

# PLANNING & ZONING COMMISSION MEETING

Wednesday, August 26, 2026 at 5:30 PM

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



## AGENDA

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A live stream of this meeting is available on the City's YouTube page.

### CALL TO ORDER

Pledge of Allegiance, Roll Call

### CONSENT AGENDA

1. Consider approval of minutes from May 27, 2026 P&Z Commission Meeting
2. Consider approval of minutes from June 24, 2026 P&Z Commission Meeting
3. Consider approval of minutes from July 22, 2026 P&Z Commission Meeting

### PUBLIC COMMENT

### PUBLIC HEARING

4. Public hearing regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1(Restricted Commercial District) to B-1 (Restricted Commercial District)

### INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 (Restricted Commercial District)

### 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 201 at least 48 hours prior to the meeting to request such assistance.

### CERTIFICATION

I, Veronica Welch, 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](http://www.glenrosetexas.org) and remained posted for at least two hours after said meeting was convened.

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**Veronica Welch, City Secretary**

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



## CITY COUNCIL AGENDA ACTION FORM

|                                       |                                                                       |                        |         |
|---------------------------------------|-----------------------------------------------------------------------|------------------------|---------|
| <b>AGENDA DATE:</b>                   | 8/26/2026                                                             |                        |         |
| <b>AGENDA SUBJECT:</b>                | Consider approval of minutes from May 27, 2026 P&Z Commission Meeting |                        |         |
| <b>PREPARED BY:</b>                   | P&Z Chairperson Pam Streeter                                          | <b>DATE SUBMITTED:</b> | 8/14/26 |
| <b>EXHIBITS:</b>                      |                                                                       |                        |         |
| <b>BUDGETARY IMPACT:</b>              | <b>Required Expenditure:</b>                                          | \$00.00                |         |
|                                       | <b>Amount Budgeted:</b>                                               | \$00.00                |         |
|                                       | <b>Appropriation Required:</b>                                        | \$00.00                |         |
| <b>CITY ADMINISTRATOR APPROVAL:</b>   |                                                                       |                        |         |
| <b>SUMMARY:</b>                       |                                                                       |                        |         |
|                                       |                                                                       |                        |         |
| <b>RECOMMENDED ACTION:</b>            |                                                                       |                        |         |
| Move to approve or deny as presented. |                                                                       |                        |         |

Meeting Minutes  
Planning & Zoning Commission – City of Glen Rose, Texas  
May 27, 2026

**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: Present: Rex Miller, Pam Streeter, Matthew Kuchta and Ymke Condry were in attendance. Tony Gosdin was absent. Additionally, Staff member David Lebron, was present. A quorum was present in the Commissioners Meeting Room.

**2) Consent Agenda**

- a) Consider Approval of minutes from Jan 28 & March 25, 2026 P&Z Commission Meeting
  - i) NO Discussion
  - ii) Rex Motioned at Approve, 2<sup>nd</sup> by Ymke
  - iii) 4/0 in favor

**3) Individual Items for Discussion**

- i) Public hearing regarding a request to rezone as submitted by applicant Mark Chapmen for property located at 700 NE Big Bend Tr, also known as Blk: W 1/2 OF 4 & 7, TRACT 1, Subd: M0100, Tract: 1, Abst: A136, MARSHALL and Blk: 5 & E 1/2 OF 4, Subd: M0100, Abst: A136, MARSHALL, BLOCK 5 & E 1/2 OF 4 from R-1 (Single Family Residential District) to B-2 (General Commercial District)
  - (1) Public Hearing Opened at 5:46pm
    - (a) No Discussion
  - (2) Public Hearing Closed at 5:47pm
  - (3) In reviewing the property in question, this looks to be an oversight at some point where the property is surrounded on Commercial Development,
  - (4) Motion to Recommend was made by Ymke and 2<sup>nd</sup> by Matt
  - (5) 4/0 was the vote.
- ii) Public hearing regarding a request for a Specific Use Permit to allow for the opening of a general store selling organic fresh whole foods, ingredients, cosmetics, skin care, soaps, home goods and some fresh made products such as breads, muffins, cookies and yogurts and also provide classes to teach the home cooked and homemade things out of a simple home kitchen at the property located at 103 SW Barnard St, Abst: A136, Subd: G0500, Blk: 00001, Lot: 2 & PT OF 3, GLEN ROSE TOWNSITE, BLOCK 1, LOT 2 & PT OF 3 to operate in a B-3 (Central Business District) Zone.
  - (1) Public Hearing Opened at 6:05pm
  - (2) No Discussions
  - (3) Public Hearing Closed at 6:06pm
  - (4) After discussion with applicant, it was determined the kitchen area would be commercial as needed per health code. This type of business is exactly what is wanted around the square, an artisan shop where people will purchase, learn, demonstrate a method.

(5) Motion approved 4/0.

4) With no Further Business before the commission, the meeting was adjourned at 6:30pm

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Chairperson

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David Lebron,  
Building & Planning Department



## CITY COUNCIL AGENDA ACTION FORM

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|---------------------------------------|------------------------------------------------------------------------|------------------------|---------|
| <b>AGENDA DATE:</b>                   | 8/26/2026                                                              |                        |         |
| <b>AGENDA SUBJECT:</b>                | Consider approval of minutes from June 24, 2026 P&Z Commission Meeting |                        |         |
| <b>PREPARED BY:</b>                   | P&Z Chairperson Pam Streeter                                           | <b>DATE SUBMITTED:</b> | 8/14/26 |
| <b>EXHIBITS:</b>                      |                                                                        |                        |         |
| <b>BUDGETARY IMPACT:</b>              | <b>Required Expenditure:</b>                                           | \$00.00                |         |
|                                       | <b>Amount Budgeted:</b>                                                | \$00.00                |         |
|                                       | <b>Appropriation Required:</b>                                         | \$00.00                |         |
| <b>CITY ADMINISTRATOR APPROVAL:</b>   |                                                                        |                        |         |
| <b>SUMMARY:</b>                       |                                                                        |                        |         |
|                                       |                                                                        |                        |         |
| <b>RECOMMENDED ACTION:</b>            |                                                                        |                        |         |
| Move to approve or deny as presented. |                                                                        |                        |         |

Meeting Minutes  
Planning & Zoning Commission – City of Glen Rose, Texas  
June 24, 2026

**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: Present: Rex Miller, Pam Streeter, Matthew Kuchta, Ymke Condry and Tony Gosdin in attendance. Additionally, Staff members David Lebron & Rosanna Knapp were present. A quorum was present in the Commissioners Meeting Room.

**2) Individual Items for Discussion**

- (1) Public hearing regarding a request for a Re-plat and Specific Use Permit for building tiny homes on individual parcels for the property located at 800 Clay St, Acres 0.307; Abst: A41, Subd: F0100, Blk: 00017, Lot: 1 & 2, FARR, BLOCK 17, LOT 1 & 2 in a R-2m (Single and Two-Family Residential District)
  - (a) Public Hearing Opened at 5:35pm
  - (b) Several individuals spoke out against the plat feeling that the surrounding homes were not conducive to the concept of smaller houses. Concerns were expressed about traffic.
  - (c) Additionally, it was noted language in the ordinance was not properly defined to meet the plat as requested including the corner lot side yard setback and back yard setback.
- (2) Public Hearing Closed at 6:00pm
- (3) In reviewing the concerns with ordinance, it was determined a discussion needed to be had with the city attorney and updates to the ordinance to clarify setbacks were needed. This motion was tabled, and City Council was asked to remove from their agenda while additional work was done by applicant and commission.

- 3) With no Further Business before the commission, the meeting was adjourned at 6:30pm

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Chairperson

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David Lebron,  
Building & Planning Department



## CITY COUNCIL AGENDA ACTION FORM

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|---------------------------------------|------------------------------------------------------------------------|------------------------|---------|
| <b>AGENDA DATE:</b>                   | 8/26/2026                                                              |                        |         |
| <b>AGENDA SUBJECT:</b>                | Consider approval of minutes from July 22, 2026 P&Z Commission Meeting |                        |         |
| <b>PREPARED BY:</b>                   | P&Z Chairperson Pam Streeter                                           | <b>DATE SUBMITTED:</b> | 8/14/26 |
| <b>EXHIBITS:</b>                      |                                                                        |                        |         |
| <b>BUDGETARY IMPACT:</b>              | <b>Required Expenditure:</b>                                           | \$00.00                |         |
|                                       | <b>Amount Budgeted:</b>                                                | \$00.00                |         |
|                                       | <b>Appropriation Required:</b>                                         | \$00.00                |         |
| <b>CITY ADMINISTRATOR APPROVAL:</b>   |                                                                        |                        |         |
| <b>SUMMARY:</b>                       |                                                                        |                        |         |
|                                       |                                                                        |                        |         |
| <b>RECOMMENDED ACTION:</b>            |                                                                        |                        |         |
| Move to approve or deny as presented. |                                                                        |                        |         |



Meeting Minutes  
Planning & Zoning Commission – City of Glen Rose, Texas  
July 22, 2026

**1) Call to Order**

- a) The meeting was called to order to 5:29 pm by Chairperson, Pam Streeter
- b) Pledge of Allegiance
- c) Roll Call: Present: Pam Streeter, Matthew Kuchta, Ymke Condry and Tony Gosdin in attendance. Rex Miller was absent. Additionally, Staff members David Lebron & Rosanna Knapp were present. A quorum was present in the Commissioners Meeting Room.

**2) Individual Items for Discussion**

- a) Public hearing regarding a request to Rezone for Property located at 311 E Elm St., also known as Acres 0.453, Tract F9-11 & 11-1, Abst A136, A136 MILAM CO SCH LD, TRACT F9-11 & 11-1, ACRES .4526, from R-1 (Single Family Residential District) to R-2m (Single and Two to Four Family Residential District and Multi-Building Residential District) Public Hearing Opened at 5:35pm
  - i) Several individuals spoke out against the plat feeling that the surrounding homes were not conducive to the concept of smaller houses. Concerns were expressed about traffic.
  - ii) Additionally, it was noted language in the ordinance was not properly defined to meet the plat as requested including the corner lot side yard setback and back yard setback.
  - iii) Public Hearing Closed at 6:05pm
  - iv) After much discussion regarding the potential of what could be built on an R-2m – regardless of what the applicant says was going to be built, concerns were expressed and a motion to not recommend was made by Ymke and Matt 2<sup>nd</sup>.
  - v) Motion to not recommend to council was 3 plus one abstaining.
  - vi) Further details of the discussion can be found in the August 11, 2026 City Council packet.

- 3) With no Further Business before the commission, the meeting was adjourned at 6:30pm

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Chairperson

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David Lebron,  
Building & Planning Department



## CITY COUNCIL AGENDA ACTION FORM

|                                     |                                                                                                                                                                                                                                                                                                                                                 |                        |         |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------|
| <b>AGENDA DATE:</b>                 | 8/26/2026                                                                                                                                                                                                                                                                                                                                       |                        |         |
| <b>AGENDA SUBJECT:</b>              | Public hearing regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1(Restricted Commercial District) to B-1 (Restricted Commercial District) |                        |         |
| <b>PREPARED BY:</b>                 | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                                                             | <b>DATE SUBMITTED:</b> | 7/22/26 |
| <b>EXHIBITS:</b>                    |                                                                                                                                                                                                                                                                                                                                                 |                        |         |
| <b>BUDGETARY IMPACT:</b>            | <b>Required Expenditure:</b>                                                                                                                                                                                                                                                                                                                    | \$00.00                |         |
|                                     | <b>Amount Budgeted:</b>                                                                                                                                                                                                                                                                                                                         | \$00.00                |         |
|                                     | <b>Appropriation Required:</b>                                                                                                                                                                                                                                                                                                                  | \$00.00                |         |
| <b>CITY ADMINISTRATOR APPROVAL:</b> |                                                                                                                                                                                                                                                                                                                                                 |                        |         |
| <b>SUMMARY:</b>                     |                                                                                                                                                                                                                                                                                                                                                 |                        |         |
| <b>RECOMMENDED ACTION:</b>          |                                                                                                                                                                                                                                                                                                                                                 |                        |         |



## CITY COUNCIL AGENDA ACTION FORM

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------|
| <b>AGENDA DATE:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8/26/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |         |
| <b>AGENDA SUBJECT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Discussion, consideration and possible action regarding a request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 (Restricted Commercial District)                                                                                   |                        |         |
| <b>PREPARED BY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Building/Planning/Code Enforcement Assistant Holthe                                                                                                                                                                                                                                                                                                                                                                                                               | <b>DATE SUBMITTED:</b> | 7/22/26 |
| <b>EXHIBITS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">           1. New Zoning Use Application<br/>           2. Property Notification Letter<br/>           3. Property Return Letter<br/>           4. 200' Surrounding Property map         </div> <div style="width: 50%;">           5. R-1 Single Family Ordinance<br/>           6. B-1 Restricted Commercial Ordinance<br/>           7. Current/Future Zoning Map         </div> </div> |                        |         |
| <b>BUDGETARY IMPACT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Required Expenditure:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$00.00                |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Amount Budgeted:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           | \$00.00                |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Appropriation Required:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$00.00                |         |
| <b>CITY ADMINISTRATOR APPROVAL:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |         |
| <b>SUMMARY:</b> <ul style="list-style-type: none"> <li>7/22/2026 – Request for New Zoning Use Application was received</li> <li>8/08/2026 - Notice of Public Hearing was posted in the local newspaper</li> <li>8/14/2026 - 16 Property owner letters were sent representing 27 properties.</li> </ul> <p>             00 Letters have been confirmed as received<br/>             16 Letters unconfirmed as received<br/>             00 Letters were returned<br/>             00 Favorable response has been returned<br/>             00 Opposition response has been returned           </p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |         |
| <b>RECOMMENDED ACTION:</b><br>Move to approve or deny as presented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |         |



Staff use only

Date Received: 7/22/20

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

### New Zoning Use Application

Address of property: 405 NE Vernon St.

Applicant's Name: Glen Rose First Methodist Church Date: 7/22/20

#### Property Owner Information

Full Name: Glen Rose First Methodist Church

Address: P.O. Box 4216, Glen Rose, TX 76043

Telephone No: \_\_\_\_\_ Mail: \_\_\_\_\_

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

Full Name: Tracy Byers (Treasurer of Board & Member of Building Team)

Address: P.O. Box 4216, Glen Rose, TX 76043

Telephone No: \_\_\_\_\_ Email: \_\_\_\_\_

Present zoning at site: B-1 & R-1 Requested new zoning use: B-1

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

Intended use of property (must be specific):

Religious use. The church has two buildings  
on this property and both are used for worship, programming  
and services of the church.

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: \_\_\_\_\_

Date: 7/22/2020

Fee's →



**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 5.

## NOTIFICATION

August 14, 2026

### NOTICE OF PUBLIC HEARING

*Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on August 26, 2026 before the Planning and Zoning Commission and on September 8, 2026 before the City Council on requests as submitted by applicant Tracy Byers on behalf of Glen Rose First Methodist Church; to rezone from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 (Restricted Commercial District) for 405 NE Vernon St; also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8.*

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 the referenced property provide written notice of their objection to the issuance of the Rezone Request, instead of a simple majority it will require a vote of  $\frac{3}{4}$  of all City Council members to approve the request.

You are welcome to attend and participate in the Public Hearing. If you are unable to attend but would like to listen to the hearings, generally the proceedings are broadcast via YouTube, search for City of Glen Rose.

Should you have any questions, please contact us at [developmentservices@glenrosetexas.org](mailto:developmentservices@glenrosetexas.org) or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



# NOTICE OF PUBLIC HEARING



City of Glen Rose, Texas

Building, Planning, Code Enforcement Department

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

Ph: (254) 897-2272

Fax: (254) 897-7989

Email: [developmentservices@glenrosetexas.org](mailto:developmentservices@glenrosetexas.org)

**Re: Request to Rezone for Property located at 405 NE Vernon St., also known as Acres 0.918, Abst: A136, Subd: G0500, Blk: ALL OF 9, Lot: 1-8, GLEN ROSE TOWNSITE, BLOCK ALL OF 9, LOT 1-8, from R-1 (Single Family Residential District) and B-1 (Restricted Commercial District) to B-1 (Restricted Commercial District)**

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

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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

Reasons/Comments:

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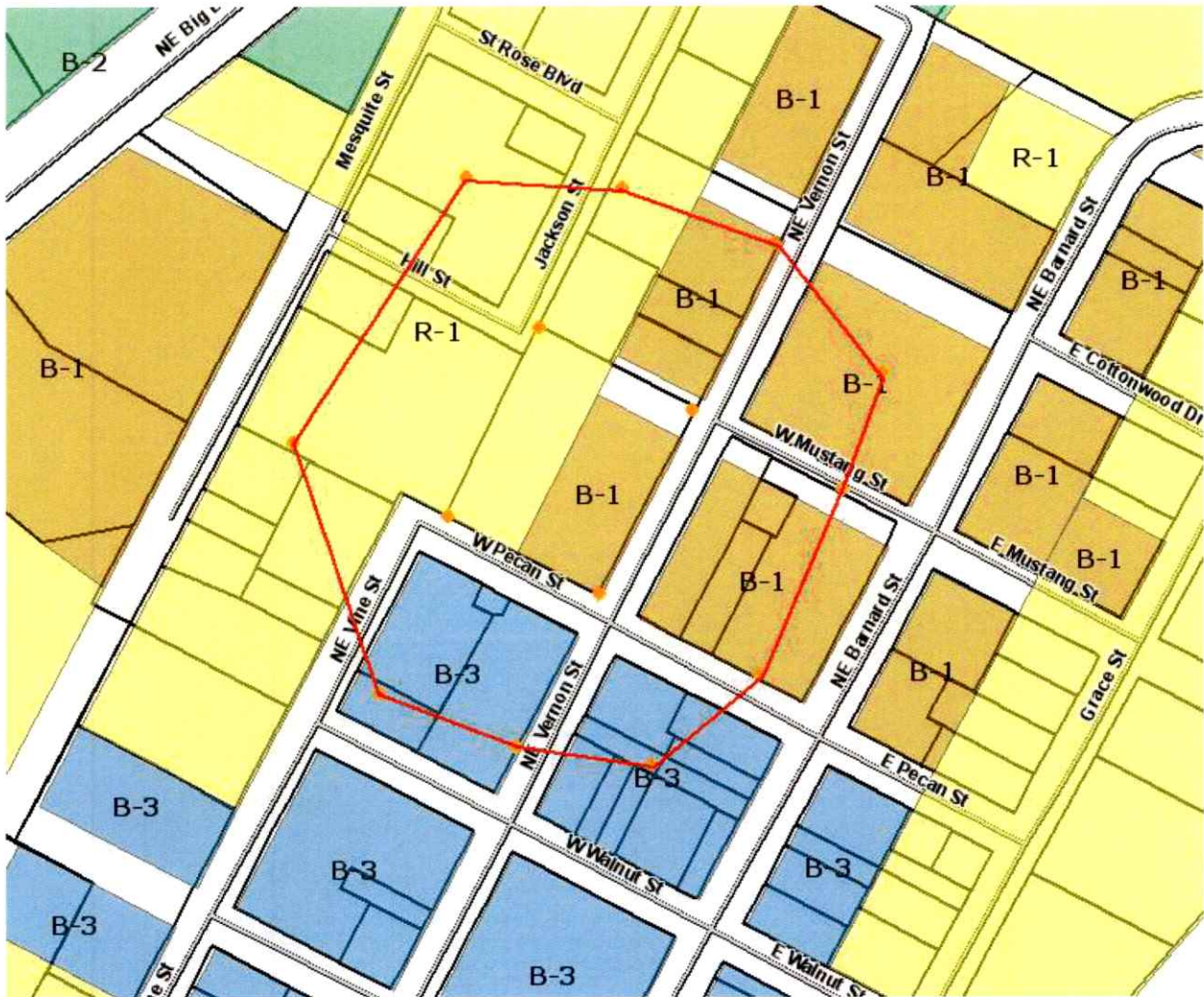
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Building Official, Planning and Zoning (P&Z)

405 NE Vernon St  
200' Radius





## 405 NE Vernon Street

### Current Zoning



### Future 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         |

## **14.02.042 R-1 Single-Family Residential District**

- (a) Purpose. The R-1 Single-Family Residential District is established to allow for single-family dwellings.
- (b) Permitted uses. The uses permitted in the R-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for those uses allowed in the schedule of uses in appendix A of this article. The issuance of the permit by the city council shall be contingent upon reasonable and appropriate conditions and safeguards, including the length of time, so as to properly protect any adjacent property, use or neighborhood character, as well as ensure the appropriate conduct of the conditional use of the land and buildings granted.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. Parking for at least 2 motor vehicles shall be provided by an enclosed garage or carport for any single-family dwelling constructed after the date of adoption of this article.
- (f) Sales displays prohibited.
  - (1) Garage sales shall be permitted in accordance with this Code of Ordinances.
  - (2) It shall be unlawful for any person to display or allow to be displayed for sale or lease at one time on any lot any motor vehicle; boat or vessel subject to registration under Texas Parks & Wildlife Code chapter 31; or camper shell designed for use on a motor vehicle unless such 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.
- (g) 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 7 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 50 square feet or less may be placed anywhere in the rear half of the lot.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; 2007 Code, sec. 155.16; Ordinance 17.02.13A adopted 2/13/17)

### HISTORY

Amended by Ord. [2025-O-20](#) R-1 District Zoning on 8/12/2025



**14.02.047 B-1 Restricted Commercial District**

- (a) Purpose. The B-1 Restricted Commercial District has been established to limit commercial uses and operations within enclosed buildings and prohibiting the outside storage and display of goods, materials, vehicles and equipment. This district is intended to accommodate the basic shopping and service needs of residents and to provide retail and office space for merchants and financial, administrative, government and business services.
- (b) Permitted uses. The uses permitted in the B-1 district include those listed in the schedule of uses found in appendix A of this article. Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with section 14.02.107 dealing with new and unlisted uses.
- (c) Specific use permit. In order to allow for certain uses which, because of their nature or unusual character, cannot be unconditionally permitted in this district, yet would or could be an appropriate or compatible use under certain controlled circumstances and locations, the planning and zoning commission shall forward its recommendations of action to the city council, after public hearing thereon. The city council shall hold a public hearing and may authorize and grant the issuance of a specific use permit for 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.
- (d) Area, yard, height, lot coverage and building size. The requirements regulating the minimum lot size, minimum yard sizes (front, side and rear), maximum building height, maximum percentage of lot coverage by buildings and the minimum size of buildings, as pertains to this district, shall conform with the provisions of the schedule of district regulations found in section 14.02.041 and any other applicable regulations as herein provided.
- (e) Parking requirements. Off-street parking space requirements shall be in accordance with the parking schedule found in appendix A of this article and section 14.02.104. No enclosed or covered parking is specifically required.
- (f) All commercial operations and sales to be enclosed; exception. All commercial uses, operations and sales, except for off-street parking and off-street loading facilities, shall be conducted within completely enclosed buildings. However, the city council may grant a permit to businesses for sidewalk sales for a period up to 30 days.

(Ordinance 240 adopted 3/15/94; 2007 Code, sec. 155.21)