

PLANNING & ZONING COMMISSION MEETING

Wednesday, July 24, 2024 at 5:30 PM

Glen Rose City Hall, Council Chambers,
201 NE Vernon, Glen Rose, TX 76043



AGENDA

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from June 26, 2024 P&Z Board Meeting

WORKSHOP

2. Discussion regarding Downtown District overlay
3. Discussion regarding Schedule of Use changes
4. Discussion regarding Sign Ordinance
5. Discussion regarding Park Land Dedication Ordinance
6. Discussion regarding follow up from joint City Council meeting
7. Discussion regarding follow up from last P&Z meeting on business type limitations

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, July 19, 2024, on or before 5:00 PM** and remained posted for at least two hours after said meeting was convened.

A handwritten signature in blue ink that reads "Jodi Holtke".

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:	7/23/2024		
AGENDA SUBJECT:	Consider approval of minutes from June 26, 2024 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	7/1/24
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
 June 26, 2024

1. Call to Order
 - a. The meeting was called to order to 5:30 pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call: Absent: 0 Present: Larry Cremean, Rex Miller, William Green, Greg Clanton and Pam Streeter were in attendance. Additionally, Staff members Troy Hill, Larry Allen, Jodi Holthe were present. A quorum was present.
2. Consent Agenda
 - a. Approval of Meeting Minutes from May222024, was required.
 - b. No Discussion or Changes to Minutes were needed.
 - c. The motion to approve the consent agenda was made by Larry Cremean and seconded by Greg Clanton
 - d. Motion passed 5/0
3. Workshop
 - a. Minor Sign Changes to Current Ordinance. Based on timing, it was decided that P&Z would discuss and provide agreement, but cannot officially recommend these changes due to notification periods.
 - i. 3.10.001 Definitions

Current: Temporary sign. Any sign constructed of cloth, canvas, plastic, light fabric, wallboard or other material, with or without frames, intended to be displayed for a limited period of time only 90 days is the maximum period for these signs.

New: Temporary sign. Any sign constructed of cloth, canvas, plastic, light fabric, wallboard or other material, with or without frames, intended to be displayed for a limited period of time only 30 consecutive day period every 90 days.

Current: Window sign. A sign attached to, placed upon or painted on the window or door of a building which is intended for public viewing from the exterior of the building.

New: Window sign. A permanent sign or mural attached to, placed upon or painted on the window or door of a building which is intended for public viewing from the exterior of the building requires a permit approved by the Building Official Office. This permit will have no fee.

- i. Temporary Window Signs of 8x10 or 11x14 being used to advertise an event and is not permanently affixed to the window does not require a permit.

Current: Freestanding sign. A sign not attached to a building. A freestanding sign may be either a pole (pylon) sign or a monument sign.

New: Freestanding sign. A sign supported by structures or supports in or on the ground and independent of any support from any building or wall. It also means any non-portable sign supported by a fence, retaining wall, or by upright structural members or

braces on or in the ground and not attached to a building. A freestanding sign can display messages on each side.

Current: Digital sign. Also known as an electronic message center (EMC).

New: Digital sign – Non Motion means a sign, display, or device that changes its message or copy by programmable electronic or mechanical processes. The use of an electronic image on a digital display device DOES NOT include the use of flashing, intermittent, or moving light for the purposes of any rule or regulation. **Prohibitions.** An electronic sign may not: (1) be illuminated by flashing, intermittent, or moving lights; (2) contain or display animated, moving video, or scrolling advertising; (3) consist of a static image projected on a stationary object; or (4) be a mobile sign located on a truck or trailer. (from Texas Department of Transportation Subchapter J 21.251, 21.252 & 21.254).

Add. Digital Sign – Motion: means any sign 1) be illuminated by flashing, intermittent, or moving lights; (2) contain or display animated, moving video, or scrolling advertising; (3) consist of a static image projected on a stationary object; or (4) be a mobile sign located on a truck or trailer.

Current: Pole sign. A freestanding sign supported by a pole or poles having no guys or braces to the ground or to any other structure.

New: Pole sign. A freestanding sign supported by a pole or poles having no guys or braces to the ground or to any other structure. Prohibited in all Zones.

ii. 3.10.004 General Provisions

Current: (a) Permit required. No person or business firm shall erect any sign or sign structure until a sign permit for the work has been issued by the code enforcement officer to a contractor or the owner or occupant of the premises where the work is to be done.

New: (a) Permit required. No person or business firm shall erect any sign or sign structure until a sign permit for the work has been issued by the Building Official Office to a contractor or the owner or occupant of the premises where the work is to be done.

- (i.) Temporary Signs in B3, B2 and B1 on the square and immediately surrounding Historical Overlay District must have a permit for any Temporary Signs, there will be no permit fee for these requests.
- (ii.) Temporary Grand Opening Signage in must have a permit and a fee of \$10 is required.

iii. 3.10.007 Prohibited Signs

Current: The following signs shall be prohibited in all districts:

- (a) Any signs and supports, other than those required by governmental authority, that are located on the public right-of-way, including public streets, alleys and parkways. This section shall not apply to signs on commercial vehicles or commercial trailers lawfully operated or parked in those areas, except that this exception shall not otherwise

- used to legitimize the use of advertising vehicles and trailers prohibited in s 3.10.008. Any sign and supports located on the public right-of-way or easements, including public streets, alleys and parkways, may be immediately removed by the code enforcement officer or other authorized city employee without notice;
- (b) Twirling signs, sidewalk or curb signs and pole signs;
 - (c) Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or device;
 - (d) Any sign which emits sound or odor that is offensive in nature or visible in a manner that serves as a distraction to persons within the public right-of-way; and
 - (e) Abandoned signs and damaged signs are prohibited and shall be removed by the property owner. Notice of a violation shall be issued by the code enforcement officer or other designated city representative in accordance with the notice requirements in section 3.10.112.

New: The following signs shall be prohibited in all districts/zones:

- (a) Any signs and supports, other than those required by governmental authority, that are located on the public right-of-way, including public streets, alleys and parkways. This section shall not apply to signs on commercial vehicles or commercial trailers lawfully operated or parked in those areas, except that this exception shall not otherwise be used to legitimize the use of advertising vehicles and trailers prohibited in section 3.10.008. Any sign and supports located on the public right-of-way or easements, including public streets, alleys and parkways, may be immediately removed by the code enforcement officer or other authorized city employee without notice;
- (b) Twirling signs, digital signs – motion, sidewalk or curb signs and pole signs;
- (c) Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic-control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign, signal or device;
- (d) Any sign which emits sound or odor that is offensive in nature or visible in a manner that serves as a distraction to persons within the public right-of-way; and
- (e) Abandoned signs and damaged signs are prohibited and shall be removed by the property owner. Notice of a violation shall be issued by the code enforcement officer or other designated city representative in accordance with the notice requirements in section 3.10.112.

iv. 3.10.043 B-1, B-2, B-3 and I Districts

Add (f) Signs on the Historic Courthouse Square must be approved by the Historic Preservation Commission (HPC) before a permit may be obtained. The following template sign has been pre-approved by the HPC and will only require a permit from the Building Official Office. Signs that comply with the exception of a pre-approved template sign that is 3 foot by 6 foot aluminum to be mounted on the façade of the building, however, a Certificate of Appropriateness must still be completed for the HPC.

4. Having no further business before the commission, this meeting is adjourned at 6:46pm.

Chairperson

Jodi Holthe,
Building & Planning Department