
1	38	1.500 Acres	22240620	67	7/14/39
1	39	1.500 Acres	22240621	68	7/14/39
1	40	1.500 Acres	22240622	69	7/14/39
1	41	1.500 Acres	22240623	70	7/14/39
1	42	1.500 Acres	22240624	71	7/14/39
1	43	1.500 Acres	22240625	72	7/14/39
1	44	1.500 Acres	22240626	73	7/14/39
1	45	1.500 Acres	22240627	74	7/14/39
1	46	1.500 Acres	22240628	75	7/14/39
1	47	1.500 Acres	22240629	76	7/14/39
1	48	1.500 Acres	22240630	77	7/14/39
1	49	1.500 Acres	22240631	78	7/14/39
1	50	1.500 Acres	22240632	79	7/14/39
1	51	1.500 Acres	22240633	80	7/14/39
1	52	1.500 Acres	22240634	81	7/14/39
1	53	1.500 Acres	22240635	82	7/14/39
1	54	1.500 Acres	22240636	83	7/14/39
1	55	1.500 Acres	22240637	84	7/14/39
1	56	1.500 Acres	22240638	85	7/14/39
1	57	1.500 Acres	22240639	86	7/14/39
1	58	1.500 Acres	22240640	87	7/14/39
1	59	1.500 Acres	22240641	88	7/14/39
1	60	1.500 Acres	22240642	89	7/14/39
1	61	1.500 Acres	22240643	90	7/14/39
1	62	1.500 Acres	22240644	91	7/14/39
1	63	1.500 Acres	22240645	92	7/14/39
1	64	1.500 Acres	22240646	93	7/14/39
1	65	1.500 Acres	22240647	94	7/14/39
1	66	1.500 Acres	22240648	95	7/14/39
1	67	1.500 Acres	22240649	96	7/14/39
1	68	1.500 Acres	22240650	97	7/14/39
1	69	1.500 Acres	22240651	98	7/14/39
1	70	1.500 Acres	22240652	99	7/14/39
1	71	1.500 Acres	22240653	100	7/14/39
1	72	1.500 Acres	22240654	101	7/14/39
1	73	1.500 Acres	22240655	102	7/14/39
1	74	1.500 Acres	22240656	103	7/14/39
1	75	1.500 Acres	22240657	104	7/14/39
1	76	1.500 Acres	22240658	105	7/14/39
1	77	1.500 Acres	22240659	106	7/14/39
1	78	1.500 Acres	22240660	107	7/14/39
1	79	1.500 Acres	22240661	108	7/14/39
1	80	1.500 Acres	22240662	109	7/14/39
1	81	1.500 Acres	22240663	110	7/14/39
1	82	1.500 Acres	22240664	111	7/14/39
1	83	1.500 Acres	22240665	112	7/14/39
1	84	1.500 Acres	22240666	113	7/14/39
1	85	1.500 Acres	22240667	114	7/14/39
1	86	1.500 Acres	22240668	115	7/14/39
1	87	1.500 Acres	22240669	116	7/14/39
1	88	1.500 Acres	22240670	117	7/14/39
1	89	1.500 Acres	22240671	118	7/14/39
1	90	1.500 Acres	22240672	119	7/14/39
1	91	1.500 Acres	22240673	120	7/14/39
1	92	1.500 Acres	22240674	121	7/14/39
1	93	1.500 Acres	22240675	122	7/14/39
1	94	1.500 Acres	22240676	123	7/14/39
1	95	1.500 Acres	22240677	124	7/14/39
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1	97	1.500 Acres	22240679	126	7/14/39
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1	101	1.500 Acres	22240683	130	7/14/39
1	102	1.500 Acres	22240684	131	7/14/39
1	103	1.500 Acres	22240685	132	7/14/39
1	104	1.500 Acres	22240686	133	7/14/39
1	105	1.500 Acres	22240687	134	7/14/39
1	106	1.500 Acres	22240688	135	7/14/39
1	107	1.500 Acres	22240689	136	7/14/39
1	108	1.500 Acres	22240690	137	7/14/39
1	109	1.500 Acres	22240691	138	7/14/39
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1	111	1.500 Acres	22240693	140	7/14/39
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1	116	1.500 Acres	22240698	145	7/14/39
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1	118	1.500 Acres	22240700	147	7/14/39
1	119	1.500 Acres	22240701	148	7/14/39
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1	121	1.500 Acres	22240703	150	7/14/39
1	122	1.500 Acres	22240704	151	7/14/39
1	123	1.500 Acres	22240705	152	7/14/39
1	124	1.500 Acres	22240706	153	7/14/39
1	125	1.500 Acres	22240707	154	7/14/39
1	126	1.500 Acres	22240708	155	7/14/39
1	127	1.500 Acres	22240709	156	7/14/39
1	128	1.500 Acres	22240710	157	7/14/39
1	129	1.500 Acres	22240711	158	7/14/39
1	130	1.500 Acres	22240712	159	7/14/39
1	131	1.500 Acres	22240713	160	7/14/39
1	132	1.500 Acres	22240714	161	7/14/39
1	133	1.500 Acres	22240715	162	7/14/39
1	134	1.500 Acres	22240716	163	7/14/39
1	135	1.500 Acres	22240717	164	7/14/39
1	136	1.500 Acres	22240718	165	7/14/39
1	137	1.500 Acres	22240719	166	7/14/39
1	138	1.500 Acres	22240720	167	7/14/39
1	139	1.500 Acres	22240721	168	7/14/39
1	140	1.500 Acres	22240722	169	7/14/39
1	141	1.500 Acres	22240723	170	7/14/39
1	142	1.500 Acres	22240724	171	7/14/39
1	143	1.500 Acres	22240725	172	7/14/39
1	144	1.500 Acres	22240726	173	7/14/39
1	145	1.500 Acres	22240727	174	7/14/39
1	146	1.500 Acres	22240728	175	7/14/39
1	147	1.500 Acres	22240729	176	7/14/39
1	148	1.500 Acres	22240730	177	7/14/39
1	149	1.500 Acres	22240731	178	7/14/39
1	150	1.500 Acres	22240732	179	7/14/39
1	151	1.500 Acres	22240733	180	7/14/39
1	152	1.500 Acres	22240734	181	7/14/39
1	153	1.500 Acres	22240735	182	7/14/39
1	154	1.500 Acres	22240736	183	7/14/39
1	155	1.500 Acres	22240737	184	7/14/39
1	156	1.500 Acres	22240738	185	7/14/39
1	157	1.500 Acres	22240739	186	7/14/39
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1	159	1.500 Acres	22240741	188	7/14/39
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1	162	1.500 Acres	22240744	191	7/14/39
1	163	1.500 Acres	22240745	192	7/14/39
1	164	1.500 Acres	22240746	193	7/14/39
1	165	1.500 Acres	22240747	194	7/14/39
1	166	1.500 Acres	22240748	195	7/14/39
1	167	1.500 Acres	22240749	196	7/14/39
1	168	1.500 Acres	22240750	197	7/14/39
1	169	1.500 Acres	22240751	198	7/14/39
1	170	1.500 Acres	22240752	199	7/14/39
1	171	1.500 Acres	22240753	200	7/14/39
1	172	1.500 Acres	22240754	201	7/14/39
1	173	1.500 Acres	22240755	202	7/14/39
1	174	1.500 Acres	22240756	203	7/14/39
1	175	1.500 Acres	22240757	204	7/14/39
1	176	1.500 Acres	22240758	205	7/14/39
1	177	1.500 Acres	22240759	206	7/14/39
1	178	1.500 Acres	22240760	207	7/14/39
1	179	1.500 Acres	22240761	208	7/14/39
1	180	1.500 Acres	22240762	209	7/14/39
1	181	1.500 Acres	22240763	210	7/14/39
1	182	1.500 Acres	22240764	211	7/14/39
1	183	1.500 Acres	22240765	212	7/14/39
1	184	1.500 Acres	22240766	213	7/14/39
1	185	1.500 Acres	22240767	214	7/14/39
1	186	1.500 Acres	22240768	215	7/14/39
1	187	1.500 Acres	22240769	216	7/14/39
1	188	1.500 Acres	22240770	217	7/14/39
1					

Zoning

Current Zoning



Future Zoning

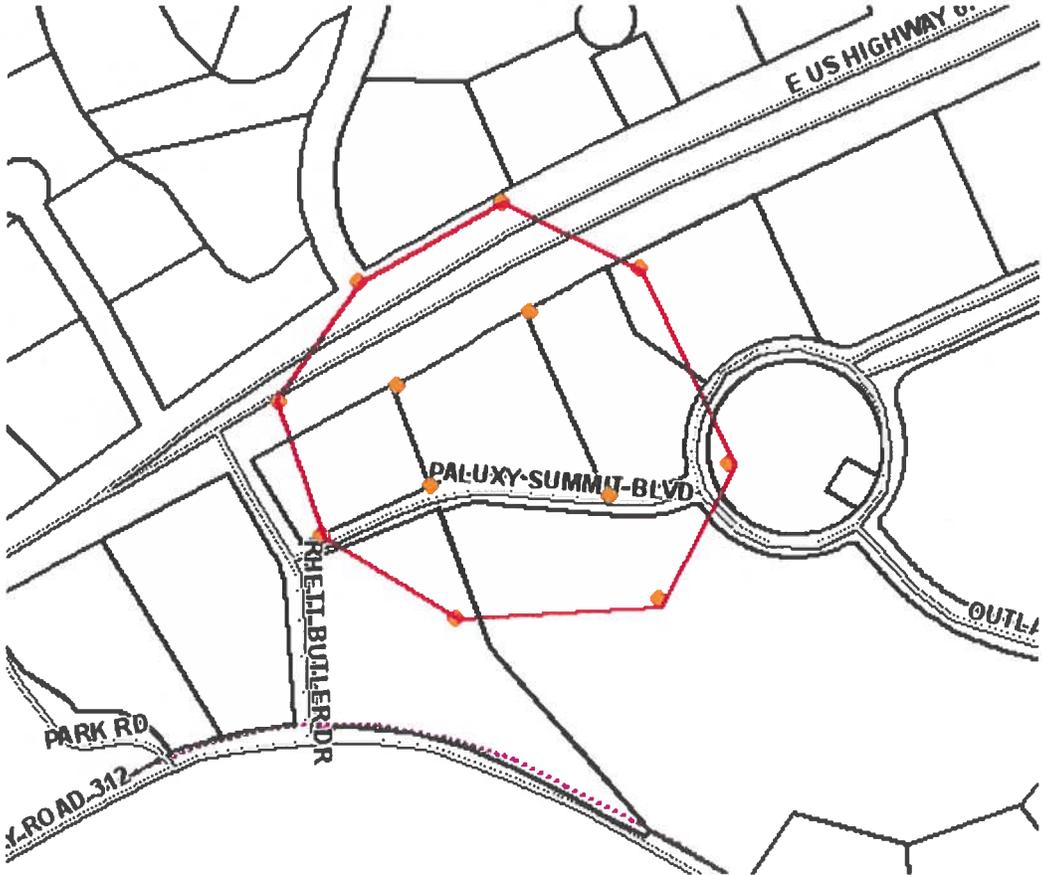


Zoning

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

200 Ft Radius
for
103 Paluxy Summit BLVD



R-2m Single- And Two- To Four-Family Residential District And Multi-Building Residential District

1. **Purpose.** The R-2m district permits a medium-density development.
2. **Permitted uses.** The uses permitted in the R-2m district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
3. **Special use permit.** In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward their recommendations of action for the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
4. **Area, yard, height, lot coverage and building size.** The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percent of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
5. **Parking requirements.** Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
6. **Sales displays prohibited.**
 1. Garage sales shall be permitted in accordance with this Code of Ordinances.
 2. It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
7. **Minimum setback requirements for carports and accessory buildings.** Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

14.02.045 R-4 Multifamily Residential District

- (a) Purpose. The R-4 Multifamily Residential District is established to meet the needs for medium- to high-density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations.
- (b) Permitted uses.
- (1) The uses permitted in the R-4 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
 - (2) A retirement center, situated in an R-4 district, may operate a restaurant that is open to the public; provided that the square footage of the restaurant shall occupy no more than 10% of the square footage of the retirement center itself.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
- (f) Minimum setback requirements for carports and accessory buildings. Carports or other detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.
- (g) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2 of the following, or combination thereof, per lot at any time: motor vehicles, boats or other similar vessels subject

registration under Texas Parks and Wildlife Code chapter 31, or camper shells per any time.

Item 6.

(Ordinance 240 adopted 3/15/94; Ordinance 330 adopted 5/9/00; 2007 Code, sec. 155.19; Ordinance 17.02.13A adopted 2/13/17)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023										
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, 105 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).										
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23								
EXHIBITS:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">1. New Zoning Use Application</td> <td style="width: 50%;">5. Future Land Use Map</td> </tr> <tr> <td>2. Property Notification Letter</td> <td>6. R-2M Single, Two to Four Family</td> </tr> <tr> <td>3. 200' Surrounding Property map</td> <td>7. R-4 Multifamily Residential District</td> </tr> <tr> <td>4. Current Zoning Map.</td> <td></td> </tr> </table>			1. New Zoning Use Application	5. Future Land Use Map	2. Property Notification Letter	6. R-2M Single, Two to Four Family	3. 200' Surrounding Property map	7. R-4 Multifamily Residential District	4. Current Zoning Map.	
1. New Zoning Use Application	5. Future Land Use Map										
2. Property Notification Letter	6. R-2M Single, Two to Four Family										
3. 200' Surrounding Property map	7. R-4 Multifamily Residential District										
4. Current Zoning Map.											
BUDGETARY IMPACT:	Required Expenditure:	\$00.00									
	Amount Budgeted:	\$00.00									
	Appropriation Required:	\$00.00									
CITY ADMINISTRATOR APPROVAL:											
SUMMARY:	<ul style="list-style-type: none"> • 1/6/2023 – Zoning Change Request Application was received • 1/13/2023 - Notice of Public Hearing was posted in the local newspaper • 1/16/2023 – 3 Property owner letters were sent representing 4 properties <p>01 Letters have been confirmed as received 02 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned</p>										
RECOMMENDED ACTION:	Move to approve or deny as presented.										



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 7.

NOTIFICATION

January 16, 2023

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 105 Paluxy Summit Blvd

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on January 31, 2023 before the Planning and Zoning Commission and on February 13, 2023 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain and Andrew Hansen, to rezone the property located at 105 Paluxy Summit Blvd; Lot: 00002, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District)..

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 7.



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

Re: Request to Rezone Property located at 105 Paluxy Summit Blvd; Lot: 00002, Blk: 00001, Tract: 2, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 2, ACRES 1.501, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ DATE: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)



Building, Planning & Code Enforcement
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 1/6/23
\$775.00

Item 7.

New Zoning Use Application

Address of property: 102, 105, + 107 Galaxy Summit Blvd.

Applicant's Name: ANDREW HANSEN Date: 1-5-2023

Property Owner Information

Full Name: SCOTT R. STEENSON RICKEY FAIN

Address:

Telephone No. Email:

Applicant/Owner's Representative (if not the owner)

Full Name: Andrew Hansen

Address:

Telephone No. Email:

Present zoning at site: R2W Requested new zoning use: R4

Form of Ownership of the property: [X] Individual [] Partnership [] Corporation

Intended use of property (must be specific): multi-family development

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature: [Signature] Date: 1/5/2023

Fee's ->

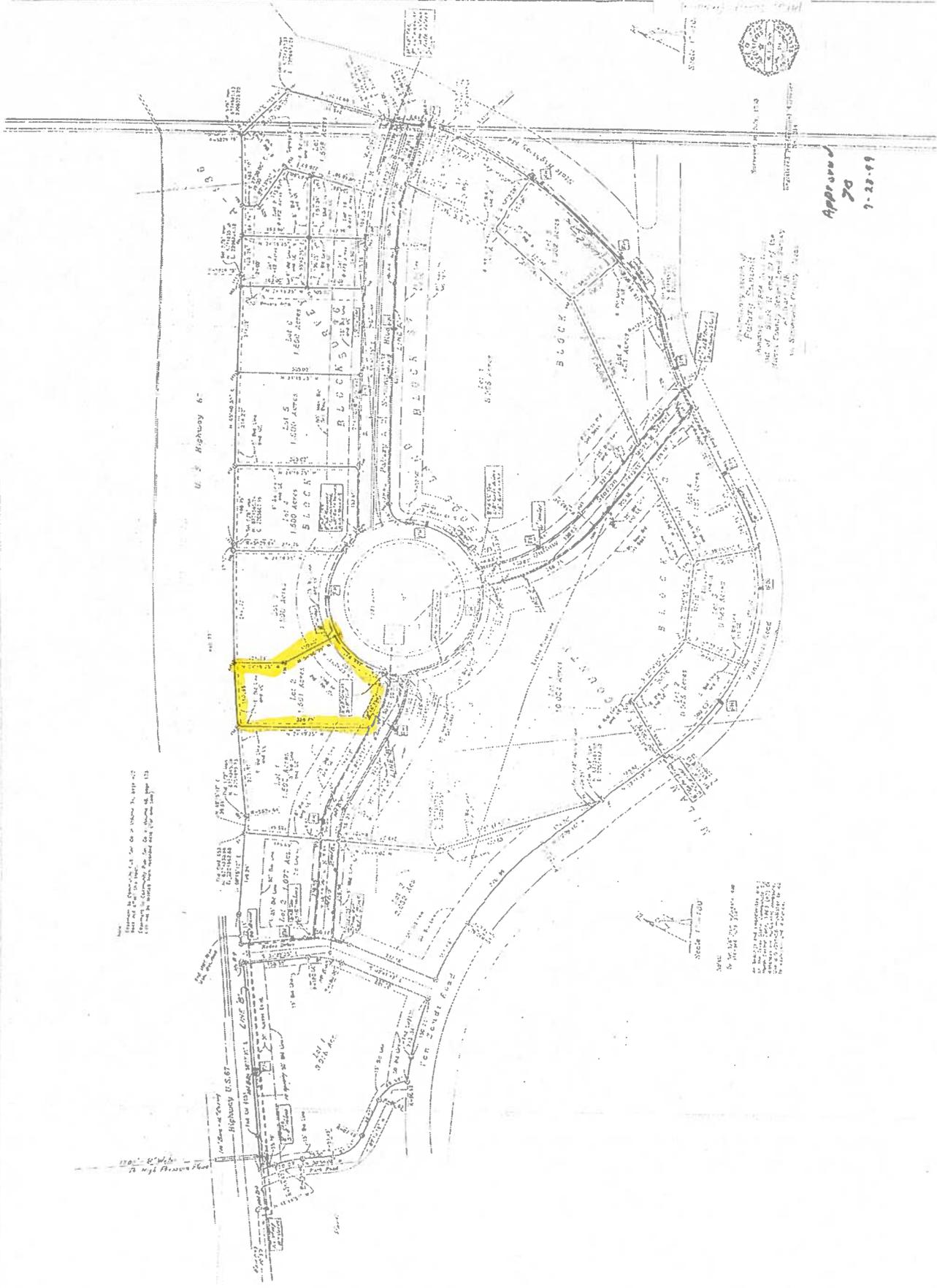


Item 7.

Paluxy Summit Water and Sewer Layout

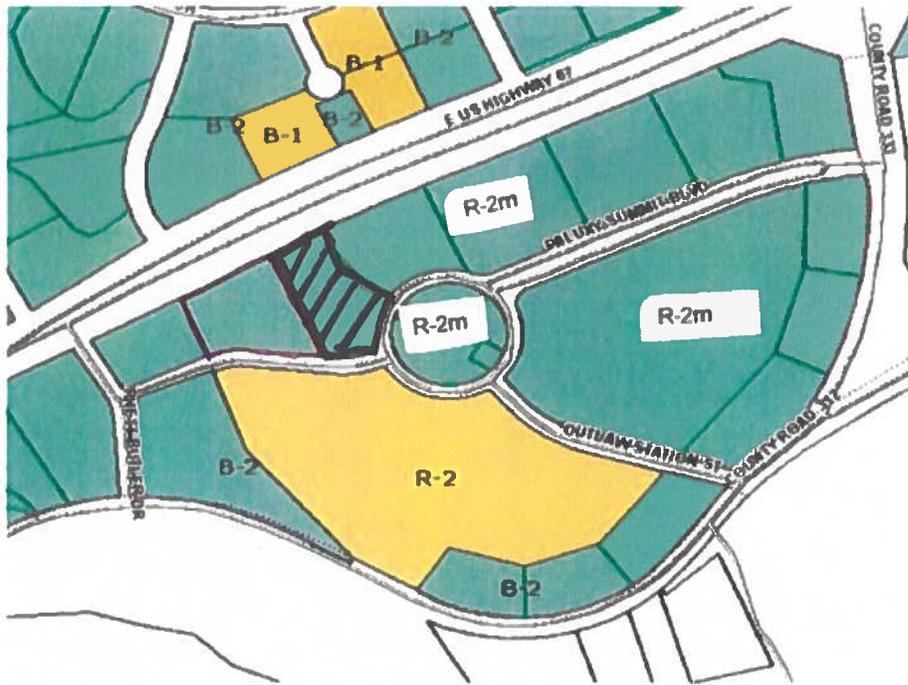
James T. Young, P. E.
HCR 51, Box 46-A
Glen Rose, TX 76043

PALUXY SUMMIT
SH 144 & US 67
Glen Rose, TX 76043

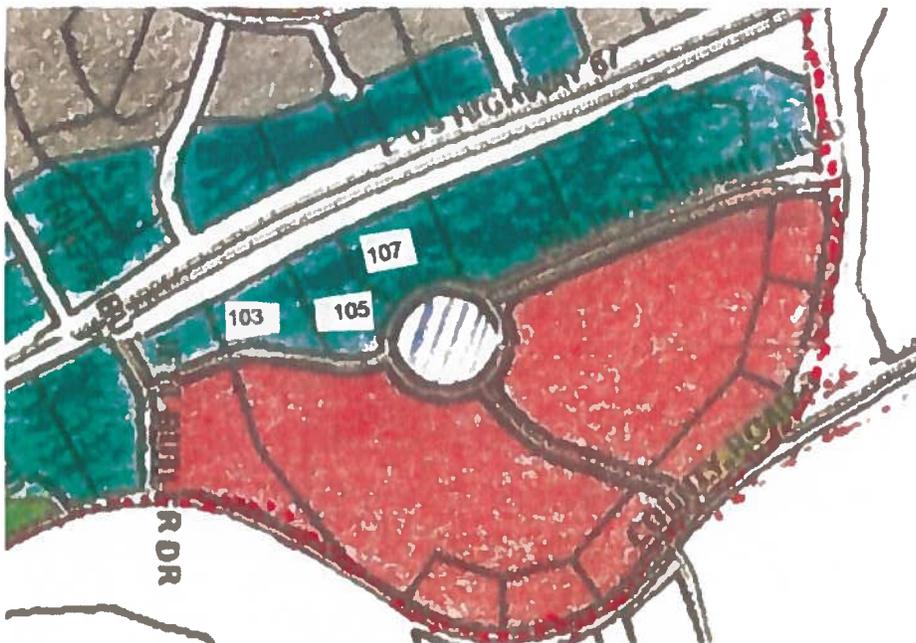


105 Paluxy Summit BLVD Zoning

Current Zoning



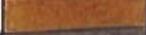
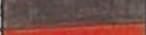
Future Zoning



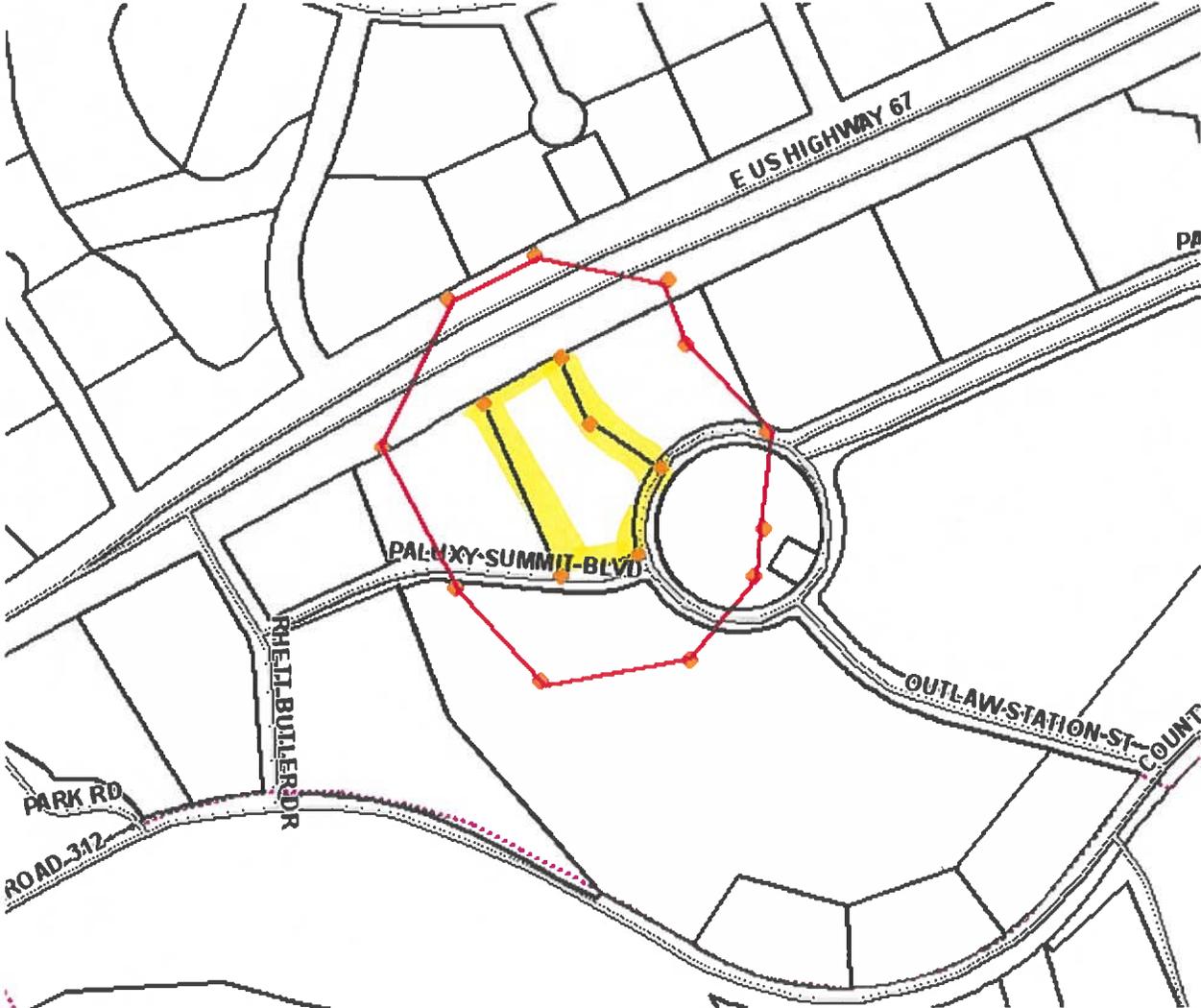
105 Paluxy Summit BLVD
Zoning

Item 7.

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

200 Ft Radius
for
105 Paluxy Summit BLVD



R-2m Single- And Two- To Four-Family Residential District And Multi-Building Residential District

1. **Purpose.** The R-2m district permits a medium-density development.
2. **Permitted uses.** The uses permitted in the R-2m district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
3. **Special use permit.** In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward their recommendations of action for the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
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6. **Sales displays prohibited.**
 1. Garage sales shall be permitted in accordance with this Code of Ordinances.
 2. It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
7. **Minimum setback requirements for carports and accessory buildings.** Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

14.02.045 R-4 Multifamily Residential District

- (a) Purpose. The R-4 Multifamily Residential District is established to meet the needs for medium- to high-density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations.
- (b) Permitted uses.
- (1) The uses permitted in the R-4 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
 - (2) A retirement center, situated in an R-4 district, may operate a restaurant that is open to the public; provided that the square footage of the restaurant shall occupy no more than 10% of the square footage of the retirement center itself.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
- (f) Minimum setback requirements for carports and accessory buildings. Carports or other detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.
- (g) Sales displays prohibited.
- (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2 of the following, or combination thereof, per lot at any time: motor vehicles, boats or other similar vessels subject

registration under Texas Parks and Wildlife Code chapter 31, or camper shells per any time.

Item 7.

(Ordinance 240 adopted 3/15/94; Ordinance 330 adopted 5/9/00; 2007 Code, sec. 155.19; Ordinance 17.02.13A adopted 2/13/17)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023										
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone, Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, 107 Paluxy Summit Blvd from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).										
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23								
EXHIBITS:	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">1. New Zoning Use Application</td> <td style="width: 50%; border: none;">5. Future Land Use Map</td> </tr> <tr> <td style="border: none;">2. Property Notification Letter</td> <td style="border: none;">6. R-2M Single, Two to Four Family</td> </tr> <tr> <td style="border: none;">3. 200' Surrounding Property map</td> <td style="border: none;">7. R-4 Multifamily Residential District</td> </tr> <tr> <td style="border: none;">4. Current Zoning Map.</td> <td style="border: none;"></td> </tr> </table>			1. New Zoning Use Application	5. Future Land Use Map	2. Property Notification Letter	6. R-2M Single, Two to Four Family	3. 200' Surrounding Property map	7. R-4 Multifamily Residential District	4. Current Zoning Map.	
1. New Zoning Use Application	5. Future Land Use Map										
2. Property Notification Letter	6. R-2M Single, Two to Four Family										
3. 200' Surrounding Property map	7. R-4 Multifamily Residential District										
4. Current Zoning Map.											
BUDGETARY IMPACT:	Required Expenditure:	\$00.00									
	Amount Budgeted:	\$00.00									
	Appropriation Required:	\$00.00									
CITY ADMINISTRATOR APPROVAL:											
SUMMARY:	<ul style="list-style-type: none"> • 1/6/2023 – Zoning Change Request Application was received • 1/13/2023 - Notice of Public Hearing was posted in the local newspaper • 1/16/2023 – 3 Property owner letters were sent representing 5 properties <p>02 Letters have been confirmed as received 01 Letters unconfirmed as received 00 Letters were returned 01 Favorable response has been returned 00 Opposition response has been returned</p>										
RECOMMENDED ACTION:	Move to approve or deny as presented.										



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

January 16, 2023

NOTICE OF PUBLIC HEARING
ON
PROPERTY LOCATED AT 107 Paluxy Summit Blvd

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on January 31, 2023 before the Planning and Zoning Commission and on February 13, 2023 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain and Andrew Hansen, to rezone the property located at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

Dear Property Owner:

You are receiving this notice because our records indicate you own property within 200' of the property located referenced above. That is the subject of these hearings. Included with this letter is a Property Owner Response Form, the application for rezoning which is under consideration, and a map showing all the properties within 200' of the property referenced above. If you would like to register your opinion in favor or in opposition to granting the rezoning request, please complete the form and either mail or email it to us, or deposit it in one of the drop boxes at City Hall.

If the owners of 20% or more of the land within 200' of property referenced above provide written notice of their objection to the issuance of the rezoning request, instead of a simple majority it will require a vote of $\frac{3}{4}$ of the City Council members present to approve the request.

You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the bottom of the City's website at www.glenrosetexas.org.

Should you have any questions, please contact us at jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

P.O. Box 1949, Glen Rose, TX 76043

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: jodi.holthe@glenrosetexas.org

Re: Request to Rezone Property located at 107 Paluxy Summit Blvd; Lot: 00003, Blk: 00001, Tract: 3, Abst: A135-PS, PALUXY SUMMIT, BLOCK 1, LOT 3, ACRES 1.5, from R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable) to R-4 (Multifamily Residential District).

This letter may be deposited in either of the two drop boxes located at City Hall, 201 NE Vernon Street, Glen Rose, Texas or mailed to City Hall, Attention: Planning and Zoning Department, PO Box 1949, Glen Rose, Texas 76043.

NAME: _____ DATE: _____

ADDRESS: _____

I AM () IN FAVOR () IN OPPOSITION TO THIS REQUEST.

Reasons/Comments:

Building Official, Planning and Zoning (P&Z)



Building, Planning & Code Enforcement
City of Glen Rose, Texas 76043 Tel: (254) 897-9373 Fax: (254) 897-7989

Staff use only
Date Received: 1/6/23
\$ 775.00

New Zoning Use Application

Address of property: 103, 105, 116? Galaxy Summit Blvd.

Applicant's Name: ANDREW HANSEN Date: ~~12-1-2022~~ 1-5-2023

Property Owner Information

Full Name: SCOTT R. STEENSON RICKEY FAIN

Address: _____

Telephone No. _____ Email: _____

Applicant/Owner's Representative (if not the owner)

Full Name: Andrew Hansen

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R2W Requested new zoning use: R4

Form of Ownership of the property: Individual Partnership Corporation

Intended use of property (must be specific):
multi family development

I/We, am/are the owner(s) of the property. I/We hereby certify that all the information provided is true and correct.

Owner(s) Signature: [Signature] R Hansen Date: 1/5/2023

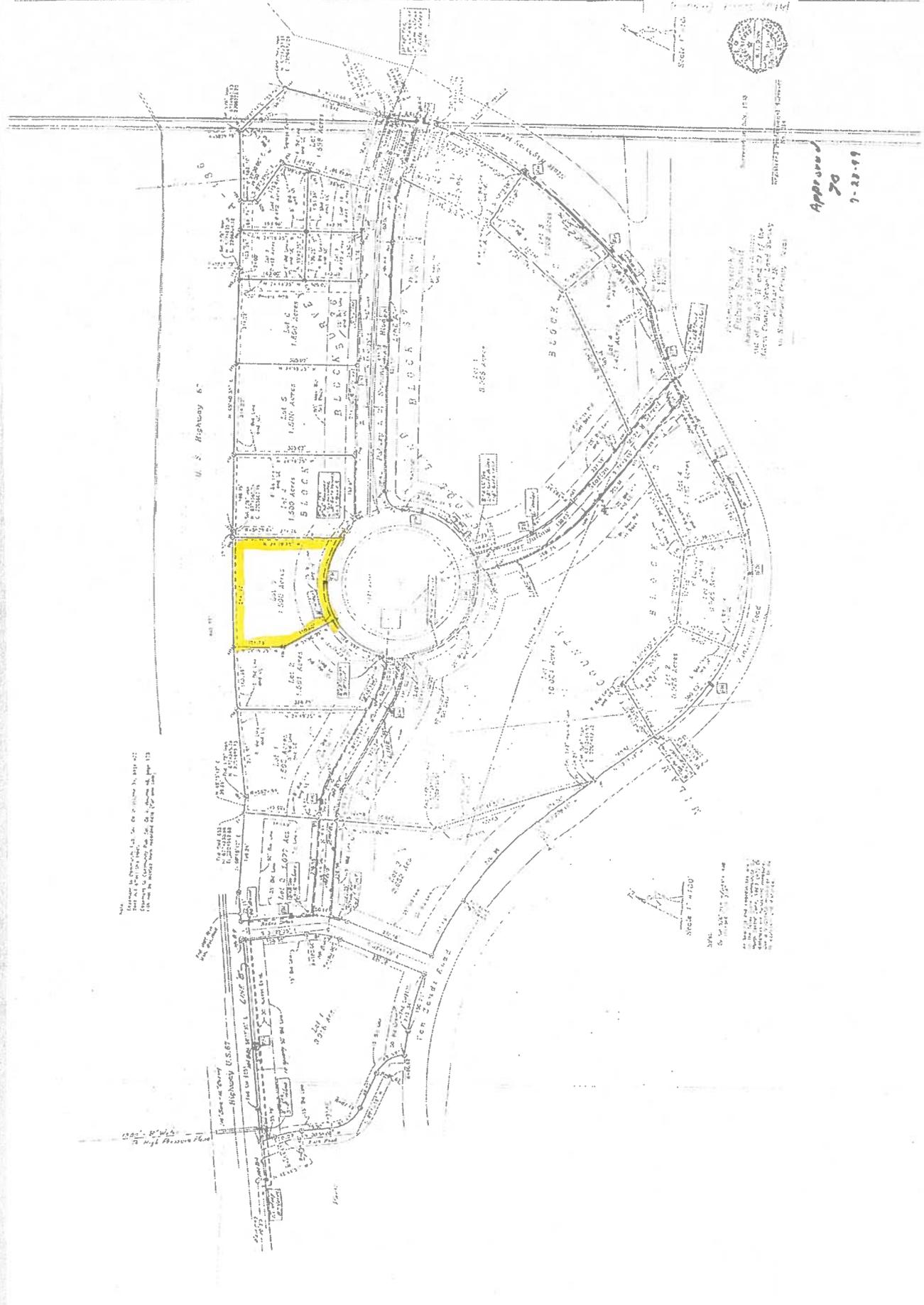
Fee's →



Paluxy Summit Water and Sewer Layout

James T. Young, P. E.
HCR 51, Box 46-A
Glen Rose, TX 76043

PALUXY SUMMIT
SH 144 & US 67
Glen Rose, TX 76043



Approved
7-22-09

Paluxy Summit Water and Sewer Layout
SH 144 & US 67
Glen Rose, TX 76043

Notes:
1. See notes on drawings for details.
2. All work to be done in accordance with the City of Paluxy Summit Specifications for Water and Sewer Work.
3. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Lines.
4. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Structures.
5. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Pumps and Stations.
6. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Treatment Plants.
7. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Distribution Systems.
8. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Collection Systems.
9. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Interceptors.
10. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Lateral Lines.
11. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Mains.
12. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Trunk Lines.
13. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Outfalls.
14. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Disposal Systems.
15. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Storage Tanks.
16. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Reservoirs.
17. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Dams.
18. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Weirs.
19. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Sluiceways.
20. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Locks.
21. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Barrages.
22. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Dredging Operations.
23. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Spoil Disposal Operations.
24. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Rehabilitation Operations.
25. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Replacement Operations.
26. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Expansion Operations.
27. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Modernization Operations.
28. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Upgrade Operations.
29. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Optimization Operations.
30. All work to be done in accordance with the City of Paluxy Summit Specifications for Construction of Water and Sewer Efficiency Operations.

1007012 136

APPROVED BY THE CITY OF
 MARIETTA, GEORGIA
 MAY 14, 1939

APPROVED BY THE BOARD OF
 SUPERVISORS
 MAY 14, 1939

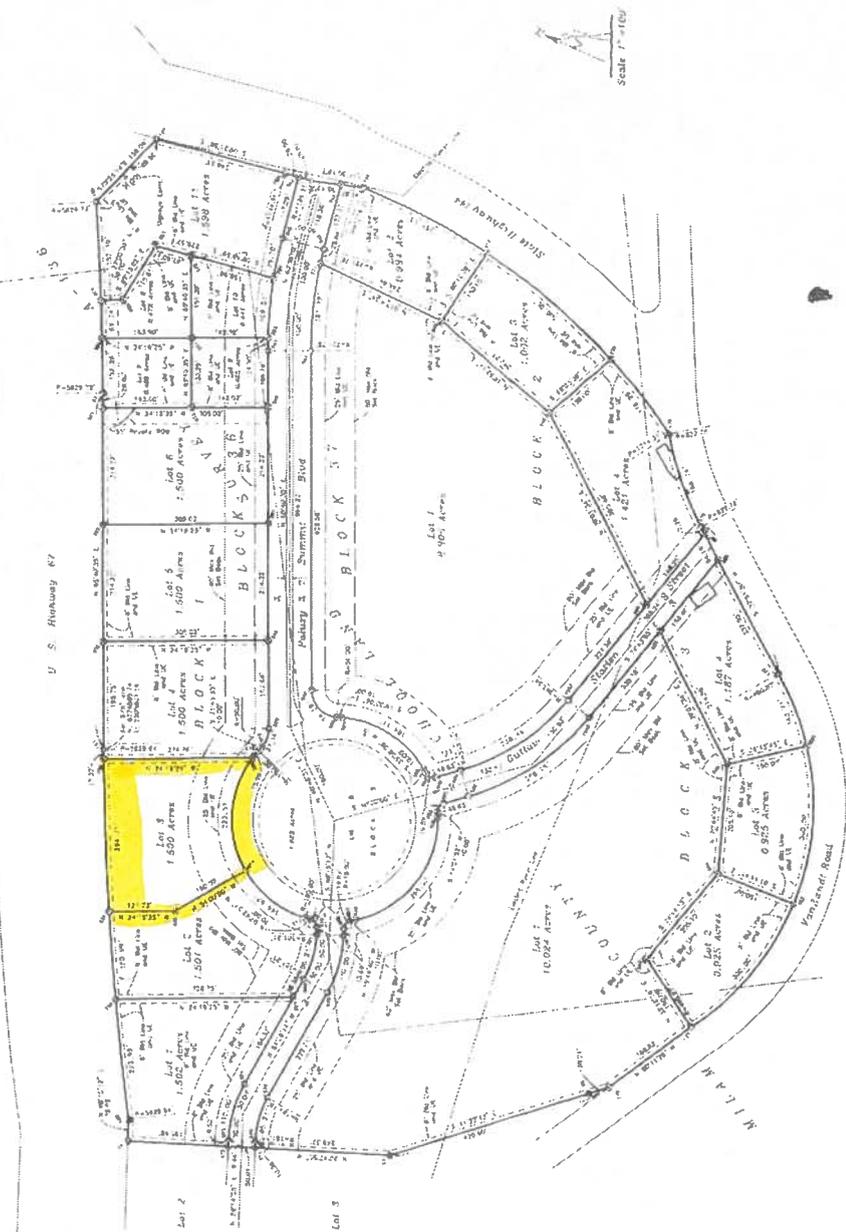
APPROVED BY THE BOARD OF
 SUPERVISORS
 MAY 14, 1939

1007012 136

TRAIL OF LINES
 COUNTY OF SOMERVELL
 BEING THE TRAIL OF LINES
 SHOWING THE LOTS AND BLOCKS
 AND THE TRAIL OF LINES
 SHOWING THE LOTS AND BLOCKS
 AND THE TRAIL OF LINES

TRAIL OF LINES
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THE CITY OF MARIETTA
 COUNTY OF SOMERVELL
 BEING THE TRAIL OF LINES
 SHOWING THE LOTS AND BLOCKS
 AND THE TRAIL OF LINES
 SHOWING THE LOTS AND BLOCKS
 AND THE TRAIL OF LINES



Lot No.	Area (Acres)	Owner
1	1.500	...
2	1.500	...
3	1.500	...
4	1.500	...
5	1.500	...
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7	1.500	...
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99	1.500	...
100	1.500	...



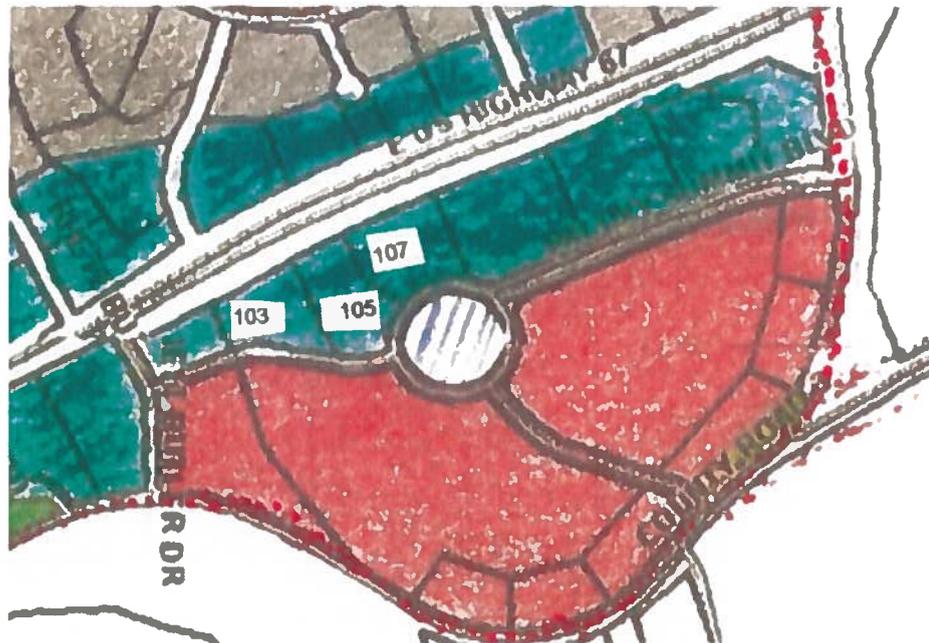
Surveyed in July, 1939
 W. F. Cannon
 Registered Professional Surveyor
 No. 1234

Sketch of
 Factory Summit Addition
 Being a 100-Acre Tract
 Out of the 100-Acre Tract
 Marietta County School Land Survey
 Acreage 1.28, in the City of
 Marietta, Georgia, Somersville County, Texas

107 Paluxy Summit BLVD Zoning Current Zoning

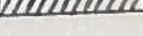


Future Zoning

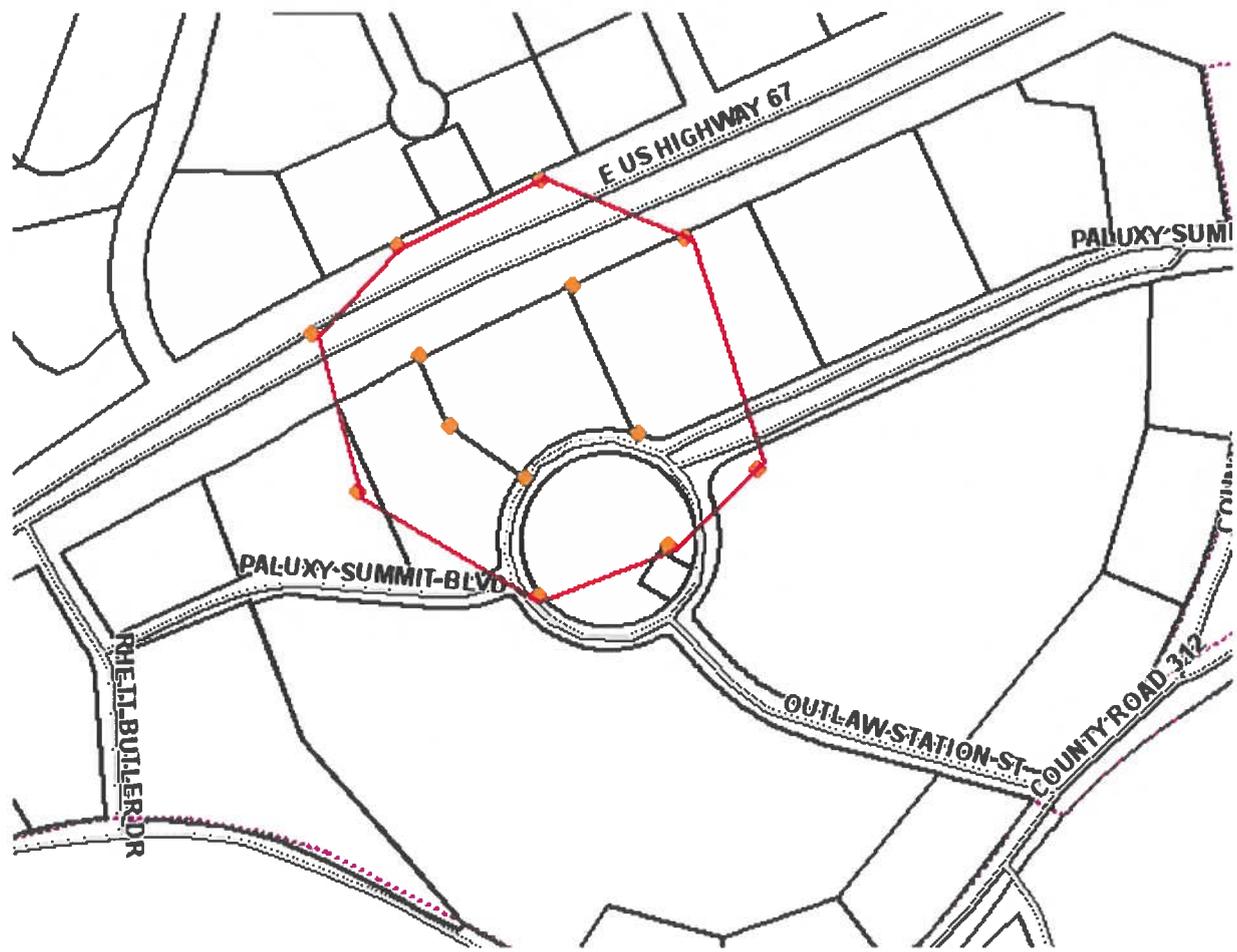


107 Paluxy Summit BLVD
Zoning

LEGEND

Zone	Map Section/Area	Color	Color Name
R-1	Single Family		Golden Yellow
R-2M	Single Family/Duplex/Cabin		Pink
R-3	Single/Two-Four/MH		Tan
R-4	Multi-Family		Gray
B-1	Restricted Commercial		Orange
B-2	General Commercial		Aqua Green
I	Industrial		Brown
OSP	Open Space Parks		Yellow Green
PD	Planned Development		Mahogany Overlay
PF	Public Facilities		Violet Purple Overlay
H	Historic District		Black Overlay

200 Ft Radius
for
107 Paluxy Summit BLVD



R-2m Single- And Two- To Four-Family Residential District And Multi-Building Residential District

1. **Purpose.** The R-2m district permits a medium-density development.
2. **Permitted uses.** The uses permitted in the R-2m district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
3. **Special use permit.** In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward their recommendations of action for the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for such uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
4. **Area, yard, height, lot coverage and building size.** The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percent of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
5. **Parking requirements.** Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
6. **Sales displays prohibited.**
 1. Garage sales shall be permitted in accordance with this Code of Ordinances.
 2. It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2, or combination thereof, of the following: motor vehicles; boats or other similar vessels subject to registration under Texas Parks and Wildlife Code chapter 31; or camper shells per lot at any time.
7. **Minimum setback requirements for carports and accessory buildings.** Detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.

14.02.045 R-4 Multifamily Residential District

- (a) Purpose. The R-4 Multifamily Residential District is established to meet the needs for medium- to high-density residential development where such areas are suitable for higher impact development and higher volume traffic while encouraging the provision of conveniently located rental accommodations.
- (b) Permitted uses.
- (1) The uses permitted in the R-4 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
 - (2) A retirement center, situated in an R-4 district, may operate a restaurant that is open to the public; provided that the square footage of the restaurant shall occupy no more than 10% of the square footage of the retirement center itself.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for the uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required; however, carports and garages are encouraged.
- (f) Minimum setback requirements for carports and accessory buildings. Carports or other detached accessory buildings shall be located within the rear portion of the lot and shall not exceed one story in height, nor shall any structure be located closer than 3 feet to the main building nor 4 feet to a side lot line, nor closer than 5 feet to any rear lot line nor closer than 10 feet to any side street. Small structures of 200 square feet or less may be placed anywhere in the rear half of the lot.
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 - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless the vehicle is owned by the actual occupant of the premises. However, no person or persons shall be permitted to display more than 2 of the following, or combination thereof, per lot at any time: motor vehicles, boats or other similar vessels subject to

registration under Texas Parks and Wildlife Code chapter 31, or camper shells per lot at any time.

(Ordinance 240 adopted 3/15/94; Ordinance 330 adopted 5/9/00; 2007 Code, sec. 155.19; Ordinance 17.02.13A adopted 2/13/17)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Discussion, consideration and the possible action regarding the appointment of a Planning and Zoning Commission Chairperson.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Discussion, consideration and the possible action regarding the appointment of a Planning and Zoning Commission Vice Chairperson.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations to add Cigar bar/Smoking room to the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005)		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:		\$00.00
	Amount Budgeted:		\$00.00
	Appropriation Required:		\$00.00
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

“Cigar” means any roll of tobacco weighing 3 or more pounds per 1,000, which roll has a wrapper or cover consisting only of tobacco.

“Cigar bar” means an establishment or area within an establishment

Cigar bar means any bar, or area within a bar, designated specifically for the smoking of tobacco products, purchased on the premises or elsewhere; except that a cigar bar that is in an area within a bar shall be an area enclosed by solid walls or windows, a ceiling and a solid door and equipped with a ventilation system which is separately exhausted from the nonsmoking areas of the bar so that air from the smoking area is not recirculated to the nonsmoking areas and smoke is not backstreamed into the nonsmoking areas.

Cigar bar means any establishment in existence as of the date of the adoption of the ordinance from which this section derives which (a) serves alcohol for consumption by patrons on the premises; (b) either itself or in conjunction with an affiliated entity operating within the same premises derives thirty (30) percent or more of its gross revenue from the sale of tobacco products or related paraphernalia; (c) shall permit the smoking of cigars and other tobacco products by patrons on the premises; and (d) prohibits the entry of persons under the age of twenty-one (21) at all times. For purposes of this section, affiliated entity shall be defined as a commercial entity with which the Cigar Bar has a business relationship, including but not limited to a lease or sublease, contract, service agreement or sharing of expenses and/or profits.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	1/31/2023		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding recommendations for amending the City of Glen Rose Parking Provisions (Sec. 14.02.101) as listed in the Schedule of Uses (at the end of Appendix A).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	1/25/23
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:	Move to approve or deny as presented.		

NAME/ADDRESS	ACREAGE	BLDG SQFT % of acreage	CURRENT PARKING (if no variance issued)	NEW PARKING (if not already built)	% of open space as parking old/new	Land Area Required Old/New for parking
Brookshires	2.4 acres (104,544sqft)	28,000 27%	1/200 – 140	1/350 – 80	24% / 14%	49,000sqft 28,000sqft
Dollar general (Big Bend)	1.36 acres (59242sqft)	12,956 22%	1/200 – 65	1/350 – 37	20% / 11.2%	22,750sqft 12950sqft
Red Barn	.366 acres (15,942sqft)	3702 23%	1/200 – 19	1/200 – 19	17% / 17%	6650sqft
Blue Butterfly	.524 (22,825sqft)	9050 40%	1/200 – 45	1/300 - 30	35% / 24%	15750sqft 10,500sqft
Lee Medical Healthcare	.390 (16,988sqft)	6300 37%	1/200 - 32	1/300 - 21	34% / 22%	11,200sqft 7350sqft
Glen Rose Discount Drug	.179 (7,797)	5160 66%	1/200 - 26	1/200 - 26	60% / 60%	9,100sqft
Unknown	1 acre (43,560sqft)	10488 24%	1/200 – 53	1/300 – 35	22%/15%	18,550sqft 12,250sqft

1 acre = 43,560sqft

1 standard parking space = 180sqft (8.5ft w x 18ft l)

Typical lots all for 300-350sqft per parking stall to include the drive aisles)

Category	Type of Use	Parking
Accessory, Utility, Government, Institutional and Incidental Uses	Ambulance Dispatch Station	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Art gallery	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Accessory, Utility, Government, Institutional and Incidental Uses	Cable TV Lines	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Electrical generating plant/SUBSTATIONS	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Funeral Homes and Mortuaries	1/200GFA
Accessory, Utility, Government, Institutional and Incidental Uses	Gas Line (6in or larger)	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Gas regulating/gate station	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Local Utility line or utility distribution lines, telephone exchange (no garage or shop)	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Microwave Tower/Telecommunication Antenna/Telecommunication Tower and Stealth Telecommunication Tower	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Non-Commercial Institutions (Non-Profit)	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Public building (shop or yard)	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Racing: Animal, Automotive, other	1/3 seats
Accessory, Utility, Government, Institutional and Incidental Uses	Radio & Television Tower	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Radio Transmitting Station	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Freight Terminal	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad team truck	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad track or right-of-way	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Railroad Yard	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Recycling Collection Facility	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Refuse Transfer Station	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	School (elementary or middle)	1/15 students (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (high school)	1/3 students (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (nursery or kindergarten)	1/8 STUDENTS (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	School (trade or business)	1/2 STUDENTS + 1/STAFF (DESIGN CAPACITY)
Accessory, Utility, Government, Institutional and Incidental Uses	Sewage treatment plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Telecommunication Antenna, Telecommunication Tower, Stealth Telecommunication Tower	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Telephone Exchange, Local Utility Line or Utility Distribution Lines (No Garage or Shop)	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Telephone Poles & Lines	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Temporary Construction Office	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Utility business office	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Utility mains and lines	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Utility shop or yard	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)

Category	Type of Use	Parking
Accessory, Utility, Government, Institutional and Incidental Uses	Utility substation or regulation station	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water pump station	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water storage tank	N/A
Accessory, Utility, Government, Institutional and Incidental Uses	Water treatment plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Accessory, Utility, Government, Institutional and Incidental Uses	Water well	N/A
Agricultural & Related Uses	Community Garden	N/A
Agricultural & Related Uses	Fairgrounds or Rodeo OR ARENA	1/3 SEATS
Agricultural & Related Uses	Farm Implement Sales	1/300GFA
Agricultural & Related Uses	Hatchery (poultry), egg farm, feed lot	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Agricultural & Related Uses	Livestock Auction	1/300GFA
Agricultural & Related Uses	Ranch, Farm, Orchard or Truck Garden	2/DWELLING UNIT or 1/employee
Agricultural & Related Uses	Stable, commercial	1/2 STALLS
Agricultural & Related Uses	Stable, private	N/A
Agricultural & Related Uses	stockyards or slaughterhouse	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Agricultural & Related Uses	VINEYARD	1/EMPLOYEE
Agricultural & Related Uses	WILDLIFE AREA	N/A
Alcohol Related (9)	Distribution - General (BB)	1/200gfa
Alcohol Related (9)	Distribution - General Class B Wholesaler (X)	1/200gfa
Alcohol Related (9)	Distribution - Wholesale's (W)	1/200gfa
Alcohol Related (9)	Manufacturers - Brewers (BW)	1/200gfa
Alcohol Related (9)	Manufacturers - Distiller & Rectifiers (D)	1/200gfa
Alcohol Related (9)	Manufacturers - Winery (G)	1/200gfa
Alcohol Related (9)	Package Store - offsite consumption (P)	N/A
Alcohol Related (9)	Private Club (N)	N/A
Alcohol Related (9)	Private Club Exemption (NE)	N/A
Alcohol Related (9)	Private Club Malt & Wine Only (NB)	N/A
Alcohol Related (9)	Wine Only Package Store (Q)	N/A
Alcohol Related (9)	Other – Bonded Warehouse	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Alcohol Related (9)	Other – Brewpub	1/200GFA
Alcohol Related (9)	Other – Manufacturer's Agent's Warehousing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Alcohol Related (9)	Retail – Mixed Beverage – On Premise	SEE RESTAURANT
Alcohol Related (9)	Retail – Package Store	SEE RETAIL STORES
Alcohol Related (9)	Retail – Retail Dealer's Off Premise	SEE RETAIL STORES
Alcohol Related (9)	Retail – Retail Dealer's On Premise	SEE RESTAURANT
Alcohol Related (9)	Retail – Wine and Malt Beverage Retailer – Off Premise Only	SEE RETAIL STORES
Alcohol Related (9)	Retail – Wine and Malt Beverage Retailer – On and Off Premise	SEE RETAIL STORES
Alcohol Related (9)	Retail – Wine Only Package Store	SEE RETAIL STORES
Commercial Type, Retail and Service Uses	Animal Shelter	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Auction House	1/300GFA
Commercial Type, Retail and Service Uses	Bakery or Confectionery (Retail)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Boat Sales	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	boat storage	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Building Materials Sales, Lumber Yard or Monument Sales	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Business office	1/300GFA
Commercial Type, Retail and Service Uses	Christmas Tree Sales	1/EMPLOYEE + 5 EXTRA USE
Commercial Type, Retail and Service Uses	Employment Agency	1/EMPLOYEE + 5 EXTRA USE
Commercial Type, Retail and Service Uses	Event Center/Rental Hall	1/150GFA IF NO FIXED SEATS - 1/2. SEATS IF FIXED
Commercial Type, Retail and Service Uses	Exterminator	1/EMPLOYEE
Commercial Type, Retail and Service Uses	Farmers Market/Produce Stand	1/3STALLS
Commercial Type, Retail and Service Uses	Feed Store (No animal sales)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Feed store with animal sales	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*

Category	Type of Use	Parking
Commercial Type, Retail and Service Uses	Firewood Sales	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Flea Market (inside)	1/2 STALLS
Commercial Type, Retail and Service Uses	Flea Market (outside)	1/2 STALLS
Commercial Type, Retail and Service Uses	Florist shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Furrier	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Game Hall	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	GREASE TRAP & DRAIN VACUUM SERVICE	1/employee
Commercial Type, Retail and Service Uses	Gun Shooting Range (indoor)	1/BAY
Commercial Type, Retail and Service Uses	Gunsmith Shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Heating/AC sales & service	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Heavy Equipment Sales	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Heavy Machinery sales and storage	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Hotel, Motel, or Inn	1/guest room
Commercial Type, Retail and Service Uses	LANDSCAPING SERVICES	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Lawnmower, Lawn Equipment, Small Motors Sales & Service	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Licensed massage therapy	1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Lithographic Shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Locksmith Shop	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Manufactured Homes Sales Lot, Mobil Home Sales & Display	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Massage Establishment	1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Meat market	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Mimeograph or letter shop	1/400gfa
Commercial Type, Retail and Service Uses	Musical Instruction Store	1/200 g.f.a
Commercial Type, Retail and Service Uses	Musical instrument store	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Nightclub or Dance Hall	1/100 g.f.a
Commercial Type, Retail and Service Uses	Optical dispensary store	1/200 g.f.a
Commercial Type, Retail and Service Uses	Pawnshops	1/200gfa
Commercial Type, Retail and Service Uses	Personal Services - Spa, Tanning, Massage Therapy, Permanent Makeup, Beauty, & Barber Shop	1/station
Commercial Type, Retail and Service Uses	Pet grooming shop	1/200gfa
Commercial Type, Retail and Service Uses	Pet shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Plant Nurseries	1/400gfa
Commercial Type, Retail and Service Uses	plumbing sales & service	1/400gfa
Commercial Type, Retail and Service Uses	pool or billiard hall	1/100gfa
Commercial Type, Retail and Service Uses	portable building or shed sales lot	1/1000 site area
Commercial Type, Retail and Service Uses	Print shop	1/300GFA
Commercial Type, Retail and Service Uses	Professional - title and abstract office	1/300GFA
Commercial Type, Retail and Service Uses	Professional Office - Field Office or Real Estate Sales Office	1/300GFA
Commercial Type, Retail and Service Uses	Professional Offices - General	1/300GFA
Commercial Type, Retail and Service Uses	Professional Offices - Insurance, Lawyer, Title Company, Business Office	1/300gfa
Commercial Type, Retail and Service Uses	Professional Offices - Medical, Dental, Science, Clinic	1/300gfa
Commercial Type, Retail and Service Uses	Professional Offices - Optical Clinic or Office	1/300gfa
Commercial Type, Retail and Service Uses	Psychic/Paranormal Readings	1/500gfa
Commercial Type, Retail and Service Uses	Radio or TV broadcast studio	1/400gfa
Commercial Type, Retail and Service Uses	recreational vehicle storage	1/400gfa
Commercial Type, Retail and Service Uses	Resort	PER SUP
Commercial Type, Retail and Service Uses	restaurant kiosk	1/100gfa
Commercial Type, Retail and Service Uses	restaurant or café (inside)	1/3 seats
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (carry-out only)	1/100gfa
Commercial Type, Retail and Service Uses	Restaurant or cafeteria (drive-in/thru service)	1/100gfa
Commercial Type, Retail and Service Uses	Shop Large - Other (3000sqft more or chains)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Furniture	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Groceries	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small - Bait Shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small - Butcher	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small - Hardware (paint, plumbing and related sales)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*

Category	Type of Use	Parking
Commercial Type, Retail and Service Uses	Shop, Small - Jewelry	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small - Laundry or dry-cleaning	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Antique, Art	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Appliance Repair	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Bicycle Sales & Repair	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Dry Cleaning, Laundry and pressing	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Florist or Plant Center	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Framing, Art	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Groceries	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Handcrafted Furniture	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Homegoods Rental Store	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Leather Goods, Tack	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Seamstress, Tailor	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sign Shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Smoke, Tobacco, Vape	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Sporting Goods	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Thrift, Second Hand, Consignment	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Tool & Equipment Rental	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Shop, Small Retail - Video	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	shopping center or mall	Specified by SUP
Commercial Type, Retail and Service Uses	snow cone stand	1/EMPLOYEE + 1/TABLE
Commercial Type, Retail and Service Uses	Store, Large Retail - All Types	1/200gfa
Commercial Type, Retail and Service Uses	Store, Small Retail - Appliance	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Audio, TV, Electronics, Computers	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Carpet, Flooring	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Clothing, Apparel, Shoes, Accessories	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Department or Discount	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Drug Store or Pharmacy	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - General Store or Convenience Store	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Gift or Novelty Shop	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Hobby	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Store, Small Retail - Other	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Commercial Type, Retail and Service Uses	Tattoo Parlor or Body Piercing	1/STATION + 1/EMPLOYEE
Commercial Type, Retail and Service Uses	taxidermist	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Travel Agent	1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	Upholstery Shop	1/EMPLOYEE + 1 FOR OTHER USE
Commercial Type, Retail and Service Uses	Veterinarian (no outside runs)	1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	Veterinarian (outside runs)	1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	veterinary hospital	1/EMPLOYEE + 5 FOR OTHER USE
Commercial Type, Retail and Service Uses	washeteria (self service)	1/2 WASHING MACHINES
Educational & Institutional Uses	Assisted Living Facility, Nursing Home, or rest home	1/ROOM
Educational & Institutional Uses	Auditorium or Amphitheater	1/150GFA IF NO FIXED SEATS - 1/2.5 SEATS IF FIXED
Educational & Institutional Uses	AUTOMATED TELLER MACHINES	N/A
Educational & Institutional Uses	Bank or Financial Institution	1/300GFA
Educational & Institutional Uses	Cemetery or Mausoleum	1/EMPLOYEE + 1 FOR OTHER USE
Educational & Institutional Uses	Child Care Center or facility	1/8 STUDENTS (DESIGN CAPACITY)
Educational & Institutional Uses	Church, rectory, or other places of worship including church operated day-care facilities, and pres- schools	1/4seats
Educational & Institutional Uses	College, University or Professional Schools	1/3 students (DESIGN CAPACITY)
Educational & Institutional Uses	Community Center	1/400GFA
Educational & Institutional Uses	Day-Care (Commercial)	1/8 STUDENTS (DESIGN CAPACITY)
Educational & Institutional Uses	Drug and Alcohol Rehabilitation Center	1/3 Beds
Educational & Institutional Uses	Fire Station	2/bay

Category	Type of Use	Parking
Educational & Institutional Uses	Food Bank	1/400GFA
Educational & Institutional Uses	Fraternal Organizations, lodge, civic club	1/GFA
Educational & Institutional Uses	GOVERNMENT FACILITIES/OFFICES	1/EMPLOYEE+1/500GFA
Educational & Institutional Uses	Halfway house	1/3beds
Educational & Institutional Uses	Hospital	1/1bed
Educational & Institutional Uses	Laboratories (Medical, dental, science)	1/employee
Educational & Institutional Uses	MATERIAL RECYCLING CENTER	1/employee
Educational & Institutional Uses	Museum, library, historic sites, art gallery (public) & other similar	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Educational & Institutional Uses	Police Station	1/EMPLOYEE + 5 FOR OTHER USE
Educational & Institutional Uses	Post Office	1/400gfa
Educational & Institutional Uses	PRISON, JAIL OR OTHER CORRECTIONAL INSTITUTION	1/6 cells
Educational & Institutional Uses	Religious Camp	1/3 Beds
Industrial & Manufacturing Uses	Ammonia Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Apparel, Garmet & Textile Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Appliance Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Artificial Limb Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Asphalt Batching Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bakeries (Wholesale/Commercial)	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bleach Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Bookbinding and publishing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	bottling plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	box manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Brewery	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Brick & Tile Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cabinet Shop	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	canning operation	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Carpentry Shop	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	carpet manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Chemical Storage or Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Chlorine Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cleaning plant (Laundry)	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Cold Storage Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Concrete Batching Platn	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Concrete Product Casting Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Creosote Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distillation Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distribution Center - Large	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Distribution Center - Small	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Dyeing plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Electrical Components Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Electroplating	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Envelope Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fertilizer Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fiberglass Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Fireworks Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Food Processing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Foundry	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Freight Terminal, Motor	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Freight Terminal, Train	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Furniture Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Garment manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Glass Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Glue Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Granary or Gin	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Gypsum Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Ice Cream Plant/Ice Plant/Creamery	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)

Category	Type of Use	Parking
Industrial & Manufacturing Uses	incinerators	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Insecticide, Pesticide Processing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	JUNK YARD/SALVAGE YARD	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Light Fabrication Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Machine Shop	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Marble Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Mattress Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Meat Processing Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	metal casting, foundry or fabrication plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	metal stamping, dyeing, shearing or punching	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	MOBILE COLLECTION & REDEMPTION CENTER	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Newspaper distribution center	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Packaging operation	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paint manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pallet manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paper mill	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Paper products manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pesticide processing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Petroleum products (wholesale)	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Petroleum refinery or storage	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pharmaceutical manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Planing mill	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Plastic Product Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Pottery Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Poultry Processing Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Print Center - Commercial	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Probation or Parole Office	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rendering Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rental store	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Rock Crushing Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Salvage Yard	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Sheet Metal Shop	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Smelter Plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	storage, non accessory outside	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Tanning plant	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Television transmitting station	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Textile & Apparel Manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Tire manufacturing	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	UNDERGROUND BULK STORAGE	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Vehicle conversion facility	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Warehouse	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Welding shop	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Industrial & Manufacturing Uses	Wholesale establishments	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Amusement, commercial (indoor)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Amusement, commercial (outdoor)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Arcade	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Athletic Field or Stadium	1/3 seats
Recreational & Entertainment	Athletic Fitness Club	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Recreational & Entertainment	Bowling Alley	4/LANE
Recreational & Entertainment	Carnival or circus (temporary)	Specified by SUP
Recreational & Entertainment	Go-Cart Track	1/2 GO CARTS
Recreational & Entertainment	Golf , miniature	2/green
Recreational & Entertainment	Golf Course (Private)	2/green
Recreational & Entertainment	Golf Course (Public)	2/green
Recreational & Entertainment	Golf Driving Range	1/driving tee
Recreational & Entertainment	Movie Theater (Indoor)	1/3 seats

Category	Type of Use	Parking
Recreational & Entertainment	Movie Theater (Outdoor)	1/3 seats
Recreational & Entertainment	Park or Playground (Public)	1/2000 site area
Recreational & Entertainment	Pickle Ball/Racquet Ball/Tennis Court (private)	2/court
Recreational & Entertainment	Pickle Ball/Racquet Ball/Tennis Court (public)	2/court
Recreational & Entertainment	Playfield or stadium (Public)	1/4seats
Recreational & Entertainment	Recreational Area (Private)	1/2000 site area
Recreational & Entertainment	Recreational Area (Public)	1/2000 site area
Recreational & Entertainment	Sexually oriented business	Specified by SUP
Recreational & Entertainment	skating rink	1/400gfa
Recreational & Entertainment	Swimming pool /hot tub, tennis, etc (public)	1/400gfa
Recreational & Entertainment	Swimming pool /hot tub, tennis,etc (Private)	1/400gfa
Recreational & Entertainment	YOUTH CAMPS	Specified by SUP
Recreational & Entertainment	Nature Preserves	N/A
Recreational & Entertainment	Racquetball court	2/Court
Recreational & Entertainment	Tennis Court (Private)	N/A
Recreational & Entertainment	Tennis court (Public)	2/court
Recreational & Entertainment	Theater (Indoor)	1/3SEATS
Recreational & Entertainment	Theater (Outdoor)	1/3SEATS
Residential	Accessory Building or Use	None
Residential	Apartment or Multifamily building	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Bed & Breakfast Accommodation (Residential Home)	1/GUEST ROOM + 2 ADDITIONAL
Residential	Boarding (rooming) house	1/ROOM
Residential	Cabins or two-four unit cabins	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Child Day Care (Home)	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Condominium	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Dormitories	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Four family dwelling	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Group day care home	SPECIFIED BY SUP
Residential	Group home/Community Home	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Guest house or quarters	1/DWELLING UNIT
Residential	Home Occupation (Home Based Business)	SEE RESIDENTIAL
Residential	Independent Living Facility (Retirement Community)	1/DWELLING ROOM
Residential	Industrialized housing	2/DWELLING UNIT
Residential	Manufactured home	2/DWELLING UNIT
Residential	Manufactured Home Park	2/DWELLING UNIT
Residential	MULTI FAMILY BUILDING	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Private Street Development	N/A
Residential	Recreational vehicle for Permanent Living Usage	1/DWELLING UNIT
Residential	Recreation Vehicle for Storage	N/A
Residential	Retirement center	1/DWELLING ROOM
Residential	Shipping containers for residential use	1/DWELLING UNIT
Residential	Short Term Rental (Airbnb & VRBO)	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Single family dwelling	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Three family dwelling	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Townhouse	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Residential	Trailer camp or park	1/DWELLING UNIT
Residential	Two family dwelling	2 PER EACH 2 BEDRM UNIT/2.5 FOR EACH 3BDRM UNIT/3 PER EACH 4 BDRM UNIT+
Transportation, Automobile & Related Uses	Airport or landing field, Heliport, and aircraft hanger	Specified by SUP
Transportation, Automobile & Related Uses	Auto & Motorcycle Sales Lot	1/1000 site area
Transportation, Automobile & Related Uses	Auto Inspection Station	2/service bay
Transportation, Automobile & Related Uses	Auto Paint and Body Shop	1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Auto parts sales (indoor)	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	Auto Rental	1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Auto Repair Garage	1/BAY + 1/EMPLOYEE
Transportation, Automobile & Related Uses	Automobile, trailer, light truck, tool rental	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	Bus Stop	N/A

Category	Type of Use	Parking
Transportation, Automobile & Related Uses	Bus Terminal	1/EMPLOYEE+1/500GFA
Transportation, Automobile & Related Uses	BUS/TRUCK PARKING OR STORAGE	1/employee
Transportation, Automobile & Related Uses	Car Wash	1/EMPLOYEE + 5 FOR OTHER USE
Transportation, Automobile & Related Uses	Garage or lot, parking (Commercial)	AS DESIGNED
Transportation, Automobile & Related Uses	Garage or lot, parking (Private)	AS DESIGNED
Transportation, Automobile & Related Uses	Garage or lot, parking (Public)	AS DESIGNED
Transportation, Automobile & Related Uses	Heliport	PER SUP
Transportation, Automobile & Related Uses	Motor freight terminal	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	Recreational vehicle sales	1/1000 site area
Transportation, Automobile & Related Uses	Service station or motor vehicle fuel sales	1/gas pump
Transportation, Automobile & Related Uses	Taxi or Shuttle Service Business Office with Parking	1/400gfa
Transportation, Automobile & Related Uses	Tire recapping	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	tire sales & repair	0-5500SQFT - 1/200GFA, 5501 -12,500SQFT- 1/300GFA / 12,501SQFT+ 1/350GFA)*
Transportation, Automobile & Related Uses	TRUCK DRIVING SCHOOLS	1/1000 site area
Transportation, Automobile & Related Uses	Truck Fueling Station	1/gas pump
Transportation, Automobile & Related Uses	Truck sales, storage, or repair	1/2EMPLOYEES OR 1/1000GFA WHICHEVER IS GREATER (1994 ORDINANCE 14.E)
Transportation, Automobile & Related Uses	Truck Stop	1/gas pump
Transportation, Automobile & Related Uses	truck wash	2/washbay