

PLANNING & ZONING COMMISSION MEETING

Wednesday, December 18, 2024 at 5:30 PM

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



AGENDA

Live stream of this meeting is available on the City's Facebook and YouTube pages.

CALL TO ORDER

Pledge of Allegiance, Roll Call

WORKSHOP

1. Comprehensive plan review for overlay districts
2. Define needed overlay districts
3. Review city map in detail to place overlay districts
4. Review other priorities from joint meeting in July

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 13, 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 Holthe".

Jodi Holthe
Building, Planning Code Enforcement Department

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

by _____ . _____



3.A. CHARACTER FRAMEWORK

The Character Framework outlines areas in Glen Rose that have distinct character. With a special blend of style/design, uses, intensity, and form, the Character Framework differs from traditional Future Land Use Plans that are limited to outdated and singular uses (ex. single-family, retail, industrial, etc.), which make it more difficult to have a unique, diverse, and flexible market. The Character Framework designations are based on the anticipated function, but also what is already existing. During the planning process, the community described a future Glen Rose that has a strong and vibrant Downtown, low density overall, enhanced natural spaces, fun and scenic destinations, and a prosperous "commercial spine" down US-67. The Character Framework is a crucial and heavily used component of the Comprehensive Plan that can be a guide for new development and redevelopment, as well as for evaluation of proposed plans as they relate to the relevant Character Area where they are proposed.

CONTEXT

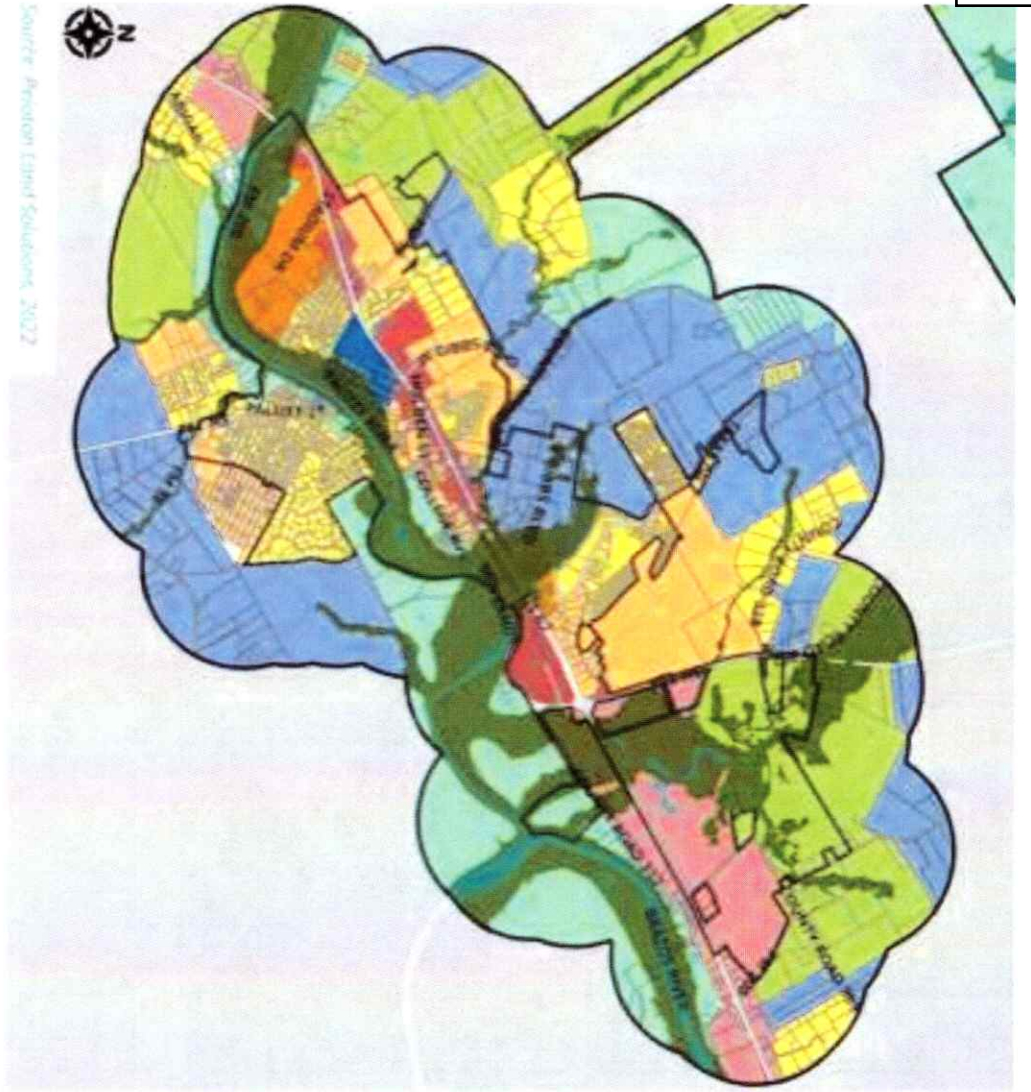
COMMUNITY FEEDBACK

- More shopping, entertainment, and dining options throughout the city and Downtown
- Controlled growth with proactively managed traffic and associated infrastructure
- Connected and walkable neighborhoods
- More local jobs and services
- Mitigated impacts to waterfront areas
- Rural character with more outdoor opportunities for activities
- Walkable, low intensity, well-designed mixed-use
- Preserve Glen Rose's small-town charm, historic and prehistoric assets, and natural scenery



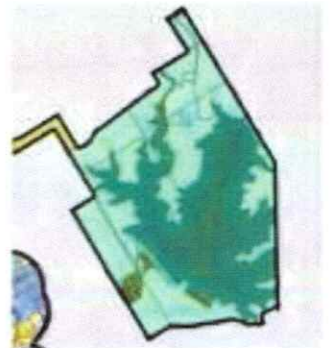
"THE QUIETNESS
AND NATURAL
BEAUTY OF THIS
TOWN HELPS
US HERE - GLEN
ROSE RESIDENT
COMMUNITY FORUM
1, 2022



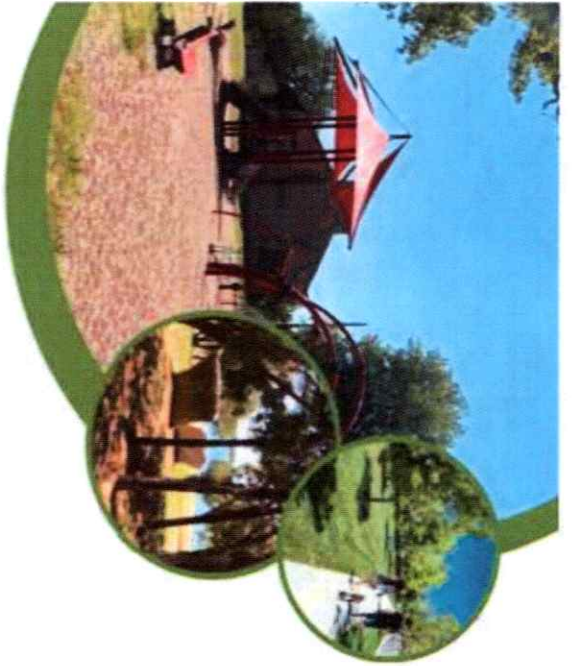


Source: Precision Land Solutions, 2022

Map 6. Character Framework



- Glen Rose URB
- Glen Rose City Limit
- Rivers, Streams, & Waterbodies
- Floodplain
- Existing Neighborhood
- Waterfront
- Rural Mixed Use
- Industry Loting
- Neighborhood Mixed-use
- Community Mixed-use
- Downtown
- U.S. 67 Gateway
- U.S. 67 Corridor



FLOODPLAIN

The Floodplain Character Area was established to capitalize on Glen Rose's scenic assets while also protecting the Area's unique ecosystem. The FEMA floodplain boundaries were utilized to create the boundaries for this area and are the subject of a recent study but they had not been finalized or approved as of January 2023. Floodplain natural landscaping should be preserved and be used for its intended purpose of stormwater and flood management. Substantial development within the floodplain should be avoided, except generally for the establishment of parks, trails, and/or trailhead-related and recreation-related uses. The construction of pathways within this area allows Glen Rose to capitalize on its natural features without critically altering natural assets.

- Anticipated Land Uses: Parks, trails, and recreation
- Maximum Height: One story
- Function: Preserve and enhance existing natural features while providing scenic areas, recreation, and stormwater management
- Design: Branded wayfinding and signage with trailheads, preserved trees, and enhanced streams and waterfronts

Policy 3.A.1 Floodplain

- Utilize floodplain as a tool for stormwater, drainage, and flood management.
- Avoid development in floodplain and ensure that adjacent development provides an adequate setback from sensitive natural areas.
- Design hardscape and softscape elements in a way that keeps a natural feel.
- Enhance floodplain by providing sensitively-designed walking paths for the community to enjoy.

EXISTING NEIGHBORHOOD

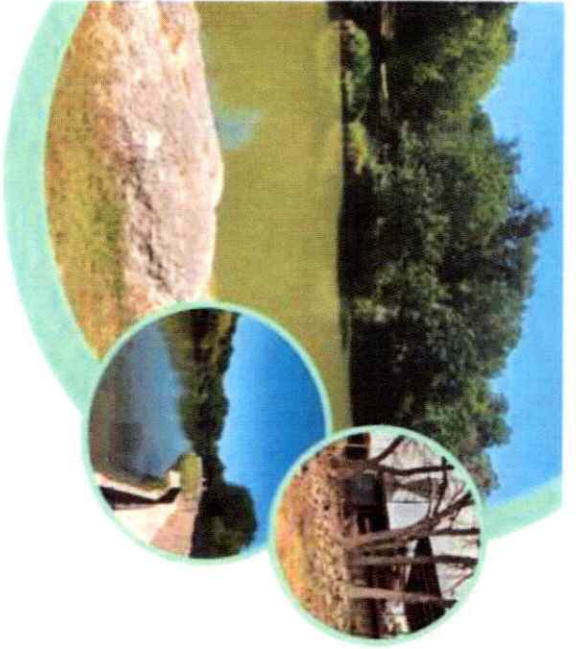
The Existing Neighborhood Character Area protects existing residential areas by preventing development that is not compatible with the character of existing homes and neighborhoods. The friendly and close-knit feeling of Glen Rose is influenced by Existing Neighborhoods, which are not isolated estates but rather share at least one common street with their neighbors.

- Anticipated Land Use: Residential, parks, trails, open space, and passive recreation
- Maximum Height: Two stories
- Function: Preserve existing residential areas and minimize development impacts
- Design: New development or redevelopment should blend with the existing neighborhood, and preserve the existing look and feel



Policy 3.A.2 Existing Neighborhood

- Protect residential areas from future development that is not compatible with existing character.
- Provide transition from/to adjacent areas to avoid negative impacts existing homes and neighborhoods.
- Provide connected and accessible sidewalks and trails to nearby destinations.
- Provide parks with outdoor activities for diverse ages, backgrounds, and interests.



WATERFRONT

The Waterfront Character Area preserves, enhances, and highlights Glen Rose's natural assets, in addition to fostering ecological and recreational tourism. The Waterfront Character Area is situated near bodies of water, such as Wheeler Branch Reservoir and the Brazos and Paluxy Rivers and is adjacent to floodplain in some areas.

- Anticipated Land Uses: Low-density residential, agritourism, ecological tourism, recreational tourism, and low-intensity commercial
- Maximum Height: Two stories
- Function: Preservation of rural/natural character and fostering tourism
- Design: Low impact development, open view corridors to the water, and intentional nodes of tourism destinations along the rivers and other waterfronts

Policy 3.A.3.

Waterfront

- Provide trails, trail-oriented development, and scenic overlooks along waterfronts.
- Preserve and enhance natural assets to activate ecological and agricultural tourism through Low Impact Development (LID).
- Reduce risk of flooding by elevating structures where prone to stormwater runoff or ponding.

DOWNTOWN

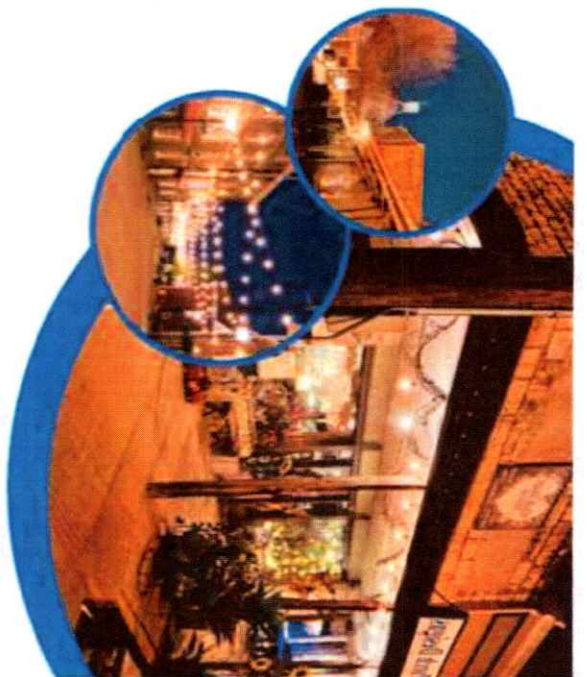
Downtown Glen Rose encompasses not only the historic square but also the surrounding residential areas that shape its unique character. As a main destination within the city, the Downtown Character Area is designed to preserve the distinct Texan ambience through entertainment spaces, walkability, connectivity, and diverse uses. Development that supports sustainable economic growth and community identity is crucial for ensuring long-term success and a sense of place for the Glen Rose community.

- Anticipated Land Uses: Charming and walkable main street-style mixed-use (ex. shops, restaurants, lofts, etc.)
- Maximum Height: Four stories with residential compatibility standards
- Function: Commercial and residential hub of Glen Rose
- Design: Charming and low intensity development and redevelopment with shaded and connected sidewalks and trails

Policy 3.A.4.

Downtown

- Provide diverse housing options to support non-residential uses.
- Revitalize existing buildings and remainder properties to add value and protect historic assets.
- Provide landscaping and features that reflect Glen Rose's small-town charm.
- Once adopted, implement the recommended future Downtown Master Plan.
- Display public art throughout Downtown in both temporary and permanent installations.
- Provide entertainment and events that activate Downtown and support Downtown business and destination owners.
- Avoid buildings and structures that create "dead zones," which are windowless, exterior building walls.



Downtown

Glen Rose



3. DESIGN || CHARACTER FRAMEWORK



RURAL MIXED USE

This Character Area was created to protect the rustic, country feel of Glen Rose while still allowing for some commercial development to meet the needs of residents. The Rural Mixed-use Character Area consists primarily of rural properties, such as large residential estates, ranchettes, and farms, inside Glen Rose's Planning Area, also known as the Ultimate Municipal Boundary (UMB).

- Anticipated Uses: Shops, restaurants, and services that offer compatibility with adjacent uses.
- Maximum Height: Two stories with residential compatibility standards.
- Function: Conservation development, estates, ranches, and agrihoods.
- Design: Connectivity via sidewalks and trails to nearby destinations with a recreation and nature focus.

Policy 3.A.5.

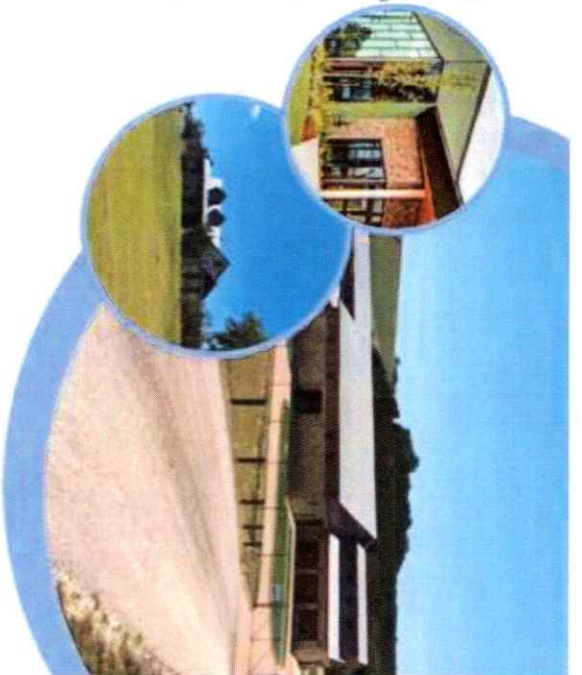
Rural Mixed Use

- Provide trails and trail-oriented development, when possible, along all the properties within the waterfront area to create connectivity throughout.
- Require developments to follow Floodplain Character Area policies if Floodplain is within the development sites.
- Preserve and enhance natural assets to activate ecological and agricultural tourism through Low Impact Development (LID).
- Require developments to follow floodway fringe requirements when applicable to reduce risk of flooding.

INDUSTRY LIVING

The Industry Living Character Area is intended to provide much needed and suitable industries to the area while also providing carefully planned residential components. In this Area, scattered light industrial uses coexist with natural characteristics like creeks, lakes, and farmland and open space, and future growth and development should be implemented with great care.

- Anticipated Land Uses: Rural residential estates and agritourism destinations, office, medical, light industrial, and professional uses in a rural setting with an innovation focus
- Maximum Height: Two stories
- Function: Preservation-type development to maintain rural/country feel
- Design: Preservation of nature with an integration of light industrial development

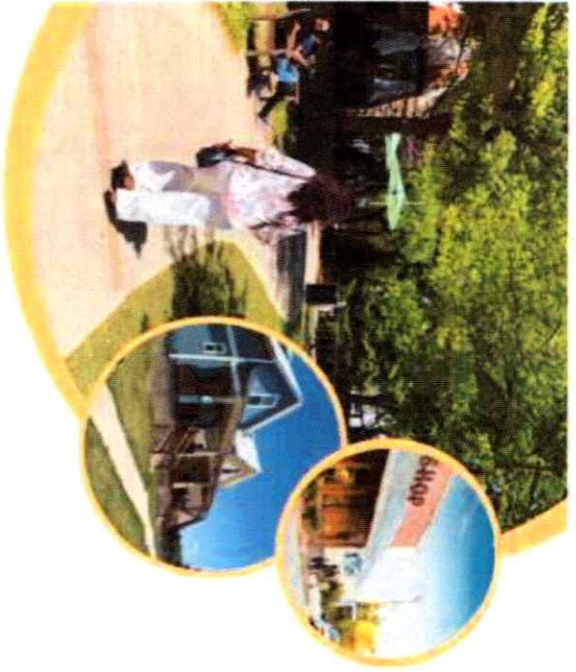


Policy 3.A.6.

Industry Living

- Provide diverse housing choices that support local businesses.
- Revitalize existing buildings and provide multi-story developments where appropriate that are sensitive to existing business and residential areas.
- Provide landscaping and amenities that contribute to the small-town charm character throughout Downtown.
- Once adopted, conform to the adopted Downtown Master Plan.
- Display public art throughout Downtown.
- Provide entertainment and events that activate the Downtown experience.
- Avoid buildings and structures that create "dead zones," which are windowless, exterior building walls.

3. DESIGN || CHARACTER FRAMEWORK



NEIGHBORHOOD MIXED-USE

The purpose of the Neighborhood Mixed-use Character Area is to provide a transition zone between areas of different intensities, such as between Existing Neighborhoods and Community Mixed-use, and to encourage innovative and in-demand development to supply the residents of nearby neighborhoods with the amenities, services, and housing they desire.

- Anticipated Land Uses: Variety of housing options, shops, and services serving surrounding neighborhoods
- Maximum Height: Three stories with residential compatibility standards
- Function: Serves as a buffer between higher intensity uses and residential
- Design: Connected trail system with development

Policy 3.A.7. Neighborhood Mixed-use

- Avoid high-intensity developments, developments should provide sensitive transitions and buffering measures from existing neighboring developments.
- Allow mixed blockface buildings with low-density mixed-use developments.
- Provide mixed-use developments that mitigate traffic impacts, support desired retail and shopping needs of the community, and are connected to a trail system.
- Provide multi-story developments that are compatible with neighboring developments that diversify retail and housing needs.

COMMUNITY MIXED-USE

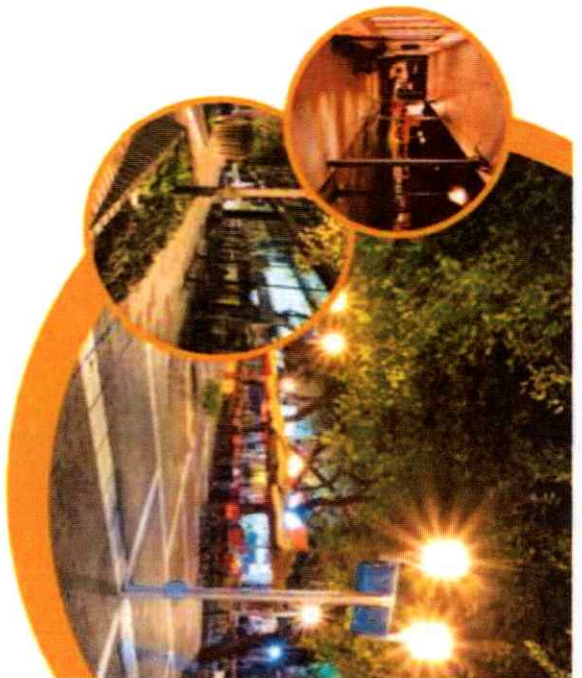
The purpose of Community Mixed-use is to increase future development density and attract the community's desired business and entertainment venues. This Area has the potential for both residential and non-residential development, like the Neighborhood Mixed-use Character Area, but it has the opportunity for increased density, height, and use intensity since it is not immediately adjacent to Existing Neighborhoods.

- Anticipated Land Uses: Community destinations (ex. shops, restaurants, hotels, etc.) and variety of housing options
- Maximum Height: Four stories with residential compatibility standards
- Function: Walkable activity and destinations establish places, entertainment, and housing options
- Design: Higher density developments that are mixed blockfaces with connected sidewalk and trail networks with shade

Policy 3.A.8.

Community Mixed-use

- Allow majority of development to be gateway-style that are multi-story unless associated with a shared amenity.
- Design areas that are compact and walkable with interactive water amenities and shade and landscaping throughout the area.
- All development should be a mixture of residential, shopping, restaurants, and entertainment to establish gathering spaces for the community and visitors.



CHARACTER FRAMEWORK || 3. DESIGN



Policy J.A.9.

US 67 Gateway

- Medium-density development that is mixed-use preferred, prevents one-story developments to provide housing needs and retail diversity within one development.
- Make the US 67 Gateway different and unique by establishing Glen Rose Specific Landscaping, lighting, branding, and wayfinding; standards to make Glen Rose stand out from others.
- Architecture should reflect Glen Rose's charm while also being bold and unique to set Glen Rose apart from neighboring cities.

US 67 GATEWAY

The US 67 Gateway Character Area comprises the eastern and westernmost portions of US Highway 67 within the Glen Rose's Planning Area. These Areas will feature gateway monumentation at the city's entrances, public art elements, and businesses that reflect Glen Rose's uniqueness and the charming atmosphere.

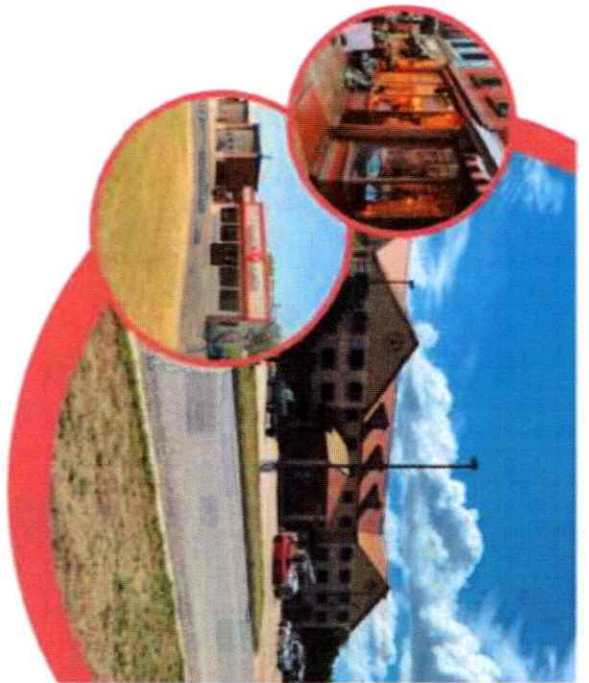
Glen Rose can let its residents and visitors know they have arrived by strategically placing gateway monumentation along its main entry points. The US 67 Gateway Character Area has potential for major gateways, minor gateways, and branding stations that may be used to highlight Glen Rose's small-town charm and set it apart from its competition. Glen Rose's history and culture may be showcased through these gateways and monuments, which can also be included in a larger wayfinding and signage plan for the city in the future. People unfamiliar with the area can tremendously benefit from wayfinding and signage in terms of accessibility and can appreciate the City's dynamic and consistent branding while navigating to their destination.

- Anticipated Land Uses: Commercial, restaurants, offices, and theming/branding gateways and monuments
- Maximum Height: Four stories
- Function: Showcase Glen Rose's uniqueness and charm along east and west sides of US 67
- Design: Corridor branding opportunities with developments and destinations that have potential regional capture/draw

US 67 CORRIDOR

The US 67 Corridor Character Area consists of land along US Highway 67. Since US 67 is the principal thoroughfare to and through Glen Rose, the most intensive uses allowed within Character Framework will be permitted in this Area to capitalize on the influx of visitors by providing lodging, entertainment, dining, and retail establishments.

- Anticipated Land Uses: Small-town charm mixed-use development (ex. Retail, convenience stores, restaurants, hotels, housing, etc.), that has destination appeal and is walkable
- Maximum Height: Four stories
- Function: Opportunity to capture tourism revenue as travelers come to and through Glen Rose while providing desirable commercial development
- Design: Ground floor commercial with residential/lodging accommodations above with connected sidewalks that provide shade and extensive landscaping



Policy 3.A.10. US 67 Corridor

- Provide extensive landscaping and shade to bring comfort to visitors and community.
- Enhance pedestrian-scale lighting, landscaping, streetscaping, branding, and pathways to positively contribute to walkability and bikeability within the area.
- Allow development that attracts and enhances tourism for Glen Rose.
- Development should positively impact the surrounding area to avoid loss of character.

