

PLANNING & ZONING COMMISSION MEETING

Tuesday, December 06, 2022 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: 812 5153 5776 • Passcode 656096 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from November 1, 2022 P&Z Board Meeting

PUBLIC HEARING

2. Public Hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
3. Public hearing for 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 2.0, 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
4. 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).

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration, and possible action regarding the appointment of Board Volunteers to the Planning and Zoning Commission.
6. Discussion, consideration and possible action regarding a 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 2.0, 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
7. Discussion, consideration and possible action regarding Preliminary Plat as submitted by Will W. Schoonover (Barron-Stark Engineers) designated agent for VRE Glen Rose 2.0, LLC; 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 2.0, 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

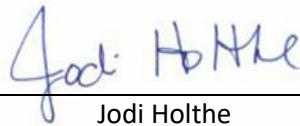
8. Discussion, consideration and possible action regarding recommendations for amending the City of Glen Rose Parking Provisions (Sec. 14.02.101) as listed in the Schedule of Uses (at the end of Appendix A).

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, December 2, 2022, by 4:30 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:	Tuesday, December 6, 2022		
AGENDA SUBJECT:	Consider approval of minutes from November 1, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	11/30/22
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
November 1, 2022

Item 1.

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 and Pam Streeter were in attendance. Joe Boles arrived after roll call and was present for all Public Hearings and Discussion Items. Additionally, Staff members Jodi Holthe & Michael Leamons were present. A quorum was present.

2. Consent Agenda

- a. Approval of minutes from October 4, 2022 Planning and Zoning Board Meeting.
 - i. Motion to approve minutes was provided by Larry Cremean and seconded by William Green.
 - ii. Motion Passed 4-0.

3. Public Hearing opened at 5:34pm

- a. Public hearing regarding recommendations for amending the City of Glen Rose Zoning Ordinance Definitions (Sec 14.02.005), provisions concerning the Planning and Zoning Commission's consideration, action and report on Zoning Ordinances amendments (Sec 14.02.152(f)) and the Notes for the Schedule of Uses (at the end of the Appendix A).
 - i. No Public Comments were recorded
- b. Request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1& 2, Blk 00017, Sub F0100, Abst A41, Farr Blk 17. Lot 1&2, from R-1 to R2M.
 - i. No Public Comments were recorded.
- c. Public hearing regarding a request to rezone from PD (Planned Development) to R-1 (Single Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot 0007, Tract D7-30, Abst A136, Milam Co Sch LD, Holden Street Cottages
 - i. 4 owners for 1003, 997, 1001, and 999 Holden spoke against the rezoning and SUP. Siting Safety, traffic, privacy as concerns.
- d. Public Hearing was Closed at 5:47

4. Individual Items for Consideration

- a. Recommendations for amending the City of Glen Rose Zoning Ordinance Definitions (Sec 14.02.005), provisions concerning the Planning and Zoning Commission's consideration, action and report on Zoning Ordinances amendments (Sec 14.02.152(f)) and the Notes for the Schedule of Uses (at the end of the Appendix A).
 - i. After reviewing all aspects, of the notes, definitions and changes to the language of the ordinance, a motion was made by Joe Boles to approve the recommendations to the City for approval of these updates. Second was made by Greg Clanton.
 - ii. Motion was approved 5-0
- b. Discussion, consideration, and possible action regarding Request to rezone the property located at 800 Clay St, Glen Rose, TX 76043: also known as Acres 0.307, Lot 1& 2, Blk 00017, Sub F0100, Abst A41, Farr Blcok 17. Lot 1&2, from R-1 to R2M
 - i. 18 letters sent only 1 returned in opposition.
 - ii. Two items have to be addressed before this can be approved by City Council.
 1. Minor Plat to change this from 2 lots to 1 lot.
 2. Verify that using R2M is not spot zoning, since this is across the street from R2.

- iii. Motion to approve recommendations with the above items finalized was made by Boles and Seconded by Larry Cremean.

- c. Discussion, consideration, and possible action regarding Request to rezone from PD (Planned Development) to R-1 (Single Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot 0007, Tract D7-30, Abst A136, Milam Co Sch LD, Holden Street Cottage
 - i. Overview
 - 18 letters sent representing 19 properties, 6 in opposition and 0 favorable
 - The school district did not respond with a letter
 - The hospital did not respond with a letter
 - 6 opposed of the 19 properties equals 31.58% - engineers will need to do the land mass calculation to determine whether a super majority vote is needed.
 - The planned development exists without proper covenants in place or filings with the city.
 - The agenda topic was to move 1005 from PD to R1 and issue the SUP. We divided the topic into two votes
 - The request is to move the single property 1005 from the planned development to R1 without impacting the other residents
 - An SUP is to be issued with conditions that if not met would allow city council to withdraw the SUP.
 - ii. Discussion:
 - The neighbors that live in the Holden Street Cottages are very concerned about safety and privacy. 4 of the 5 homeowners were present and the common things with not comfortable with strangers being in and out all the time.
 - First topic of changing zoning on 1005 Holden was handled through a series of attempted motions that failed for not getting a 2nd to the motion.
 - Original motion was to Move 1005 Holden to R1 by itself, failed to receive a second.
 - Next Motion was to deny 1005 Holden change to R1, it failed to receive a second.
 - After much discussion and checking on legal concerns, about what happens if all houses in the PD were changed to R1, it was determined that since none of the other homeowners have requested to be R1 and the implications it would mean if there was damage to their homes and how they would be allowed to rebuild, that the 5 homeowners not requesting to be R1 needed to remain in the PD and that the city should work with the homeowners to reinstate the planned development properly for them. That then meant that 1005 would be allowed to leave the Planned development at their choice and could move forward as an R1.
 - This time the Motion was passed allowing 1005 Holden to rezone to R1, which was the underlying zone before the PD was in place and what matches all other homes in the area.
 - Second Topic of issuing the SUP was discussed and decided that R1 all over the city have been allowed to have the SUP for short term rental and while we understand these homes are special due to their proximity to each other, we needed to stay with the precedent that has been previously set.

- All homeowners in the Holden Street Cottages agreed that safety was the priority and that if something should go wrong, the stopping of the short-term rentals would be in the interest of everyone.
- To that end, a decision was made to grant the SUP with conditions to allow city council to remove the SUP if safety becomes an issue.
 - Conditions agreed upon by the homeowner of 1005 and the neighbors are as follows:
 - No more than 3 police calls for genuine disturbances as defined by law enforcement responding to the calls, per year.
 - 1005 Holden owner will provide contact information to the neighbors so if the neighbors see issues, they can contact the landlord.
 - No more than 4 individuals would be allowed to rent the home for short-term stays
 - No more than 2 cars would be allowed to park overnight, and they must use the parking areas behind the home
 - Day visitors' cars would be allowed for street parking, but the visitor car cannot stay on street overnight.
- Motion was made by Greg Clanton to move 1005 Holden from PD to R1 per homeowners' request. Seconded by Larry Cremean
- Vote was approved 4-0, with 1 abstention.
- Motion was made by Greg Clanton to provide SUP for short term rental with the conditions of the SUP as stated above by Greg Clanton and seconded by Larry Cremean.
- Motion was approved 5-0.

5. Workshop

a. Parking Requirements

- i. Discussion was held about the starting point of parking requirements.
 1. Our current parking requirements for retails are based on Gross Floor Area which includes all storage and loading dock areas etc.
 2. Our retail requirements are 1 per 200 gfa

In reviewing a study conducted by Texas A&M – we found the following:

Arlington is 3.3 per 1000 gfa – which means approximately 1 per 200 gfa

Fort Worth for less than 4000gfa – parking requirement are also 1 per 200 gfa

Additionally, we researched individual cities and learned

Meridian, TX has regulations of 1 per 200gfa

Granbury is 1/600 sq ft of site area of market

Westminster, CA is 1/250gfa

Parking discussions will continue over the next meeting.

- 6. With no further business before the commission the meeting was adjourned at 7:37pm

Chairperson

Jodi Holthe,
Building & Planning Department



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	12/6/2022		
AGENDA SUBJECT:	Public Hearing regarding the appointment of Board Volunteers to the Planning and Zoning Commission.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/2022
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:	Tuesday, December 6, 2022		
AGENDA SUBJECT:	Public hearing for 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 2.0, 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		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	12/6/2022		
AGENDA SUBJECT:	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).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/2022
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	12/6/2022		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the appointment of Board Volunteers to the Planning and Zoning Commission.		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/2022
EXHIBITS:	Board Volunteer Applications		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
Board Volunteer Applications: 1. William B Green 2. Kenneth Lawrence (Larry) Cremean 3. Pamela Streeter			
RECOMMENDED ACTION:			
Move to approve or deny as presented			



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, December 6, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a 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 2.0, 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		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/22
EXHIBITS:	<div style="display: flex; justify-content: space-between;"> <div> 1. Request for Zoning Change Application 2. Property Notification Letter 3. Property Return Letter </div> <div> 4. 200' Surrounding Property map 5. B-2 General Commercial District </div> </div>		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: <ul style="list-style-type: none"> 11/21/2022 – Request for Zoning Change and Preliminary Plat Application received 11/18/2022 - Notice of Public Hearing was posted in the local newspaper 09/12/2022 - 03 Property owner letters were sent representing 1 properties. <p>02 Letters have been confirmed as received 01 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition responses have 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 6.

NOTIFICATION

November 21, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on December 6, 2022 before the Planning and Zoning Commission and on December 13, 2022 before the City Council on a request by owner / Owner's Representative, Will W. Schoonover request for 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 2.0, 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.

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: buildingofficial@glenrosetexas.org

Re: Will W. Schoonover request for 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 2.0, 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.

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:

Jodi Holthe,
Planning and Zoning (P&Z)

State of Texas)(

County of Somervell)(

PETITION FOR ANNEXATION
ZONING & SERVICE REQUEST

PRESENTED TO THE CITY OF GLEN ROSE,

SOMERVELL COUNTY, TEXAS

I, Jason Keen, manager of VRE GLEN ROSE 2.0, LLC, do state and certify that VRE GLEN ROSE 2.0, LLC is the sole owner of the certain 1.32 acre tract of land, a portion of which is further described herein by metes and bounds, and do hereby petition to the CITY OF GLEN ROSE, Somervell County, Texas for annexation this portion of said tract, which is less than 525' in width, contiguous to the municipal boundary of the CITY OF GLEN ROSE, within its exclusive extraterritorial jurisdiction, and upon which no qualified voters reside, by filing said Petition with the CITY OF GLEN ROSE, Texas. The portion to be annexed, being 1.32 acres, is further described by metes and bounds as follows:

BEING 1.321 acres situated in the MILAN COUNTY SCHOOL, ABSTRACT No. 136, City of Glen Rose, Somervell County, Texas, being a portion of certain tract of land described in deed to Alvie Joe Mitchell, JR recorded under Instrument Number 20201505, Official Public Records Somervell, County Texas, being more particularly described, as follows:

BEGINNING at 1/2" capped iron rod found at west corner of said Alvie Joe Mitchell, JR tract and also being north corner of Lot 1, Block 1, VRE Glen Rose 7 Eleven Addition, according to the plat recorded under Instrument Number 20201892, Official Public Records Somervell County, Texas, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6775350.05' and EAST:2207117.03'.

THENCE North 60 degrees 51 minutes 57 seconds East, with northwest line of said Alvie Joe Mitchell, JR tract, a distance of 230.33 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

THENCE South 29 degrees 07 minutes 50 seconds East, a distance of 250.01 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

THENCE South 60 degrees 51 minutes 55 seconds West, a distance of 230.33 feet to a 1/2" capped iron rod set stamped "BARRON STARK";

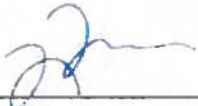
THENCE North 29 degrees 04 minutes 34 seconds West, a distance of 30.84 feet a 1/2" capped iron rod stamped "BARRON STARK" found at southeast corner of said Lot 1;

THENCE North 29 degrees 08 minutes 18 seconds West, with northeast line of said Lot 1, a distance of 219.17 feet returning to the POINT OF BEGINNING and containing 1.321 acres of land, more or less.

Along with this request for approval of annexation of said tract described above, it is also requested herein that the CITY OF GLEN ROSE agree to provide sanitary sewer service to the proposed development comprised of one, 1.32 AC commercial lot via existing sanitary sewer facilities adjacent to the site frontage.

Signed, acknowledged and executed this the 24th day of October 2022.

VRE GLEN ROSE 2.0, LLC.
Owner



By: Jason Keen, Manager

State of Texas)
County of Tarrant)(

Before me this the 24th day of October, 2022, appeared Jason Keen as Manager of **VRE GLEN ROSE 2.0, LLC**, who swears that he is in the capacity stated herein, and with the authority to sign, execute and bind **VRE GLEN ROSE 2.0, LLC**, as set forth in said Petition, subscribed to and sworn before me, the undersigned authority, on the 24th day of October, 2022, to certify which witness my hand and seal of office.




Notary Public, State of Texas

My Commission Expires:

3/21/26

Staff use only

Date Received: 9/21/22

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

Request for Zoning Change

Address of property: US-67 @ SH-144 (adjacent to 7-Eleven)Applicant's Name: Will W. Schoonover Date: 9/15/22

Property Owner Information

Full Name: VRE Glen Rose 2.0, LLC

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Will W. Schoonover (Barron-Stark Engineers)

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: N/A New zoning requested: B-2Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Reason for zoning change (must be specific):

Subject 1.32 AC tract to be annexed into City,
and utilized for a commercial QSR application.
Annexation and servicing request approved by
SCWD on 9/12/22.

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:

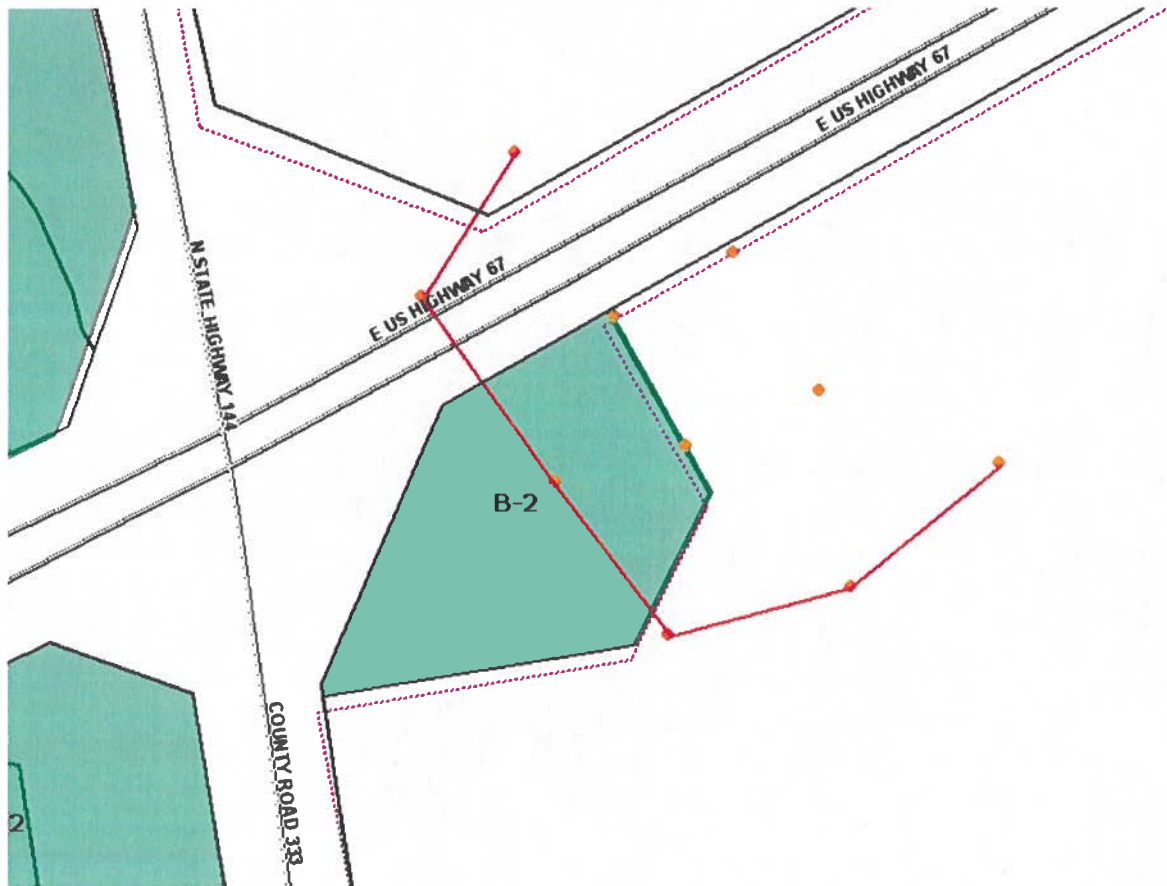
Will W. Schoonover
 (designated agent)

Date: 9/15/22

Will Schoonover Zoning

B-2

200 ft Radius



14.02.048 B-2 General Commercial District

- (a) Purpose. The B-2 General Commercial District is established to accommodate most commercial activities that cannot generally be accommodated in the B-1 district. This district permits the storage of goods, materials, equipment, machinery and vehicles outside of enclosed buildings.
- (b) Permitted uses. The uses permitted in the B-2 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.
- (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.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.22)

Will Schoonover
Zoning Request
200 Ft Radius Mailings

1. Will W Schoonover
6221 Southwest Blvd., Ste 100
Fort Worth, TX 76132
2. VRE Glen Rose 2.0, LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092
3. LH Evans Rentals LLC
3200 Hackberry Road
Irving, TX 75063



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, December 6, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Preliminary Plat as submitted by Will W. Schoonover (Barron-Stark Engineers) designated agent for VRE Glen Rose 2.0, LLC; 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 2.0, 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		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	12/1/22
EXHIBITS:	1. Preliminary Plat Application 2. Preliminary Plat 3. Drainage Exhibit		
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.			



Building/Planning Department
City of Glen Rose, Texas 76043
PH: (254) 897-9373
Fax: (254) 897-7989

Staff Use Only
Date Received: 9/21/22
Fee: 100.00 Paid On: 9/23/22

PRELIMINARY PLAT APPLICATION

Address of property: US-67 @ SH-144 (adjacent to 7-Eleven)

Applicant's Name: Will W. Schoenover Date: 9/15/22

Property Owner Information

Full Name: VRE Glen Rose 2.0, LLC

Address: _____

Telephone No: _____ Email: _____

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

Full Name: Will W. Schoenover (Barron-Stark Engineers)

Address: _____

Telephone No: _____ Email: _____

Property Information

Present zoning at site: N/A

Form of Ownership of the property: ☐ Individual ☐ Partnership ☒ Corporation

Legal Description of Current Property:

Acres: 1.32 AC Lot# N/A Block: N/A

Subdivision: N/A *proposed as Lot 2, Block 1, VRE Glen Rose 7 Eleven Addition*

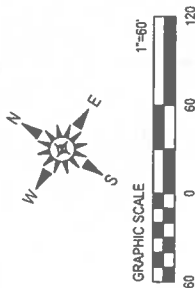
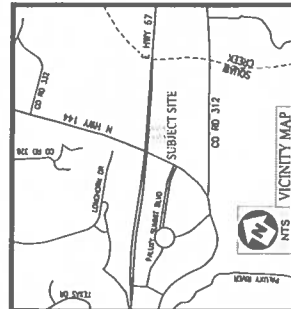
Additional Comments/Information

Subject 1.32 AC tract to be annexed (pending) and zoned B-2 (pending). Proposed use is a quick-serve restaurant application. Annexation and zoning documentation submitted concurrently with this application.

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

Will W. Schoenover (designated agent)
Owner(s) Signature

9/15/22
Date



PORTION OF
ALVIE JOE MITCHELL, JR
INSTRUMENT# 20201505
O.P.R.S.C.T.

POINT OF BEGINNING
1/2" CAPPED IRON ROD FOUND
NORTH-67°53'50.05"
EAST-220°117.03'

STATE HWY 67

20' ESMT. TO CITY OF GLEN ROSE

ACCESS ESMT.

LOT 2
1.32 AC.
(57,581 S.F.)

LOT 1, BLOCK 1
VRE GLEN ROSE
7 ELEVEN ADDITION
INSTRUMENT# 20201892
O.P.R.S.C.T.

ACCESS ESMT.

STATE OF TEXAS §
COUNTY OF SOMERVELL §

Before me, the undersigned authority, on this day personally appeared:

of VRE GLEN ROSE 2.0, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal on this, the ____ day of _____, 2022.

Notary Public
Somerwell County, Texas

STATE OF TEXAS §
COUNTY OF _____ §

I, Michelle Reynolds, County Clerk of Somerwell County, do hereby certify that the foregoing plat, with certificate of authentication, was filed for record in my office on the ____ day of _____, 2022, at _____ o'clock, in the Official Public Records of Somerwell County, Texas and, in Plat Volume No. _____, Slide No. _____.

In testimony whereof, witness my hand and seal of office, this, the ____ day of _____, 2022.

Michelle Reynolds
County Clerk
Somerwell County, Texas



I hereby certify this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL

Roger W. Hart, R/L.S.
Texas Registration No. 4484

B
Barron-Stark
Engineers

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(817) 231-8100 (F) 817-231-8144
Registered Engineering Firm F-10998
Registered Survey Firm F-10158800
www.barronstark.com

OWNER:
VRE GLEN ROSE 2.0, LLC
1211 South White Chapel Blvd
Arlington, Texas 76010

FILED FOR RECORD
SOMERVELL COUNTY, TEXAS PLAT RECORD
CABINET _____ SLIDE _____
DATE: _____

COUNTY CLERK STAMP

NOTE:
CIRS ○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED
BL BUILDING LINE

Preliminary Plat

Lot 2, Block 1

VRE Glen Rosa 7 Eleven Addition
an Addition to the City of Glen Rose
Somerwell County, Texas
Being 1.32 Acres Situated in the
MILLAM COUNTY SCHOOL

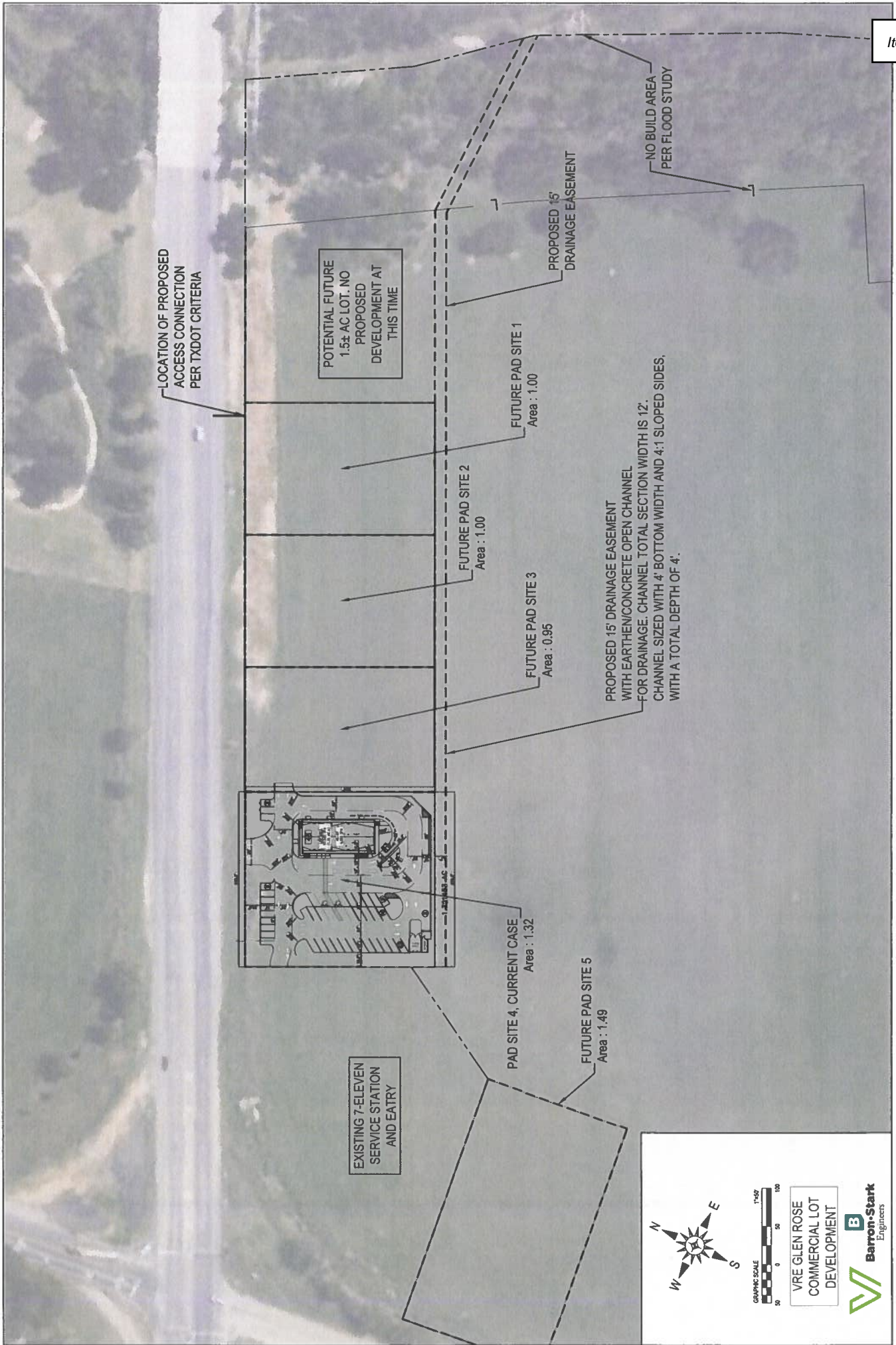
LAND SURVEY
ABSTRACT NO. 136

City of Glen Rose, Somerwell County

Item 7.

PROJECT NO. 278-10076

SEPTEMBER, 2022





PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	12/6/2022		
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:	12/1/2022
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			

154.115 Schedule Of Parking Requirements Based On Use

Off-street parking shall be provided in sufficient quantities to provide the following ration of vehicle spaces for the uses specified in the districts designated. [Where a calculation results in requiring a fractional space, one additional space shall be required.]

- A. *Bank, savings and loan or similar financial establishment.* One (1) space for each two hundred (200) square feet of total floor area.
- B. *Business or professional office, studio, medical or dental clinic.* Three (3) parking spaces plus one (1) additional parking space for each two hundred (200) square feet of floor area over five hundred (500) feet.
- C. *Church or other place of worship.* One (1) parking space for each (4) seats in the main auditorium.
- D. *Clinic of doctor's or dentist's office.* One (1) space for each two hundred (200) square feet of total floor area.
- E. *Community center, library, museum or art gallery.* Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) square feet. If an auditorium is included as a part of the building, its floor area shall be deducted from the total and additional parking provided as the basis of one (1) space for each four (4) seats that it contains.
- F. *College or university.* One (1) space for each two (2) students, plus one (1) space for each classroom, laboratory or instruction area.
- G. *Commercial Amusement (indoor).*
 - 1. *Bowling Alley.* 6 spaces for each lane;
 - 2. *Racquetball or handball courts.* 4 spaces for each court;
 - 3. *Indoor tennis courts.* 6 spaces for each court;
 - 4. *Gymnasium, skating rinks, and martial arts schools or areas.* 1 space for each 3 seats at maximum seating capacity, plus 1 space for each two hundred (200) square feet;
 - 5. *Swimming Pool.* 1 space for each one hundred (100) square feet of gross water surface and deck area;
 - 6. *Weight lifting or exercise areas.* 1 space for each one hundred (100) square feet;
 - 7. *Bingo Parlors.* 1 space for 3 seats (design capacity) or 1 per one hundred (100) square feet of total floor area, whichever is greater;
 - 8. *Indoor jogging or running tracks.* 1 space for each one hundred (100) linear feet;
 - 9. *All areas for subsidiary uses not listed above or in other parts of Section 154.77 (those uses such as restaurants, offices, etc., shall be calculated with the minimum specified for those individual uses).* 1 space for each one thousand (1,000) square feet.
 - 10. *Other.* 1 space for each three (3) persons accommodated (design capacity).
- H. *Dance hall, assembly or exhibition hall (without fixed seats).* One (1) parking space for each sixty (60) square feet of floor area used thereof.
- I. *Day nursery, day care, kindergarten school.* One (1) space per ten (10) pupils/clients (design capacity).
- J. *Dwellings, single-family attached or detached.* Two (2) parking spaces for each dwelling unit
- K. *Dwellings, multifamily.* Two and one-half (2.5) off-street parking spaces shall be provided per unit. Required parking may not be provided within the required front yard.
- L. *Flea market.* One and one-half (1.5) spaces for each two hundred (200) square feet of floor area or market area.
- M. *Fraternity, sorority or dormitory.* One (1) parking space for each two (2) beds.
- N. *Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service.* Two (2) parking spaces plus one (1) additional parking space for each five hundred (500) square feet of floor area over one thousand (1,000) square feet.
- O. *Gasoline service station.* Minimum of 4 (4) spaces plus 1 space for every two hundred (200) square feet of floor space including incidental car washes.
- P. *Golf course.* Minimum of thirty (30) spaces per nine (9) holes
- Q. *Health care facility.* One (1) space for each four (4) rooms or beds, whichever is greater.
- R. *Hospital.* One (1) space for each two (2) beds.
- S. *Hotel or motel.* One (1) parking space for each sleeping room, unit, or guest accommodation plus one (1) space for each three hundred (300) square feet of commercial floor area contained therein.
- T. *Lodge, or fraternal organization.* One and one-fourth (1.25) spaces per two hundred (200) square feet.
- U. *Manufacturing, processing or repairing.* One (1) parking space for each two (2) employees on the maximum working shift, plus space to accommodate all vehicles used in connection therewith, but not less than one (1) parking space for each 1,000 square feet of floor area, whichever is greater.
- V. *Massage establishment.* One (1) space for each two hundred (200) square feet of floor area.
- W. *Mini-warehouse.* Four (4) spaces per complex plus one (1) space per five thousand (5,000) square feet of storage area.
- X. *Mortuary or funeral home.* One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors, or individual funeral service rooms.

- Y. *Motor vehicle salesrooms and used car lots*. One (1) parking space for each five hundred (500) square feet of sales floor for indoor uses, plus one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor uses.
- Z. *Office - general*. One (1) space for each two hundred and fifty (250) square feet of total floor area.
- AA. *Office - medical*. One (1) space for each one hundred seventy-five (175) square feet of floor area.
- AB. *Office-showroom or office - warehouse*. One (1) space for each one thousand (1,000) square feet of floor area for storage and warehousing plus one (1) space for each one hundred (100) square feet of office, sales or display area.
- AC. *Private club*. If free standing or located in a shopping center of 150,000 square feet or less, one (1) space for each ten (10) square feet of bar, lounge and waiting areas, plus one (1) space for each one hundred (100) square feet of remaining floor area.
1. If located in a shopping center of greater than 150,000 square feet, one (1) space for each one hundred (100) square feet of gross floor area.
- AD. *Private country club or golf club*. One (1) parking space for each two hundred fifty (250) square feet of floor area or for every five (5) members, whichever is greater.
- AE. *Recreational area or building (other than listed)*. One (1) space for each two (2) persons to be normally accommodated in the establishment.
- AF. *Restaurant, cafeteria, café or similar establishment*. One (1) parking space for every one hundred (100) square feet of floor area plus six (6) additional stacking spaces if drive-through windows are provided.
- AG. *Retail store or personal service establishment, except as otherwise specified herein*. One (1) parking space for each two hundred (200) square feet of floor area.
- AH. *Sanitarium, convalescent home, home for the aged or similar institutions*. One (1) parking space for each six (6) beds.
- AI. *School, elementary and middle*. One (1) parking space for each five (5) seats in the auditorium or main assembly room, or one (1) space for each classroom plus ten (10) spaces, whichever is greater.
- AJ. *School, secondary (grades 9 - 12)*. One (1) parking space for each four (4) seats in the main auditorium, or one (1) space for each classroom plus one (1) space for each two (2) students accommodated in the institution, whichever is greater.
- AK. *Shopping center*. One (1) space for each two hundred (200) square feet of floor area. The total floor area used for restaurants and cafeterias (but not including private clubs) which exceeds ten percent (10%) of the shopping center floor area, shall require additional parking to be provided in accordance with the requirements for restaurants.
- AL. *Storage or warehousing*. One (1) space for each two (2) employees, or one (1) space for each one thousand (1,000) square feet of total floor area, whichever is greater.
- AM. *Theater, auditorium (except school), meeting room, sports arena, stadium, gymnasium, or other places of public assembly*. One (1) parking space for each four (4) seats or bench seating spaces.
- AN. *Vehicle repair garage*. Three (3) spaces per service bay, plus one (1) space per employee (maximum shift), plus one (1) space per tow truck or other service vehicle.

New high-rise office properties. The trend toward greater parking demand applies to new high-rise properties as well. In response to tenant requirements, developers are building parking structures with ratios higher than three spaces per 1,000 square feet. On the Dallas North Tollway at Spring Valley Road in the North Dallas area, the Chase International Plaza will consist of 1.1 million square feet of Class A space sharing a garage with a parking ratio of 4.5 spaces per 1,000 square feet.

Even in downtown areas, new or improved high-rises usually have new or improved parking structures. For example, TPMC plans a 550-space garage in downtown Dallas to serve two properties, Main Tower and Center City Plaza. In downtown Houston, Wedge Commercial Properties Corp. has purchased an 1,100-space garage to serve a 30-story office tower being built across the street. The garage purchase allowed Wedge to change its development plans for the office tower from including ten levels of parking to just four or five levels. Hines is building a 32-story office tower in downtown Houston with 900 spaces on seven parking levels. Based on the 26 floors of office space in the tower with about 26,500 feet per floor, the parking ratio is estimated to be 1.4 spaces per 1,000 square feet.

Public sector influence: municipal codes and public transit. In most Texas cities, municipal parking codes are fairly restrictive require a minimum of 2.5 to 3.3 on-site parking spaces per 1,000 square feet of office space (see Table 1).

Arlington has the most restrictive ordinance of the large cities surveyed, requiring four on-site spaces per 1,000 square feet. By contrast, El Paso appears lenient requiring 2.5 spaces per 1,000 square feet of gross floor area or usable floor area. In downtown areas, most large cities have codes that require much lower ratios, or, in some cases, none at all.

Public transit service is another important public sector factor that influences parking demand for office users. Real estate professionals report that large-scale commuter transit service, such as light rail in Dallas and park-and-ride service in Houston, helps reduce the pressure for higher ratios, although the extent of the impact is debatable. Transit service generally focuses on downtown areas and the limited service available in suburban areas is generally thought to have no effect on the ratios required by tenants.

Effects on older office properties. The trend toward higher parking ratios is having a negative impact on the competitiveness of older office properties. Tenants requiring lower parking ratios are primarily smaller, higher-end service firms such as legal and accounting firms plus certain high-profile corporate headquarters. In fact, Arledge reports that she is no longer seeing "three per 1,000" tenants. As firms increase their employee densities, buildings that cannot provide the needed ratios become unattractive. Edwin Murphy of Century Development in Houston states that properties without adequate parking will not compete and will suffer lower rental rates and higher chronic vacancy,

unless alternative off-site parking services can be acquired to meet demand.

Class A properties in suburban locations built in the 1970s and 1980s are perhaps at greatest risk. These buildings were usually constructed with surface parking at ratios around three spaces per 1,000 square feet. In the Houston and Dallas metropolitan areas alone, tens of millions of square feet of such space was built. Garrett and Arledge both believe that parking is perhaps the most important reason that numerous suburban office properties have become uncompetitive in the last five years. Arledge reports that many 1970s and 1980s properties have become obsolete.

Empirical evidence appears to agree: the office properties along I-635 (LBJ Freeway) in North Dallas, mostly built in the 1970s and 1980s, have lost tenants since 1999 while the area's economy has boomed. In 2000, multitenant office properties in the LBJ Freeway area showed negative absorption of 24,372 square feet, according to Kennedy-Wilson Property Services. Downtown Dallas, which suffers competitively because of parking issues despite transit service, saw negative absorption of 41,436 square feet. Real estate professionals report that tenants are leaving older buildings and moving to newer buildings with higher parking ratios in areas such as Richardson and Plano.

Parking-poor office properties have limited options to regain competitiveness. Surface parking can be provided if there is adjacent vacant or underdeveloped land available at a reasonable price. Most garages have additional structural capacity, according to Murphy, and can add one or two levels. Existing spaces can be restriped for smaller cars, although trends show that car sizes have increased in recent years. The final question is a financial one: will the additional investment in parking provide an adequate return by making a building more marketable?

RETAIL USES

Retail was the first commercial to suburbanize to a large extent, following the disposable incomes under single-family rooftops. The need for parking soon became apparent, and the typical suburban retail configuration of strip centers and malls along major streets with large parking lots in

Table 1. Spaces Required by Ordinance

City	Spaces Required	Per Unit of Area
Amarillo	2.5	1,000 square feet
Arlington	4	1,000 square feet
Austin	3.3	1,000 square feet
Dallas	3	1,000 square feet
El Paso	2.5	1,000 square feet usable floor area
Fort Worth	2.5-3.3	1,000 square feet
Galveston	2	1,000 square feet
Houston	2.5 or 2.8	1,000 square feet gross floor area 1,000 square feet usable floor area
Plano	2.5-3.3	1,000 square feet
San Antonio	3.3	1,000 square feet

Source: Planning departments of listed cities.

front has not changed in four decades. Over time, optimal parking capacity has been estimated from studies and developer-tenant experience. Current conventional wisdom states that, for a retail site with surface parking, two-thirds of the site area will be parking.

In addition to trends in parking supply ratios, retail property owners must deal with the evolving tenant demands and configurations at typical shopping centers. More daunting challenges face retail developers choosing infill and high-density urban locations, where ample surface parking supply can be difficult to come by.

Typical Ratios and Configurations

Developers and marketers of retail properties must understand parking needs for different types of retail users. Municipal codes, retail center tenant mix, daytime demand patterns and parking amenities such as landscaping and lighting all play into the appeal of a site to a potential retailer. A key point to remember is that parking demand comes not only from customers but also employees.

Municipal codes for individual uses. Retail developers and brokers report that in most Texas cities the parking ratios for various retail uses required by municipal codes are relatively in line with market forces. Some codes address a single tenant use. Cities generally address restaurants and nightclubs with separate required ratios, because these uses accommodate a high density of patrons with concentrated peak use periods during the day, unlike the typical retail store.

Many cities designate ratios for other specific retail uses, such as banks, service stations and furniture stores, because each has unique visitation and parking characteristics in relation to their floor area. Dallas' code is notable for the disaggregation of its zoning designations such that many specific types of stores (liquor stores, home improvement centers and general merchandise, for example) are addressed. For each use, the parking requirement is explicitly stated. Municipal requirements for some retail uses in selected Texas cities are shown in Table 2.

Most municipalities surveyed in this report require five spaces per 1,000 square feet of gross floor area for the

Table 2. Municipal Requirements for Retail Uses

Use/City	Spaces Required	Per Unit of Area
General Merchandise		
Amarillo	5	1,000 square feet
Arlington	3.3	1,000 square feet
Austin	4-5	1,000 square feet
Dallas	5	1,000 square feet
El Paso	5	1,000 square feet
Fort Worth	4	1,000 square feet if < 4,000 square feet
	5	1,000 square feet if > 4,000 square feet
Galveston	3.3	1,000 square feet
Houston	4	1,000 square feet
Plano	5	1,000 square feet
San Antonio	5	1,000 square feet retail/sales area
	1.25	1,000 square feet storage/display area
Dine-in Restaurant		
Amarillo	1	45 square feet of usable seating area
Arlington	10	1,000 square feet
Austin	10	1,000 square feet if < 2,500 square feet
	13.3	1,000 square feet if > 2,500 square feet
Dallas	10	1,000 square feet
El Paso	10	1,000 square feet
Fort Worth	1	4 guest seats plus
	1	4 employees
Galveston	1	4 fixed seats
	1	40 square feet of area w/movable seating
Houston	8	1,000 square feet
Plano	10	1,000 square feet
San Antonio	10	1,000 square feet
Furniture Store		
Amarillo	2.5	1,000 square feet
Arlington	2.5	1,000 square feet
Austin	2.5	1,000 square feet
Dallas	2	1,000 square feet
El Paso	3.3	1,000 square feet
Fort Worth	NA	NA
Galveston	NA	NA
Houston	2	1,000 square feet
Plano	2.5	1,000 square feet
San Antonio	NA	NA

Source: Planning departments of listed cities

majority of small single-tenant retail uses (as much as the size of a super-market). Arlington, Houston and Galveston are the exceptions. Arlington and Galveston require just 3.3 spaces per 1,000 square feet. Houston requires four spaces per 1,000 square feet for most retail uses except supermarkets, which require five spaces.

Restaurants and bars. Restaurants and bars represent the most parking-intensive types of common retail uses.

They are characterized by sharp peaks in parking demand during the day. Restaurants typically peak at lunch and dinner hours; bars, after 9 p.m.

Several of the surveyed cities require ratios of ten spaces per 1,000 square feet of gross floor area for restaurants and bars. Austin has sliding scales for ratios based on establishment size (higher ratios for larger establishments) that require from ten to 13.3 spaces per 1,000 square feet for

demand on site. While the cost of a parking structure far surpasses that of surface spaces, the economics of land costs in such locations may make structures preferable financially.

While the additional capital and operating costs of a parking structure are generally passed on to tenants, many upscale tenants are willing to accept the cost to obtain prime urban locations. Suzanne Anderson, associate director of property management for Weingarten Realty found this to be the case when a centralized parking structure was built in one of the firm's Rice Village properties in inner-city Houston. The upscale retail tenants were willing to pay to have on-site parking in that affluent area. The Highland Village shopping center, a decades-old center on the edge of Houston's wealthy River Oaks neighborhood, is adding a 320-space parking garage. The center has been attracting upscale and destination retailers and restaurants that have heavier parking demand. The garage, at the rear of the property, will accommodate employee and valet parking freeing up spaces in front of individual stores.

Other types of parking facilities have been used as well. Another Weingarten's center in Rice Village has rooftop parking directly over the stores. Anderson reports that it took a few years of "training" to get customers to use the rooftop spaces instead of the limited surface spaces but now rooftop parking is accepted. Randall's Food Markets is planning the first new grocery store in Houston's rapidly growing Midtown area, just south of the central business district. The company is reportedly considering underground parking, a common format in New York and San Francisco.

Retail properties in urban locations may be expected to provide more services in parking facilities than their suburban counterparts. Shoppers in urban locations typically have a heightened concern for security, so security patrols and extra lighting may be required, especially in parking structures. Valet parking services may prove useful for parking-intensive uses such as restaurants. Sassy Stanton, director of retail leasing at Insignia/EsG, has found valet parking particularly important in Texas. Restaurant properties in downtown locations without on-site parking must use valet parking to attract patrons. This requires use of a

valet service and rental of parking spaces in nearby garages or surface lots.

In Texas it is rare in for retail properties to charge for parking, even in on-site garages, unless valet service is provided. Usually, customers' parking charges are transferred to tenants through validation.

Neighborhood conflicts. Infill retail properties may have to deal with neighborhood conflicts over parking. Traditionally, neighborhood residents fear spillover parking from retail properties or tenants onto residential streets, with accompanying noise and litter. Ample provision of on-site parking generally alleviates this problem. Such accommodation can lead to additional conflicts though, as was the case with Weingarten's Rice Village properties.

Anderson reports that many retail properties in the Rice Village area were built before parking ratios were required by tenants or the City of Houston, so they Village provided little on-site parking, even for the many restaurants located there. As public awareness of the parking garage built within Weingarten's property grew, patrons of other retail properties began parking in the garage. Although this practice offered some cross-shopping benefits to Weingarten tenants, it became so common that Weingarten

tenants' customers were unable to find parking spaces.

After a public awareness campaign for neighborhood visitors proved ineffective, tenant protests led to a towing enforcement policy for the properties' nonpatron parkers. However, the difficulty of enforcement and negative public relations caused Weingarten to curtail enforcement. This case illustrates the complexities of providing parking for retail uses on infill sites, where the overall parking situation in the neighborhood may have a significant impact on a single site.

MULTIFAMILY USES

Although it plays a less obvious role than in the retail and office markets, parking is also an influential factor in the development and marketing of multifamily projects. The nature and level of demand for parking is different because the property is primarily used by residents, not by visitors as with a retail or office property.

Ratios

The number of parking spaces provided at a multifamily development is influenced by both municipal codes and tenant (resident) preferences. A survey of some municipal off-street parking codes for multifamily uses is provided in Table 3.

Table 3. Municipal Requirements for Multifamily Uses

City	Spaces Required	Per Unit of Area
Austin	1	Efficiency unit
	1.5	One-bedroom unit
	2	Two-bedroom unit
	2.5	Three-bedroom unit
	0.5	Each additional bedroom per unit
Arlington	2	Unit for the first 50 units
	1.75	For each additional unit
Dallas	2	1,000 square feet
El Paso	1	Efficiency unit
	1.5	One-bedroom unit
	2	Two- or more bedroom units
Fort Worth	2	1,000 square feet
	10	1,000 square feet indoor recreation area; subject to a 1.5 minimum and 2.5 maximum per dwelling unit
Houston	1.25	Efficiency unit
	1.333	One-bedroom unit
	1.666	Two-bedroom unit
	2	Units with three or more bedrooms
Plano	1.5	Efficiency unit
	2	One, two, or more bedroom units
San Antonio	1.5	Dwelling unit

Source: Planning departments of listed cities

Item 8.

**Table 3-5
Parking Requirements by Land Use**

<i>Land Use</i>	<i>Required Parking Spaces</i>
Residential	
Accessory dwelling units	See Section 17.400.135
Boardinghouses, lodging houses, fraternity or sorority houses, student dormitories, student housing facilities	1 parking space for every 2 guest rooms, dwelling units, or living units
Emergency shelter facilities	1 parking space for each staff member, plus 1 parking space for each room designated for families with children
Multifamily dwellings (two or more units)	For units with 1 or fewer bedrooms (bachelor) – 1 enclosed garage space per unit and 0.5 off-street, open parking space per unit
	For units with 2 bedrooms – 1 enclosed garage space per unit and 1 off-street, open parking space per unit
Residential care facilities	For units with 3 or more bedrooms – 2 enclosed garage spaces per unit and 0.5 off-street, open parking spaces per unit
	6 or fewer residents – as required for the type of dwelling 7 or more residents – 1 parking space for every 3 patient beds
Single-family dwellings in any residential district	For dwellings with 4 or fewer bedrooms – two-car enclosed garage having minimum interior dimensions of 20 feet in width and 20 feet in depth
	For dwellings with 5 or more bedrooms – 3 enclosed garage spaces with minimum interior dimensions of 10 feet by 20 feet (for each space) and 3 open parking spaces with minimum dimensions of 9 feet by 19 feet
Commercial	
Animal boarding and kennels	1 parking space per 350 square feet of indoor use area, plus 1 space per 1,000 square feet of outdoor use area
Banks and financial services and medical offices	1 parking space per 200 square feet of gross floor area, or major fraction thereof, except that within a retail shopping center, the parking standards for retail shopping centers shall apply
Business and professional offices, public or private utility offices	1 parking space for every 200 square feet, or major fraction thereof, of gross floor area of the story containing the greatest square footage; and 1 parking space for every 500 square feet, or major fraction thereof, of gross floor area of all other stories. If single story, 1 parking space for every 200 square feet shall be provided. If within a retail shopping center, the parking standards for retail shopping centers shall apply

Item 8.

**Table 3-5
Parking Requirements by Land Use**

<i>Land Use</i>	<i>Required Parking Spaces</i>
Cemeteries	1 parking space for every 3 persons employed; 1 parking space for every 3 seats in any church chapel; and 1 parking space for every 350 square feet of floor space used for retail sales of services or commodities
Child day care center	3 parking spaces, plus 1 parking space for every 6 children in attendance
Hotels and motels	2 parking spaces plus 1 per room
Plant nurseries	5 parking spaces, plus 1 additional parking space for every 250 square feet, or major fraction thereof, of building floor area, excluding lath and greenhouses
Retail and service uses, general stand alone	1 space per 250 square feet, or major fraction thereof, of gross floor area
Retail shopping centers up to 100,000 square feet	1 space per 250 square feet, or major fraction thereof, of gross floor area
Retail shopping centers above 100,000 square feet	1 space per 300 square feet, or major fraction thereof, of gross floor area
Veterinary clinics	1 space per 200 square feet, or major fraction thereof, of gross floor area
Eating and Drinking Establishments	
Bars, night clubs	Entertainment, including bar, cocktail lounge, and night club: 1 space for every 100 square feet of gross floor area, plus 1 space per every 30 square feet of dance floor area. Outdoor service areas shall be based on Outdoor dining standards
Freestanding restaurants offering patron seating, not part of a retail shopping center	1 parking space for every 100 square feet, or major fraction thereof, of gross floor area
Outdoor dining	No additional parking is required for outdoor dining area (open-air dining) no greater than 25% of the gross floor area of the enclosed restaurant or 1,000 square feet, whichever is smaller. In cases where the outdoor seating area is more than 25% of the gross floor (or 1,000 square feet, whichever is smaller) area of the enclosed restaurant area, the portion of outdoor seating area exceeding 25% (or 1,000 square feet, whichever is smaller) of the gross floor area of the enclosed restaurant shall be calculated at one parking space per 100 square feet of the gross outdoor dining floor area. The allowance for outdoor dining shall not be applicable to any establishment offering a total of 12 or fewer seats, inclusive of all seating located indoors and within an outdoor dining/seating area
Restaurants offering patron seating (13 or more seats) within retail shopping centers	For retail centers up to 100,000 sf: 20% of the gross floor area of such retail shopping center may be allocated to retail food and beverage service businesses at 1 parking space for every 250 square feet, or major fraction thereof, of gross floor area

Item 8.

Table 3-5
Parking Requirements by Land Use

Land Use

Required Parking Spaces

For that portion of all restaurant floor area exceeding 20% of the total shopping center floor area: 1 parking space per 100 square feet, or major fraction thereof, of gross floor area

For retail centers over 100,000 sf:

25% of the gross floor area of such retail shopping center may be allocated to retail food and beverage service businesses at 1 parking space for every 300 square feet, or major fraction thereof, of gross floor area

For that portion of all restaurant floor area exceeding 25% of the total shopping center floor area: 1 parking space per 100 square feet, or major fraction thereof, of gross floor area

Take-out, restaurants and cafés, offering no seats or tables or offering 12 or fewer seats, inclusive of all indoor and outdoor seating

Parking requirement covered under the general requirements for shopping centers or 1 parking space for every 250 square feet or major fraction thereof of gross floor area if stand alone

Vehicle Sales

Automobile dealership

1 space for each 2,000 square feet of lot and building area used for the display or storage of automobiles exclusive of aisles and turning areas, plus 1 space for each 1.5 employees during the time of maximum work shift

Motorcycle dealership

1 space for each 400 square feet of gross floor area

Vehicle Services

Carwash – self service (unattended)

2 spaces per every washing stall (for queuing and drying)

Carwash – full service

10 spaces, plus 10-space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane

Carwash – automated, accessory to service station

4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station)

Service stations (with/without convenience store)

1 space per 250 square feet, or major fraction thereof, of gross floor area

Maintenance, repair, installation, and detailing

1 space for every 250 square feet of gross floor area

Recreation, Education and Public Assembly

Item 8.

Table 3-5
Parking Requirements by Land Use

<i>Land Use</i>	<i>Required Parking Spaces</i>
Assembly uses, places of worship, clubs, mortuaries with congregational services, meeting halls, membership organizations, sports arenas, stadiums, and theaters	1 parking space for every 4 permanent seats in the principal assembly area or room. Where no permanent seats are provided, 1 parking space for every 100 square feet of floor area in the principal assembly room
Commercial recreation activities:	
<i>Outdoor recreation facilities</i>	As determined by a Conditional Use Permit or comprehensive plan
<i>Tennis, racquetball, handball, or other courts</i>	2 parking spaces per court, plus 1 parking space per 300 square feet for ancillary uses
<i>Health/fitness facilities</i>	1 parking space per 250 square feet
Indoor amusement/entertainment facilities:	
<i>Arcades</i>	1 parking space per 250 square feet
<i>Batting cages</i>	2 parking spaces per cage
<i>Bowling alleys</i>	5 parking spaces per lane, plus required spaces for ancillary uses
<i>Pool and billiard rooms</i>	1 parking space per 250 square feet
Schools:	
<i>Elementary and junior high schools</i>	2 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
<i>High schools</i>	10 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
<i>Colleges, junior colleges, and universities</i>	15 parking spaces for every classroom; additional parking for auditoriums and stadiums shall not be required
Studios for dance, art, music, photography, martial arts, etc.	1 space per 250 square feet of gross floor area
Industrial, Manufacturing and Processing	
Industrial & manufacturing establishments	1 parking space for every 400 square feet (may include office space [incidental to the primary use] comprising up to 25 percent of the total floor area), or major fraction thereof, of gross floor area
Laundries and dry cleaning plants	1 space per 250 square feet

Item 8.

Table 3-5
Parking Requirements by Land Use

Land Use	Required Parking Spaces
Outdoor sales, equipment rental yards, display or storage garage	5 parking spaces, plus 1 parking space for every 500 square feet, or major fraction thereof, of gross floor area
Warehousing and distribution facilities	1 space per 1,000 square feet (may include office space [incidental to the primary use] comprising up to 10 percent of the total floor area), or major fraction thereof, of gross floor area
Warehouses and storage buildings	1 parking space for every 1,000 square feet, or major fraction thereof, of gross floor area

(Ord. 2580U § 7, 2022; Ord. 2549 § 3, 2018; Ord. 2522 § 2, 2015; Ord. 2507 § 4, 2013; Ord. 2506 § 5, 2013; Ord. 2504 § 3, 2013; Ord. 2479 § 2, 2011; Ord. 2478 § 2, 2011; Ord. 2474 § 2, 2011; Ord. 2473 § 2, 2011; Ord. 2456 § 2, 2010)

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