

PLANNING & ZONING COMMISSION MEETING

Thursday, April 21, 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: 886 5288 5247 • Passcode 923972 • or dial 1-346-248-7799

CALL TO ORDER

1. Pledge of Allegiance
2. Roll call and verification of quorum

CONSENT AGENDA

- [3.](#) Consider approval of minutes from February 17, 2022 P&Z Board Meeting
- [4.](#) Consider approval of minutes from March 3, 2022 P&Z Board Meeting
- [5.](#) Consider approval of minutes from March 9, 2022 P&Z Board Meeting
- [6.](#) Consider approval of minutes from March 17, 2022 P&Z Board Meeting
- [7.](#) Consider approval of minutes from March 30, 2022 P&Z Board Meeting
- [8.](#) Consider approval of minutes from April 6, 2022 P&Z Board Meeting
9. Consider approval of the new Schedule of Uses for recommendation to City Council for B1, B2 and B3

PUBLIC HEARING

- [10.](#) Public hearing regarding a request to rezone, Tract: A, Abst: A135-PS, PALUXY SUMMIT, LOT A, COMMON AREA, ACRES 1.522, 0 Well House #6 from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
- [11.](#) 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
- [12.](#) 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

- [13.](#) 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
- [14.](#) Public hearing regarding a request to rezone, Lot: 00001, Blk: 00002, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 2, LOT 1, ACRES 8.905, 110 Paluxy Summit Blvd from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

INDIVIDUAL ITEMS FOR CONSIDERATION

15. Discussion, consideration, and possible action regarding a request to rezone, Tract: A, Abst: A135-PS, PALUXY SUMMIT, LOT A, COMMON AREA, ACRES 1.522, 0 Well House #6 from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
16. 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
17. 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
18. 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).
19. Discussion, consideration, and possible action regarding a request to rezone, Lot: 00001, Blk: 00002, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 2, LOT 1, ACRES 8.905, 110 Paluxy Summit Blvd from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

ADJOURNMENT

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: **Monday, April 18, 2022, by 05:00 PM** and remained posted for at least two hours after said meeting was convened.

This building is wheelchair accessible. Any request for sign interpretation or other services should be made 48 hours in advance of the meeting. To make arrangements, call the City Secretary's office at (254) 897-2272 x 102.

Jodi Holthe

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:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from February 17, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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.		

MINUTES
PLANNING & ZONING COMMISSION – CITY OF GLEN ROSE, TEXAS
February 17, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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

Zoom.com
Meeting ID# 841 9952 9186
Passcode: 373379
or dial 1-346-248-7799

AGENDA:

CALL TO ORDER

Vice Chairperson, Pam Streeter, called the P&Z meeting to order at 5:38 pm.

1. Pledge of Allegiance
 - Commission Members and citizens recited the US Pledge of Allegiance.
2. Roll call and verification of quorum
 - Vice Chairperson, Pam Streeter, called roll. Board members, Larry Cremean, William Green, Joe Boles, Greg Clanton and Pam Streeter were all in attendance. A quorum was present.
 - Staff member, Kyle Reeves and Jodie Holthe was present.

CONSENT AGENDA

3. Discussion, consideration and possible acceptance of board meeting minutes from December 28, 2021, 2021.
 - Motion was made by board member, Larry Cremean, and seconded by board member, William Green, to approve the minutes with changes.
 - All voted in favor. Motion passed 5/0.

PUBLIC HEARING

INDIVIDUAL ITEMS FOR CONSIDERATION

4. Discussion, consideration and possible action regarding the appointment of a Planning and Zoning Commission Chairperson.
 - Joe Boles nominated Pam Streeter, Motion Passed 5/0
5. Discussion, consideration and possible action regarding the appointment of a Planning and Zoning Commission Vice Chairperson.

- Greg Clanton nominated Joe Boles, Motion Passed 5/0
6. Discussion, consideration and possible action recommendations on Alcohol Sales including “Mixed Beverages” within the City of Glen Rose.
- Citizen TJ Walker, residing at 604 SW Barnard, Glen Rose, TX 76043, commented that the City needs to keep the “family Oriented” views for the community and that she believes that a 300 ft separation between liquor stores is sufficient but she would like to see additional footage added.
 - Staff provided statistical information regarding “Alcoholic beverages including mixed beverages”
 - Motion was made by William Green, and seconded by Larry Cremean to approve item with changes; 200 ft separation between businesses and swapping (BG) (on and off premise) to B-1, B-2, B-3 & I. Also switching (BG) (off premise only) to B-2 & I.
 - All voted in favor. Motion passed 5/0

WORK SHOP

7. Discussion regarding the City of Glen Rose Zoning Definitions
8. Discussion regarding the City of Glen Rose “Schedule of Uses” B-1 & B-2
9. Discussion regarding the City of Glen Rose Future Land Use Map
10. Discussion regarding Sewer, Water, Storm Water and Roadway Impact Fees.
11. Discussion regarding the City of Glen Rose Sub-Division Ordinance
12. Open Dates for future “Special Meetings”
 - Discussion of workshop items where to inform new members of the Board and to prioritize future agenda / workshop items.

6. Adjournment

- Having no further business, the meeting was adjourned at 8:00 pm.

Chairperson

Kyle Reeves,
Building Official



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from March 3, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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.		

SPECIAL MEETING - MINUTES
PLANNING & ZONING COMMISSION – CITY OF GLEN ROSE, TEXAS
March 3, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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

Zoom.com
Meeting ID# 841 9952 9186
Passcode: 373379
or dial 1-346-248-7799

AGENDA:

1. Call to order

Chairperson, Pam Streeter, called the P&Z meeting to order at 5:30 pm.

A. Pledge of Allegiance

- Commission Members and citizens recited the US Pledge of Allegiance.

B. Roll call and verification of quorum

- Chairperson, Pam Streeter, called roll. Board members, Greg Clanton, Joe Boles, William Green, Larry Cremean, Pam Streeter were all in attendance. A quorum was present.
- Staff members, Kyle Reeves and Jodie Holthe were present.

2. Workshop

A. Discussion regarding Sewer, Water, Drainage and Roadway Impact Fees.

- Staff provided statistical information regarding public and property owner notifications.
- Pam Streeter proposed that staff review and bring back research material for Water, Sewer, Road and Drainage Impact Fee's for "workshop".

3. Adjournment

- Having no further business, the meeting was adjourned at 6:48 pm.

Chairperson

Kyle Reeves,
Building Official



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from March 9, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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.		

SPECIAL MEETING - MINUTES
PLANNING & ZONING COMMISSION – CITY OF GLEN ROSE, TEXAS
March 9, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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Zoom.com
 Meeting ID# 841 9952 9186
 Passcode: 373379
 or dial 1-346-248-7799

AGENDA:

1. Call to order

Chairperson, Pam Streeter, called the P&Z meeting to order at 5:30 pm.

A. Pledge of Allegiance

- Commission Members and citizens recited the US Pledge of Allegiance.

B. Roll call and verification of quorum

- Chairperson, Pam Streeter, called roll. Board members, Greg Clanton, Joe Boles, William Green, Larry Cremean, Pam Streeter were all in attendance. A quorum was present.
- Staff members, Kyle Reeves and Jodie Holthe were present.

2. Workshop

A. Discussion regarding the Zoning Ordinance of the City of Glen Rose in order to address Table of Uses, criteria for the B-1 and B-2 Districts.

- Discussion regarding Definitions and uses.

3. Adjournment

- Having no further business, the meeting was adjourned at 7:02 pm.

 Chairperson

 Kyle Reeves,
 Building Official



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from March 17, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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
March 17, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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

Zoom.com
 Meeting ID# 841 9952 9186
 Passcode: 373379
 or dial 1-346-248-7799

AGENDA:

1. Call to order

Chairperson, Pam Streeter, called the P&Z meeting to order at 5:30 pm.

- A. Pledge of Allegiance
 - Commission Members and citizens recited the US Pledge of Allegiance.
- B. Roll call and verification of quorum
 - Chairperson, Pam Streeter, called roll. Board members, Pam Streeter, William Green, Greg Clanton and Joe Boles were all in attendance. Absent was, Larry Cremean. A quorum was present.
 - Staff members, Kyle Reeves and Jodie Holthe was present.

2. Individual Items for Consideration

- A. Discussion, consideration and possible action on adopting Sewer and Water Impact Fee's.
 - Item was pulled from agenda.

4. Adjournment

- Having no further business, the meeting was adjourned at 5:48 pm.

 Chairperson

 Kyle Reeves,
 Building Official



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from March 30, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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.		

SPECIAL MEETING - MINUTES
PLANNING & ZONING COMMISSION – CITY OF GLEN ROSE, TEXAS
March 30, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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

Zoom.com
 Meeting ID# 841 9952 9186
 Passcode: 373379
 or dial 1-346-248-7799

AGENDA:

1. Call to order

Chairperson, Pam Streeter, called the P&Z meeting to order at 5:34 pm.

A. Pledge of Allegiance

- Commission Members and citizens recited the US Pledge of Allegiance.

B. Roll call and verification of quorum

- Chairperson, Pam Streeter, called roll. Board members, Larry Cremean, William Green, Greg Clanton, Pam Streeter were all in attendance and Joe Boles being absent. A quorum was present.
- Staff members, Kyle Reeves and Jodie Holthe was present.

2. Public Hearing

3. Workshop

A. Discussion regarding the City of Glen Rose "Schedule of Uses" B-3

- Board Members reviewed Schedule of Uses for B-3, changes were made and definitions were added.
- Mrs. Streeter was to put all the information together and email final version to Mrs. Holthe to distribute to board members and staff for review.

4. Adjournment

- Having no further business, the meeting was adjourned at 7:14 pm.

 Chairperson

 Kyle Reeves,
 Building Official



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Thursday, April 21, 2022		
AGENDA SUBJECT:	Consider approval of minutes from April 6, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	4/18/22
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.		

SPECIAL MEETING - MINUTES
PLANNING & ZONING COMMISSION – CITY OF GLEN ROSE, TEXAS
April 6, 2022 5:30 P.M.

The City of Glen Rose is currently in a State of Disaster due to the COVID-19 Pandemic.

City Hall will be open to the public.

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

Zoom.com
Meeting ID# 841 9952 9186
Passcode: 373379
or dial 1-346-248-7799

AGENDA:

1. Call to order

Chairperson, Pam Streeter, called the P&Z meeting to order at 5:32 pm.

A. Pledge of Allegiance

- Commission Members and citizens recited the US Pledge of Allegiance.

B. Roll call and verification of quorum

- Chairperson, Pam Streeter, called roll. Board members, Larry Cremean, William Green, Greg Clanton, Pam Streeter and Joe Boles all in attendance. A quorum was present.
- Staff members, Kyle Reeves and Jodie Holthe was present.

2. Consent Agenda

3. Chairperson, Pam Streeter opened the meeting for Public Hearings

4. Public Comments

- A. Dennis Moore, 301 Division Street, expressed his opinion about Business and Professional Offices being required to obtain a Specific Use Permit (SUP). He said that he did not feel like the city should place more hoops in front businesses.

5. Items for Consideration

- A. Discussion, consideration and the possible action regarding recommendations to the “Schedule of Uses” for B-3 to the City of Glen Rose City Council.
- Board Members reviewed Schedule of Uses for B-3, changes were made and definitions were added.
 - Joe Boles made the motion to maintain that Professional Offices would require a Specific Use Permit (SUP), Pam Streeter 2nd the motion. Motion passed 4/0.

6. Workshop

- A. Discussion regarding the City of Glen Rose "Schedule of Uses" B-1 & B-2
- Board Members reviewed Schedule of Uses for B-1 and B-2, changes were made and definitions were added.
 - Mrs. Streeter was to put all the information together and email final version to Mrs. Holthe to distribute to board members and staff for review.

7. Adjournment

- Having no further business, the meeting was adjourned at 6:56 pm.

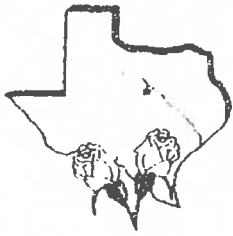
Chairperson

Kyle Reeves,
Building Official



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	4/21/2022		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone, Tract: A, Abst: A135-PS, PALUXY SUMMIT, LOT A, COMMON AREA, ACRES 1.522, 0 Well House #6 from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).		
PREPARED BY:	Kyle Reeves	DATE SUBMITTED:	4/18/22
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map. 5. Future Land Use Map 6. R-1 Single-Family Residential District 7. R-3 Single, Two to Four & MH District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
2/22/2022 – Zoning Change Request Application was received 4/1/2022 - Notice of Public Hearing was posted in the local newspaper 4/8/2022 – 4 Property owner letters were sent representing 7 properties 00 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



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

Staff use only
Date Received: 2-22-22

Item 10.

Request for Zoning Change

Address of property: SEE ATTACHMENT

Applicant's Name: Scott R. Steenson & Ricky M. Fair Date: 2-22-2022

Property Owner Information

Full Name: Scott R. Steenson & Ricky M. Fair

Address:

Telephone No: mail:

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

Full Name:

Address:

Telephone No: Email:

Present zoning at site: A-2 New zoning requested: R-2m

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

Reason for zoning change (must be specific):

PROPERTY IS MORE SUITABLE FOR RESIDENTIAL
DEVELOPMENT IN ORDER TO MEET THE MARKET DEMAND
FOR GLEN ROSE AND SUMNERLELL COUNTY ADDITIONALLY,
ZONING REQUEST IS CONSISTENT WITH EXISTING ZONING
OF LOT 2 BLOCK 3 (16.24 ACRES) IN PALUXY
SUMMIT ADDITION.

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:

R. Steenson & Ricky M. Fair Date: 2/22/2022



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 10.

NOTIFICATION

April 7, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 0 Well House #6

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on April 21, 2022 before the Planning and Zoning Commission and on May 10, 2022 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain, to rezone the property located at 0 Well House #6; Tract: A, Abst: A135-PS, PALUXY SUMMIT, LOT A, COMMON AREA, ACRES 1.522, from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

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.

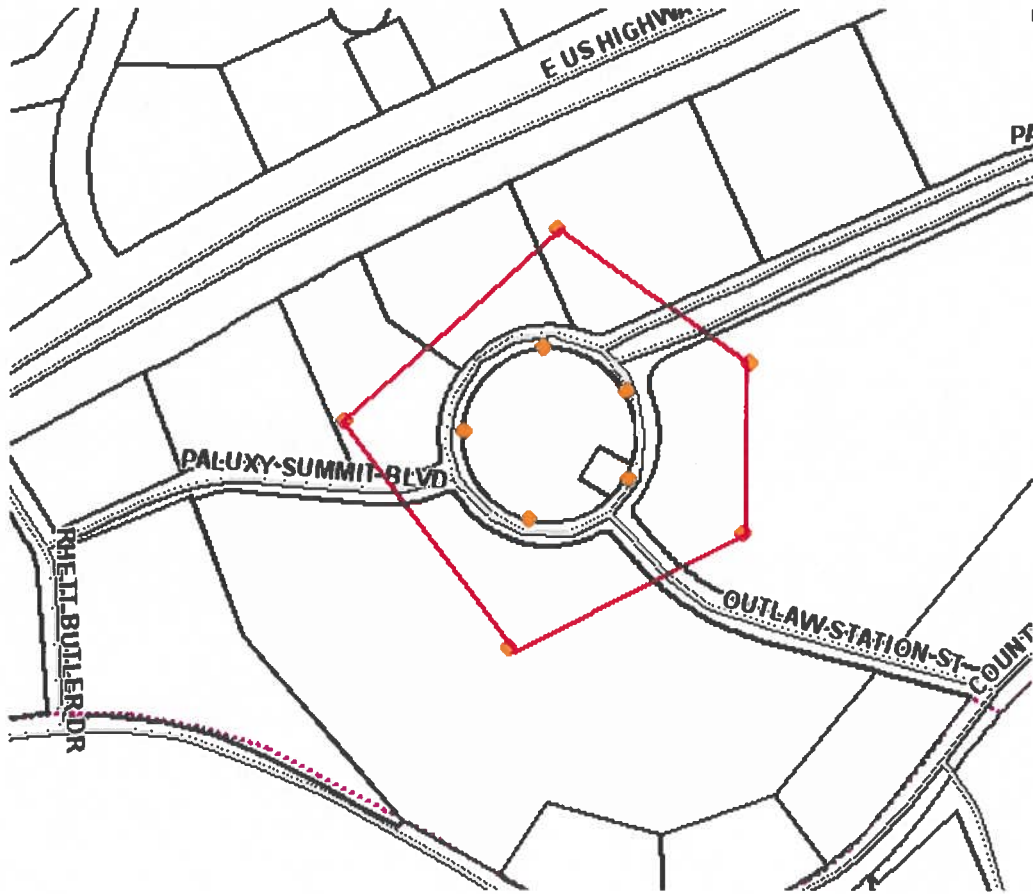
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the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

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

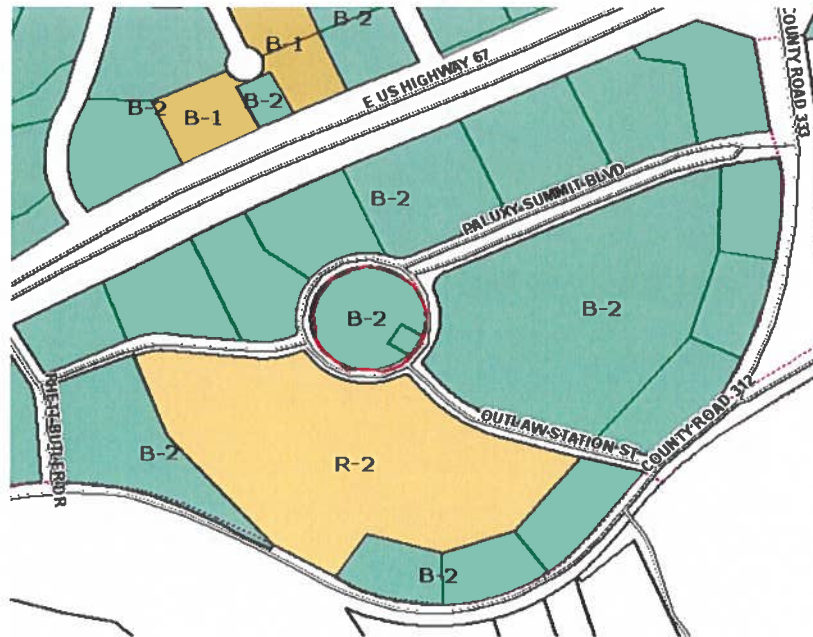
Sincerely,

Building, Planning, and Code Compliance Department

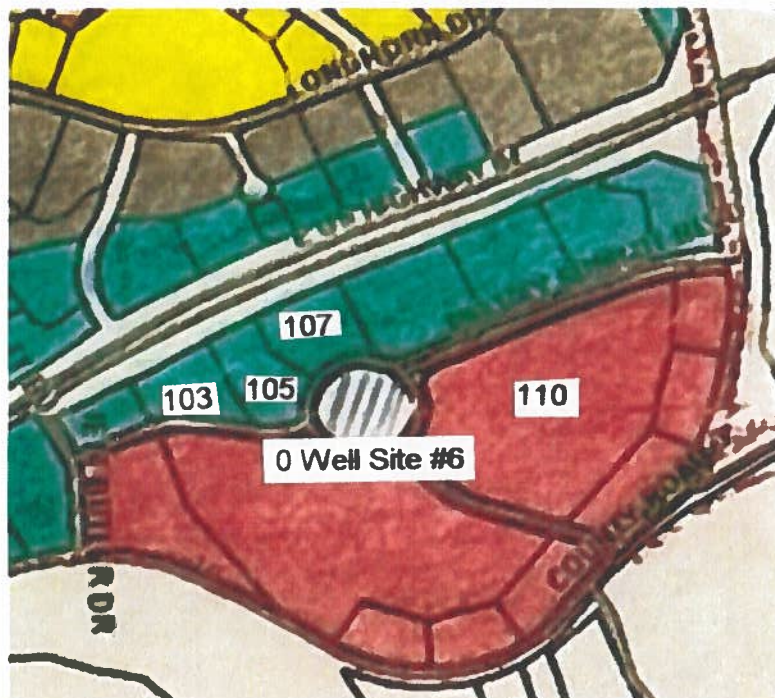
200 Ft Radius
for
0 Well House #6



0 Well House #6
Zoning
Current Zoning

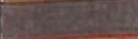
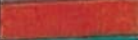


Future Zoning



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

B-2 General Commercial District

1. **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.
2. **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.
3. **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.
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 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.
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.

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.



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	4/21/2022		
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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).		
PREPARED BY:	Kyle Reeves	DATE SUBMITTED:	4/18/22
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map. 5. Future Land Use Map 6. R-1 Single-Family Residential District 7. R-3 Single, Two to Four & MH District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
2/22/2022 – Zoning Change Request Application was received 4/1/2022 - Notice of Public Hearing was posted in the local newspaper 4/8/2022 – 5 Property owner letters were sent representing 7 properties 02 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Code Enforcement Office

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

Staff use only

Date Received: 2-22-22

Item 11.

Request for Zoning Change

Address of property: SEE ATTACHMENT

Applicant's Name: Scott R. Steenson & Ricky M. Fair Date: 2-22-2022

Property Owner Information

Full Name: Scott R. Steenson & Ricky M. Fair

Address: _____

Telephone No: _____ mail: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: S-2 New zoning requested: R-2m

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

Reason for zoning change (must be specific):

PROPERTY IS MORE SUITABLE FOR RESIDENTIAL
DEVELOPMENT IN ORDER TO MEET THE MARKET DEMAND
FOR GLEN ROSE AND SUMNERELL COUNTY ADDITIONALLY.
ZONING REQUEST IS CONSISTENT WITH EXISTING ZONING
OF LOT 2 BLOCK 3 (10.24 ACRES) IN PALUXY
SUMMIT ADDITION.

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:

R. Steenson & Ricky M. Fair Date: 2/22/2022



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 11.

NOTIFICATION

April 7, 2022

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 April 21, 2022 before the Planning and Zoning Commission and on May 10, 2022 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain, 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

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.

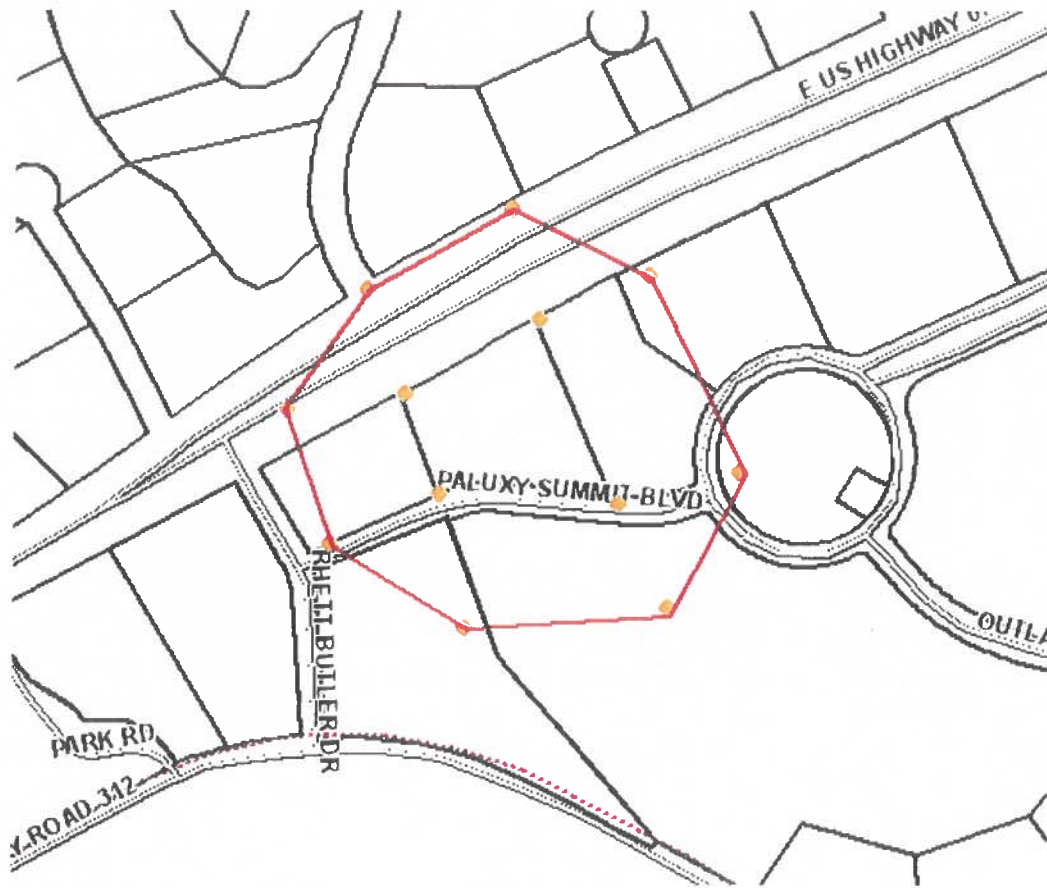
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the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

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

Sincerely,

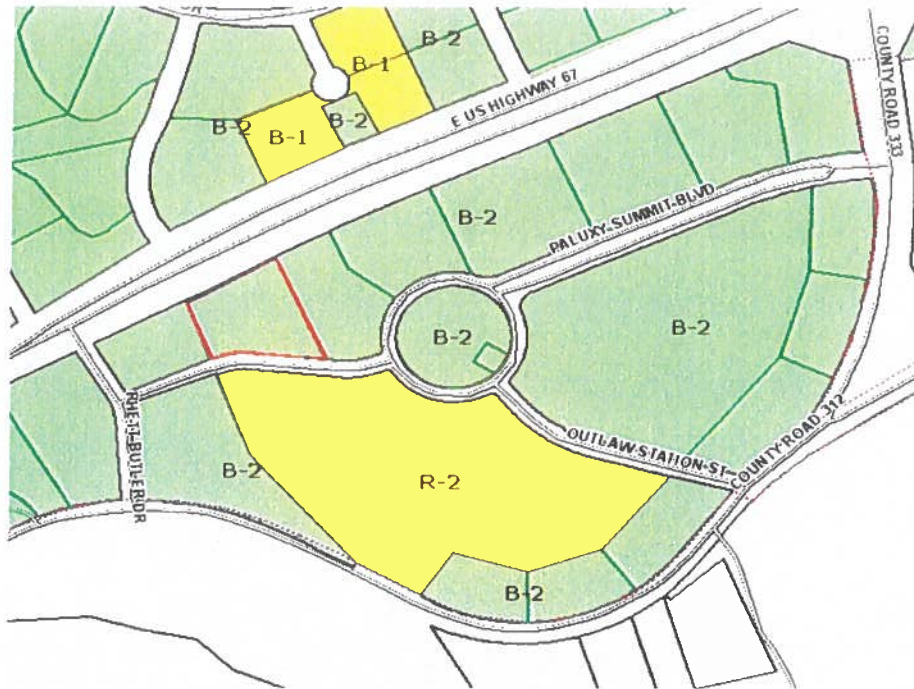
Building, Planning, and Code Compliance Department

200 Ft Radius
for
103 Paluxy Summit BLVD

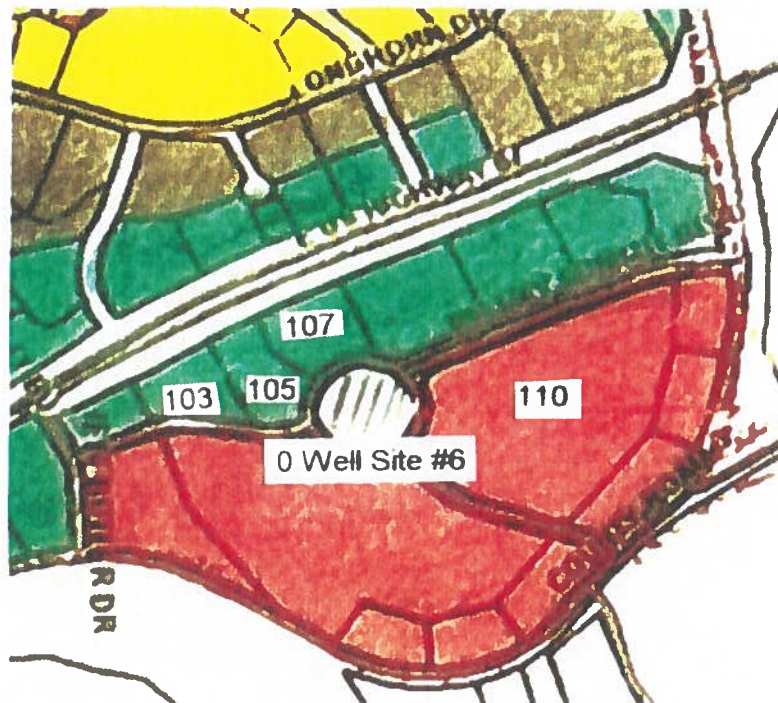


Zoning

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

B-2 General Commercial District

1. 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.
2. 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.
3. 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.
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 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.
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.

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.



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	4/21/2022		
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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).		
PREPARED BY:	Kyle Reeves	DATE SUBMITTED:	4/18/22
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map. 5. Future Land Use Map 6. R-1 Single-Family Residential District 7. R-3 Single, Two to Four & MH District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:	2/22/2022 – Zoning Change Request Application was received 4/1/2022 - Notice of Public Hearing was posted in the local newspaper 4/8/2022 – 3 Property owner letters were sent representing 5 properties 00 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned		
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Code Enforcement Office

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

Staff use only

Date Received: 2-22-22

Item 12.

Request for Zoning Change

Address of property: SEE ATTACHMENT

Applicant's Name: Scott R. Steenson & Ricky M. Fair Date: 2-22-22

Property Owner Information

Full Name: Scott R. Steenson & Ricky M. Fair

Address:

Telephone No: mail:

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

Full Name:

Address:

Telephone No: Email:

Present zoning at site: R-2 New zoning requested: R-2m

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

Reason for zoning change (must be specific):

PROPERTY IS MORE SUITABLE FOR RESIDENTIAL
DEVELOPMENT IN ORDER TO MEET THE MARKET DEMAND
FOR GLEN ROSE AND SUMNER COUNTY ADDITIONALLY.
ZONING REQUEST IS CONSISTENT WITH EXISTING ZONING
OF LOT 2 BLOCK 3 (16.24 ACRES) IN PALUXY
SUMMIT ADDITION.

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:

R. Steenson

R. Fair

Date: 2/22/2022



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 12.

NOTIFICATION

April 7, 2022

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 April 21, 2022 before the Planning and Zoning Commission and on May 10, 2022 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain, 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 B-2 (General Commercial District) to R-2M (Single- and Two-to Four-Family Residential District; Cabin & Condominium configurations allowable.).

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.

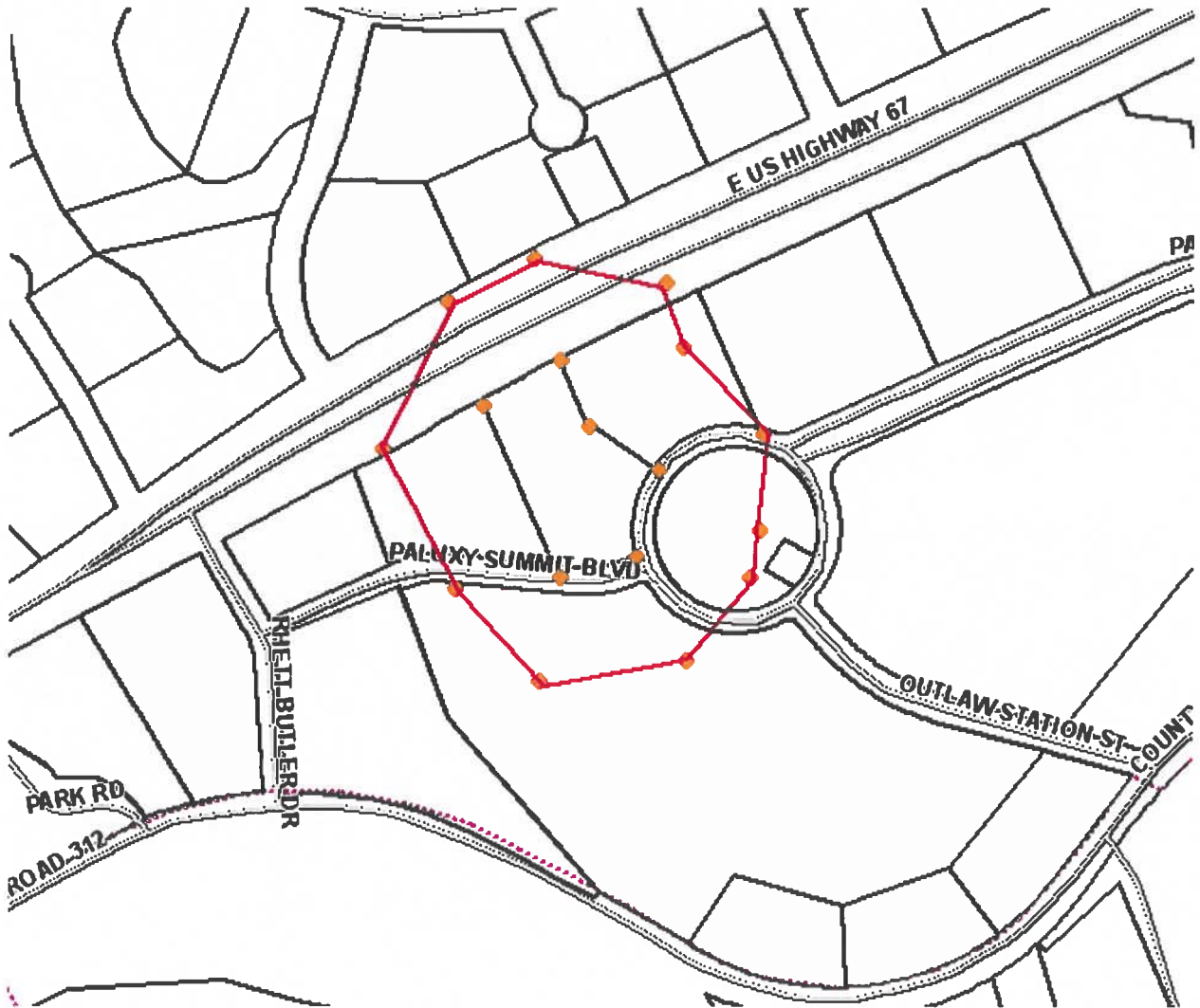
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the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

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

Sincerely,

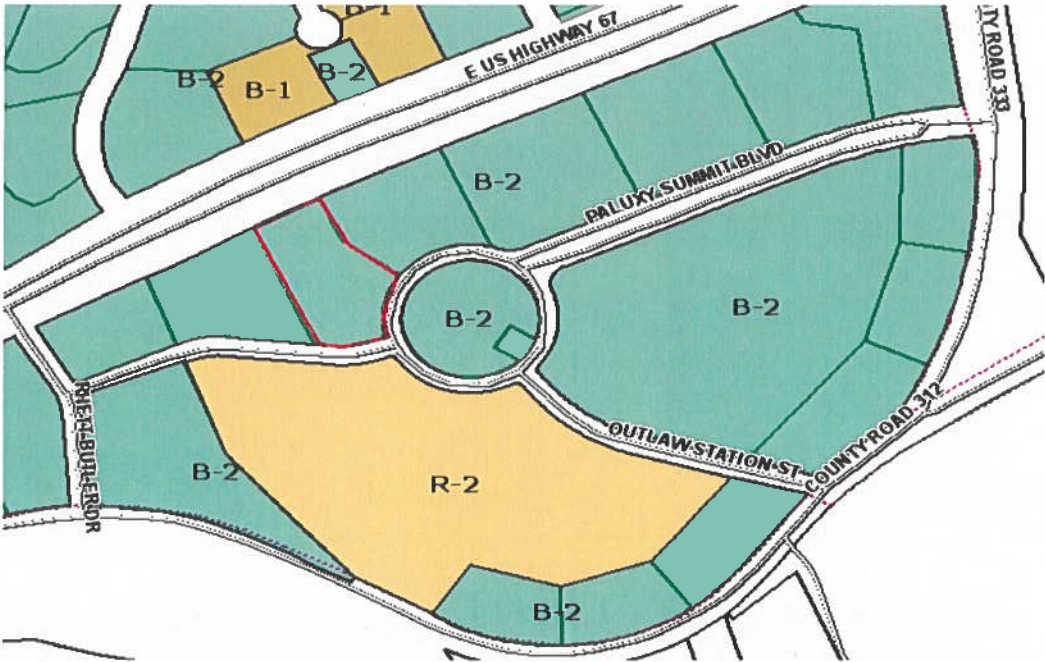
Building, Planning, and Code Compliance Department

200 Ft Radius
for
105 Paluxy Summit BLVD

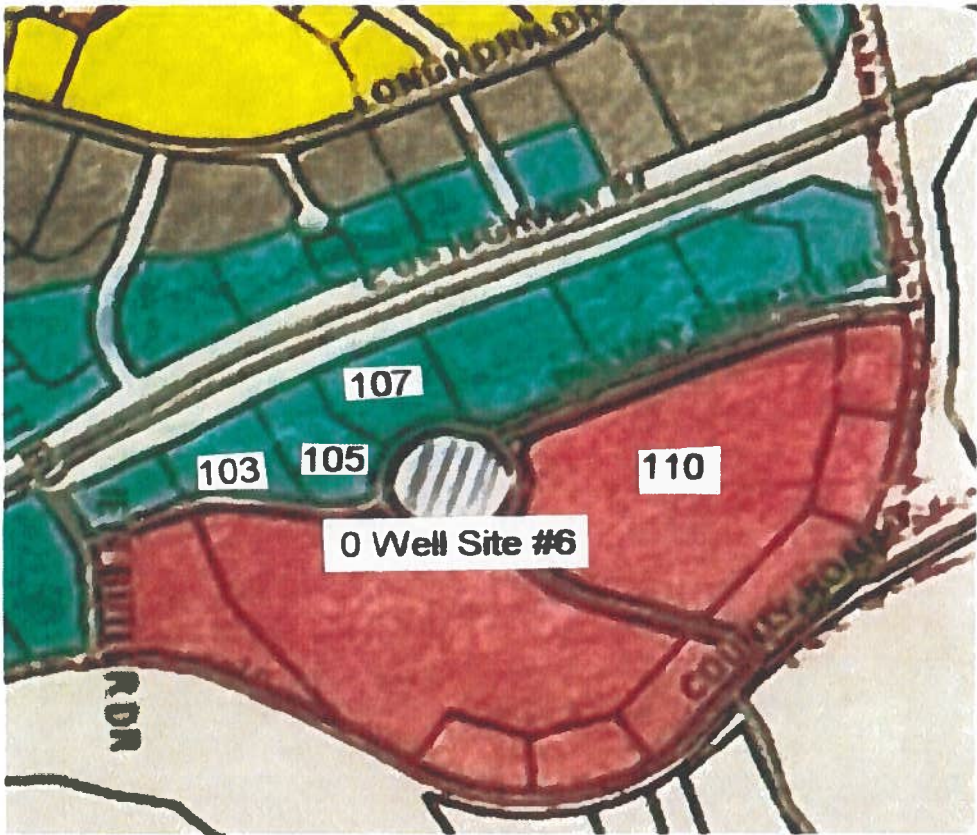


105 Paluxy Summit BLVD
Zoning

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

B-2 General Commercial District

1. 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.
2. 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.
3. 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.
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 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.
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.

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.



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	4/21/2022		
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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).		
PREPARED BY:	Kyle Reeves	DATE SUBMITTED:	4/18/22
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map. 5. Future Land Use Map 6. R-1 Single-Family Residential District 7. R-3 Single, Two to Four & MH District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:	2/22/2022 – Zoning Change Request Application was received 4/1/2022 - Notice of Public Hearing was posted in the local newspaper 4/8/2022 – 3 Property owner letters were sent representing 5 properties 00 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned		
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



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

Staff use only
Date Received: 2-22-22
Kyrah

Item 13.

Request for Zoning Change

Address of property: SEE ATTACHMENT

Applicant's Name: Scott R. Steenson & Ricky M. Fair Date: 2-22-2022

Property Owner Information

Full Name: Scott R. Steenson & Ricky M. Fair

Address: _____

Telephone No: _____ mail: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R-2 New zoning requested: R-2m

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

Reason for zoning change (must be specific):

PROPERTY IS MORE SUITABLE FOR RESIDENTIAL
DEVELOPMENT IN ORDER TO MEET THE MARKET DEMAND
FOR GLEN ROSE AND SUMNERLELL COUNTY ADDITIONALLY.
ZONING REQUEST IS CONSISTENT WITH EXISTING ZONING
OF LOT 2 BLOCK 3 (16.24 ACRES) IN PALUXY
SUMMIT ADDITION.

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:

R. Steenson

R. Fair

Date: 2/22/2022



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 13.

NOTIFICATION

April 7, 2022

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 April 21, 2022 before the Planning and Zoning Commission and on May 10, 2022 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain, 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 B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).

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.

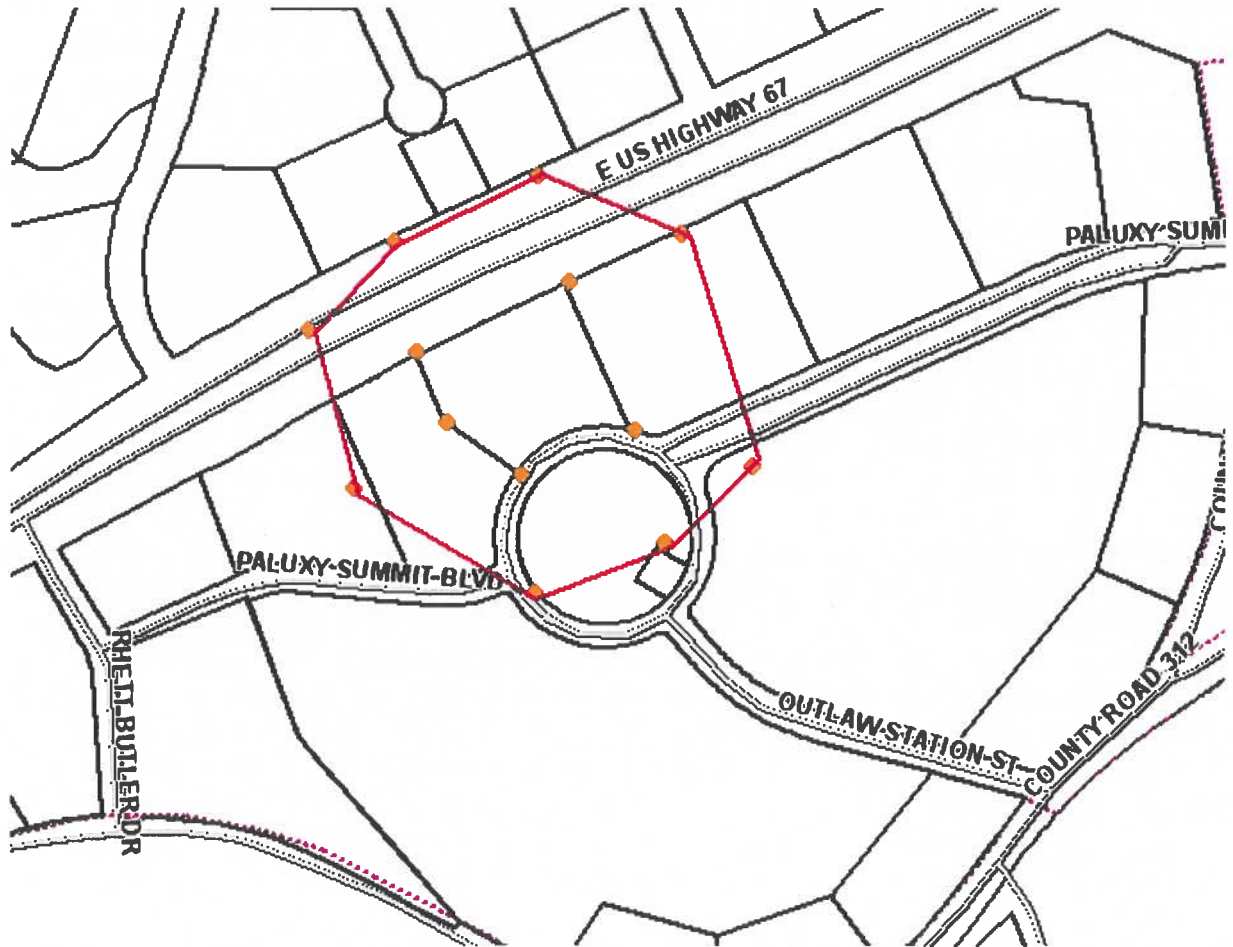
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the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

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

Sincerely,

Building, Planning, and Code Compliance Department

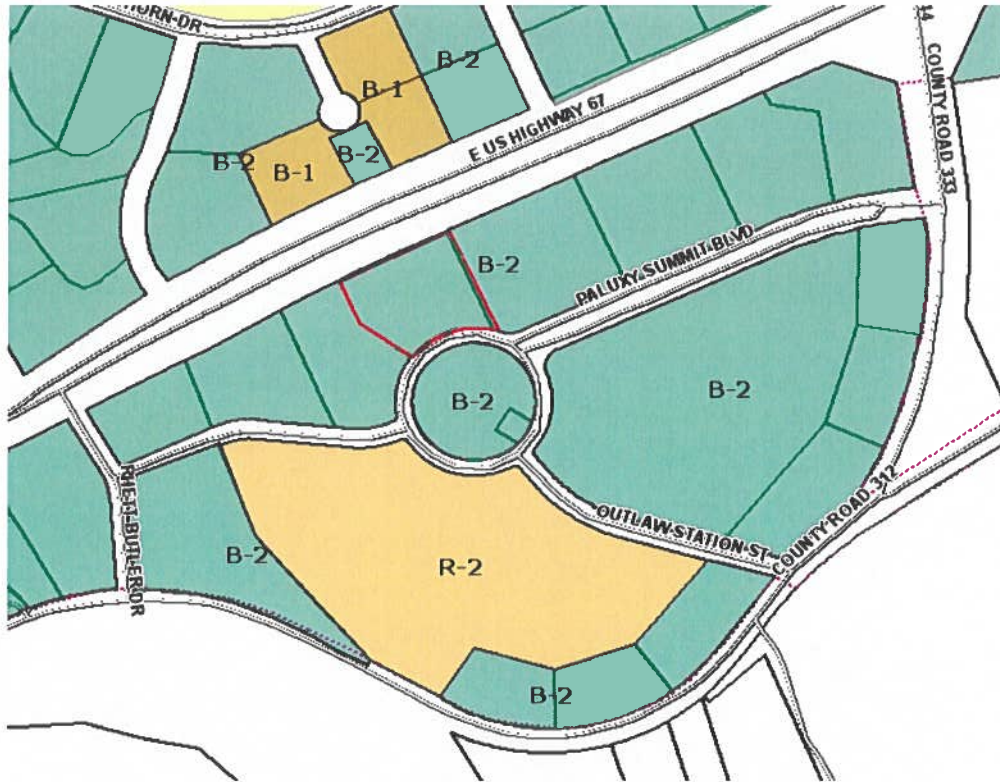
200 Ft Radius
for
107 Paluxy Summit BLVD



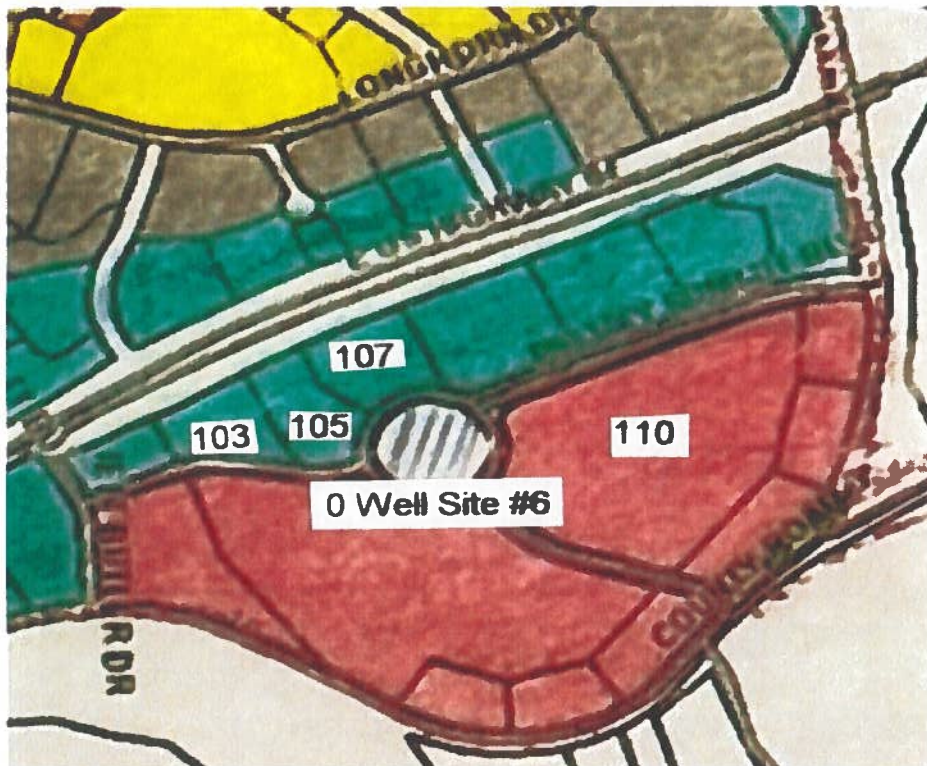
107 Paluxy Summit BLVD

Zoning

Current Zoning



Future Zoning



107 Paluxy Summit BLVD
Zoning

Item 13.

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

B-2 General Commercial District

1. 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.
2. 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.
3. 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.
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 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.
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.

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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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.



PLANNING AND ZONING AGENDA ACTION FORM

AGENDA DATE:	4/21/2022		
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding a request to rezone, Lot: 00001, Blk: 00002, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 2, LOT 1, ACRES 8.905, 110 Paluxy Summit Blvd from B-2 (General Commercial District) to R-2M (Single- and Two- to Four-Family Residential District; Cabin & Condominium configurations allowable.).		
PREPARED BY:	Kyle Reeves	DATE SUBMITTED:	4/18/22
EXHIBITS:	1. New Zoning Use Application 2. Property Notification Letter 3. 200' Surrounding Property map 4. Current Zoning Map. 5. Future Land Use Map 6. R-1 Single-Family Residential District 7. R-3 Single, Two to Four & MH District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
2/22/2022 – Zoning Change Request Application was received 4/1/2022 - Notice of Public Hearing was posted in the local newspaper 4/8/2022 – 6 Property owner letters were sent representing 11 properties 01 Letters have been confirmed as received 00 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 00 Opposition response has been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



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

Staff use only
Date Received: 2-22-22

Item 14.

Request for Zoning Change

Address of property: SEE ATTACHMENT

Applicant's Name: Scott R. Steenson & Ricky M. Fair Date: 2-22-2022

Property Owner Information

Full Name: Scott R. Steenson & Ricky M. Fair

Address:

Telephone No: mail:

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

Full Name:

Address:

Telephone No: Email:

Present zoning at site: S-2 New zoning requested: R-2m

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

Reason for zoning change (must be specific):

PROPERTY IS MORE SUITABLE FOR RESIDENTIAL
DEVELOPMENT IN ORDER TO MEET THE MARKET DEMAND
FOR GLEN ROSE AND SUMNERLELL COUNTY ADDITIONALLY.
ZONING REQUEST IS CONSISTENT WITH EXISTING ZONING
OF LOT 2 BLOCK 3 (16.24 ACRES) IN PALUXY
SUMMIT ADDITION.

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:

R. Steenson

R. Fair

Date: 2/22/2022



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 14.

NOTIFICATION

April 7, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 110 Paluxy Summit Blvd

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on April 21, 2022 before the Planning and Zoning Commission and on May 10, 2022 before the City Council on a request by owners, Scott R. Steenson & Rickey M. Fain, to rezone the property located at 110 Paluxy Summit Blvd; Lot: 00001, Blk: 00002, Tract: 1, Abst: A135-PS, PALUXY SUMMIT, BLOCK 2, LOT 1, ACRES 8.905, from B-2 (General Commercial District) to R-2M (Single- and Two-to Four-Family Residential District; Cabin & Condominium configurations allowable.).

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.

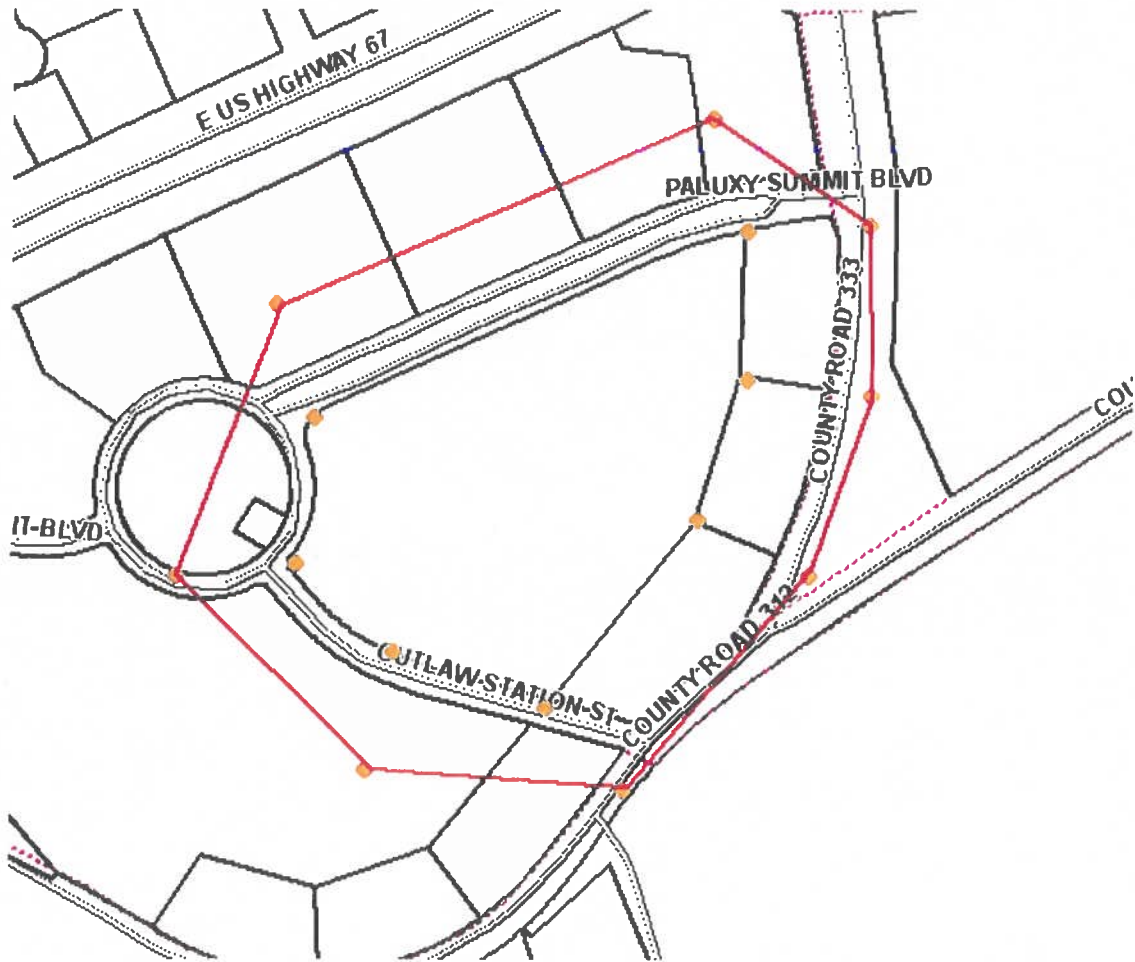
You are welcome to attend and participate in either or both of the Public Hearings. If you are unable to attend, but would like to listen to the hearings, generally, those proceedings are broadcast via Zoom. Instructions for accessing those broadcasts are available in the "Latest Events" section at the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

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

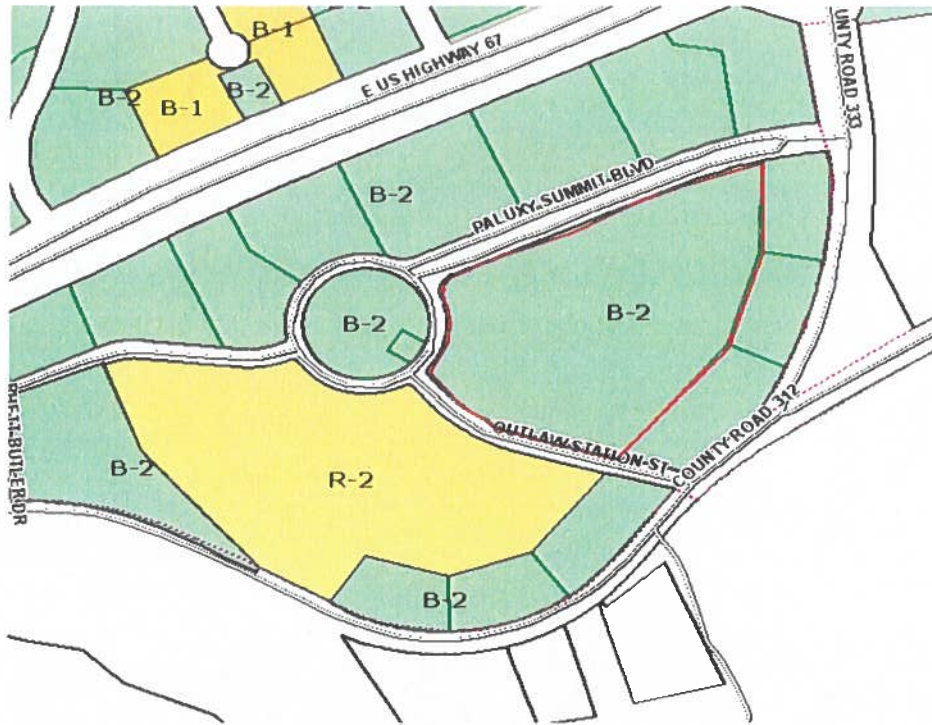
Sincerely,

Building, Planning, and Code Compliance Department

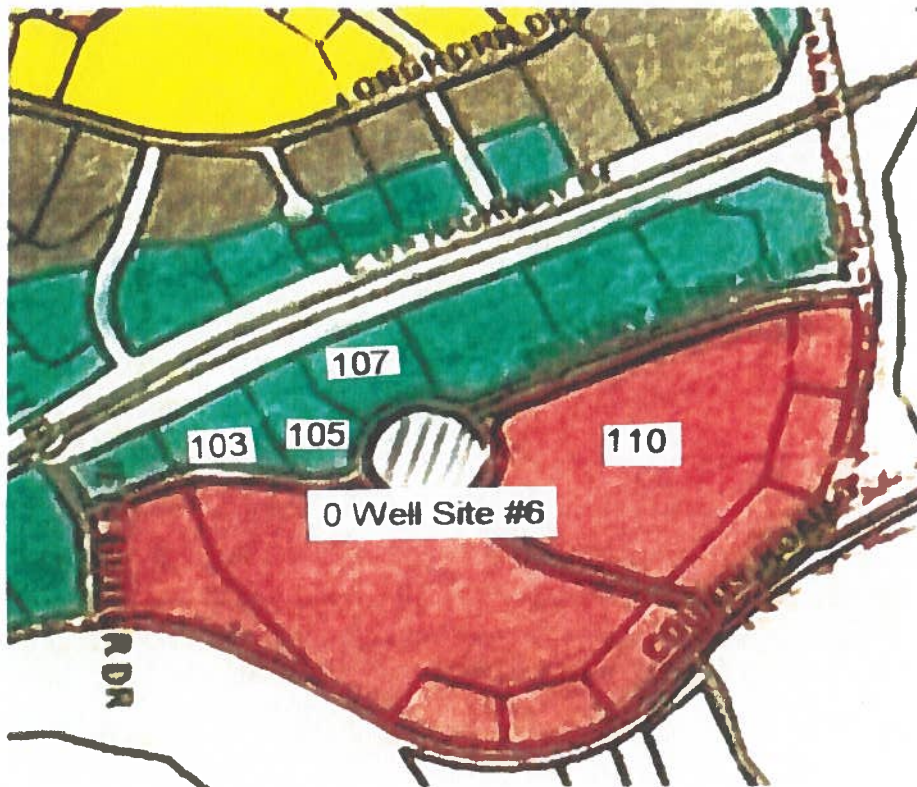
200 Ft Radius
for
110 Paluxy Summit BLVD



110 Paluxy Summit BLVD
Zoning
Current Zoning



Future Zoning



110 Paluxy Summit BLVD
Zoning

Item 14.

LEGEND

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