

PLANNING & ZONING COMMISSION MEETING

Wednesday, March 09, 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: 820 4005 4285 • Passcode: 119927 • or dial 1-346-248-7799

CALL TO ORDER

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

PUBLIC HEARING

WORKSHOP

3. Discussion regarding the City of Glen Rose "Schedule of Uses" B-1 & B-2

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: **Friday, March 04, 2022, by 9:45 AM** 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

Building, Planning Code Enforcement Department

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

by _____ . _____

**Discussion regarding the City of Glen Rose
“Schedule of Uses” B-1 & B-2**

APPENDIX A SCHEDULE OF USES

Key:

- X Designates use permitted in district
- Designates use prohibited in district
- S Use permitted with specific use permit
- g.f.a. Gross floor area

() Numbers in parentheses represent a footnote, and all footnotes are found at the end of this schedule of uses.

(a) Residential use.

Residential Use:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Accessory building	X	X	X	X	X							None
Apartment or multifamily building					X		X		(5)			2.5/dwelling unit
Boarding (rooming) house					X							1/dwelling room
Cabins or two- four unit cabins			X	X	X		X					2/dwelling unit
Child day care home	X	X	X	X	X	X	X					2/dwelling
Condominium			X		X		X					2/dwelling unit
Group day care home	S	S	S	S	S	S						Specified by SUP
Group home	S	X	X	S	S	S						2/dwelling
Guest house or quarters	X	X	X	X	X	X						1/dwelling unit
Halfway house	S	X	X	S	S	S						1/2 occupants
Home occupation	(2)	(2)	(2)	(2)	(2)	(2)						None
Industrialized housing	X	X	X	X	X	X						2/dwelling unit
Manufactured home				X		X						2/dwelling unit
Manufactured home park						X						2/dwelling unit

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(b) Agriculture/ranch uses.

Agriculture/Ranch Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Farm	X											2/dwelling unit
Farmer's market								X		X		2/stall
Granary or gin										X		1/2000 site area
Orchard	X	X	X									1/employee
Produce stand							X	X	X			1/200 g.f.a.
Ranch	X											2/dwelling unit
Rodeo ground, arena										S		Specified by SUP
Stable, private	X	X	X									None
Stable, public										X		1/2 stalls

(c) Utility/solid waste uses.

Utility/Solid Waste Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Cable TV lines	X	X	X	X	X	X	X	X	X	X		None
Electric substations	S	S	S	S	S	S	S	S		X		None
Gas line (6 in. or larger)	S	S	S	S	S	S	S	S	S	X		None
Gas regulating/gate station	S	S	S	S	S	S	S	S	S	X		None
Microwave tower	S	S	S	S	S	S	S	S	S	X		None
Radio and television tower	S	S	S	S	S	S	S	S	S	X		None
Railroad freight terminal										X		1 per employee
Railroad yard										X		1 per employee
Recycling center								S		X		1 per employee
Refuse transfer station										S		1 per employee
Sewer lift station	X	X	X	X	X	X	X	X	X	X		None
Telephone exchange	S	X	X	S	S	X	X	X	X	X		None
Telephone poles and lines	X	X	X	X	X	X	X	X	X	X		None
Utility mains and lines	X	X	X	X	X	X	X	X	X	X		None
Wastewater treatment plant	S	S	S	S	S	S	S	S		X		2 minimum
Water pump station	X	X	X	X	X	X	X	X	X	X		None
Water storage tank	X	X	X	X	X	X	X	X	X	X		None
Water treatment plant	S	S	S	S	X	S	S	S	S	X		2 minimum
Water well	S	S	S	S	X	S	S	S	S	S		None

(d) Government and institutional uses.

Gov't and Institutional Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Art gallery	S	S	S	S	S	S	X	X	X	X		1/200 g.f.a.
Athletic field or stadium	S	S	S	S	S	S	S	X		X		1/4 seats

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Auditorium or amphitheater										X	X	X	X	1/4 seats
Cemetery or mausoleum	S	S	S	S	S	S	S	S	S	S		S		None
Church or rectory	X	X	X	X	X	X	X	X	X	X	X	X		1/4 seats
College or university	S	S	S	S	S	S	S	S	X	X	S	X		1/3 students
Community center	S	X	X	S	S	S	X	X	X	X	X	X		1/200 g.f.a.
Convalescent center									S	S	S	X		1/3 beds
Drug and alcohol rehabilitation center									S (4)	S (4)	S (4)	X (4)		1/3 beds
Fire station	X	X	X	X	X	X	X	X	X	X	X	X		2/bay
Food bank									S	S	S	S		1/300 g.f.a.
Government office									X	X	X	X		1/300 g.f.a.
Hospital	S	S	S	S	S	S	S	S	S	S	S	X		1/1 bed
Library	X	X	X	X	X	X	X	X	X	X	X	X		1/300 g.f.a.
Park or playground	X	X	X	X	X	X	X	X	X	X	X	X		1/2000 site area
Police station	S	S	S	S	S	S	S	S	X	X	X	X		2 visitor spaces
Post office										X	X	X		1/400 g.f.a.
Prison or penitentiary												S		1/6 cells
Religious camp	S	S	S	S	S	S	S	S	S	X				1/3 beds
Sanatorium									S (4)	S (4)	S (4)	X (4)		1/3 beds
School (elementary or middle)	X	X	X	X	X	X	X	X	X	X		X		1/15 students
School (high school)	X	X	X	X	X	X	X	X	X	X				1/3 students
School (nursery or kindergarten)	S	S	S	S	S	S	S	S	X	X		X		1/10 children
School (trade or business)										X	X	X		1/3 students
Swimming pool (public)	S	S	S	S	S	S	S	S	S	X	S	X		10 minimum
Tennis court (public)	S	S	S	S	S	S	S	S	S	X	S	X		2/court

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Commercial Uses:	R-1	R-2	R-2M	R-3	R-4	M H	B-1	B-2	B-3	I	P& R	Parking
Alcohol sales (retail)								X				1/200 g.f.a. with a minimum of 4
Amusement park (outside)								X	X	X		1/500 site area
Animal shelter								X		X		1/500 g.f.a.
Antique shop							X	X	X			1/200 g.f.a.
Apparel or clothing store							X	X	X			1/200 g.f.a.
Appliance repair shop							X	X	X	X		1/400 g.f.a.
Appliance store (retail)							X	X	X			1/400 g.f.a.
Arcade							X	X	X	X		1/200 g.f.a.
Art supply store							X	X	X			1/300 g.f.a.
Athletic or fitness club							X	X	X	X		1/200 g.f.a.
Auction							X	X	X	X		1/200 g.f.a.
Audio store (retail)							X	X	X			1/200 g.f.a.
Auto inspection station							S	X		X		2/service bay
Auto paint and body shop								X		X		1/200 g.f.a.
Auto rental							S	X	X	X		1.25/rental car
Auto repair garage								X		X		3/service bay
Auto sales lot								X		X		1/1000 site area
Bakery (retail)							X	X	X	S		1/200 g.f.a.
Bank or financial institution							X	X	X			1/300 g.f.a.
Barber or beauty shop	S	S	S	S	S		X	X	X			1/chair
Beauty salon/spa (full service)	S	S	S	S	S		X	X	X	X		1/station
Bicycle sales & repair							X	X	X			1/300 g.f.a.

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Feed store with animal sales									S		S				
Firewood sales									X		X				
Flea market (inside)									S		S				
Flea market (outside)									S		S				
Florist shop								X	X	X	X				
Fraternity/sorority lodge								X	X	X					
Furniture store (retail)								X	X	X	X				
Furrier								S	X	X	X				
Game hall								S	S						
Gift or novelty shop								X	X	X	X				
Go-Cart track									X						
Golf course	S	S	S	S	S	S	S	S	X	X					
Golf course, miniature								S	X	X					
Golf driving range	S											X	X		
Grocery store								X	X	X					
Gun shooting range (indoor)											S				
Gunsmith shop								X	X	X	X				
Hardware store								X	X	X	X				
Heating/AC sales & service								X	X	X	X				
Heavy equipment sales									X						
Hobby shop								X	X	X	X				
Hotel or motel								S	X	X	X				
Insurance sales office	S	S	S	S	S	S	S	X	X	X					
Jewelry store								X	X	X	X				

Kennel										S	X	X	1/400 g.f.a.
Laboratory, medical or dental									S	X	X	X	1/400 g.f.a.
Laundry or dry cleaners									X	X	X	X	1/400 g.f.a.
Lawnmower sales and service									S	X	X		1/400 g.f.a.
Leather goods shop (retail)									X	X	X	X	1/400 g.f.a.
Licensed massage therapy									X	X	S	X	
Lithographic shop									X	X	X	X	1/300 g.f.a.
Locksmith shop									X	X	X	X	1/300 g.f.a.
Meat market										X	X	X	1/300 g.f.a.
Medical clinic or office									X	X	X		1/300 g.f.a.
Mini-warehouse							S		S	X		X	1/500 g.f.a.
Manufactured home sales lot										X		X	1/1000 site area
Massage establishment										S		S	1/200 g.f.a.
Mobile food vendor									X	X	S	X	
Mortuary or funeral home									S	X	X	X	1/3 sanctuary seats
Motorcycle sales										X		X	1/200 g.f.a.
Movie theater (drive-in)										X		X	1/employee
Movie theater (indoor)									X	X	X	X	1/3 seats
Museum	S	S	S	S	S	S	S	S	S			S	
Musical instrument store									X	X	X		1/200 g.f.a
Newspaper office									X	X	X		1/200 g.f.a
Newsstand									X	X	X		1/200 g.f.a
Nightclub or dance hall										X		X	1/100 g.f.a
Office supply store									X	X	X		1/200 g.f.a

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Truck rental										X	X	1/400 g.f.a.
Truck repair										X	X	1/400 g.f.a.
Truck sales										X	X	1/1000 site area
Truck wash										X	X	2/wash bay
Upholstery shop									S	X	X	1/400 g.f.a.
Veterinary clinic									X	X	X	1/300 g.f.a.
Veterinary hospital										S	S	1/300 g.f.a.
Video store									X	X	X	1/200 g.f.a.
Washateria (self-service)							X	X	X	X	S	1/wash machine

(f) Industrial uses.

Industrial Uses:	R-1	R-2	R-2M	R-3	R-4	MH	B-1	B-2	B-3	I	P&R	Parking
Airport									S	S		Specified by SUP
Ammonia manufacturing										S		See sections 14.02.050, 14.02.104
Apparel manufacturing										X		See sections 14.02.050, 14.02.104
Appliance manufacturing										X		See sections 14.02.050, 14.02.104
Artificial limb manufacturing										X		See sections 14.02.050, 14.02.104
Asphalt batching plant										S		See sections 14.02.050, 14.02.104
Bakery, commercial								X		X		See sections 14.02.050, 14.02.104
Bleach manufacturing										S		See sections 14.02.050, 14.02.104
Bookbinding and publishing									S	X		See sections 14.02.050, 14.02.104

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Dyeing plant																		X	See sections 14.02.104	14.02.050,
Electrical manufacturing components																		X	See sections 14.02.104	14.02.050,
Electroplating																		X	See sections 14.02.104	14.02.050,
Envelope manufacturing																		X	See sections 14.02.104	14.02.050,
Explosives manufacturing																		S	See sections 14.02.104	14.02.050,
Fertilizer manufacturing																		S	See sections 14.02.104	14.02.050,
Fiberglass manufacturing																		X	See sections 14.02.104	14.02.050,
Fireworks manufacturing																		S	See sections 14.02.104	14.02.050,
Food processing																		X	See sections 14.02.104	14.02.050,
Foundry																		S	See sections 14.02.104	14.02.050,
Freight terminal, motor																		X	See sections 14.02.104	14.02.050,
Freight terminal, railroad																		X	See sections 14.02.104	14.02.050,
Furniture manufacturing																		X	See sections 14.02.104	14.02.050,
Garment manufacturing																		X	See sections 14.02.104	14.02.050,
Glass manufacturing																		X	See sections 14.02.104	14.02.050,
Glue manufacturing																		S	See sections 14.02.104	14.02.050,
Granary or gin																		X	See sections 14.02.104	14.02.050,

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(g) Notes to schedule of uses:

- (1) Allowed with mini-warehouse use only.
- (2) Home occupations are permitted when in accordance with section 14.02.103. Home occupations not specifically permitted in section 14.02.103 may be permitted only with a specific use permit.
- (3) Allowed for a period of one year or until the development is sold out, whichever is longer.
- (4) Not allowed in the confines of the Glen Rose Historic District or within 500 feet of any historical property, school, park, or day care facility.
- (5) Residential living quarters are allowed as a mixed use within the same building as the commercial use provided it represents no more than 50% of the total floor area of the development. This is ONLY intended for owner or shopkeeper's residence. No parking of recreational vehicles of any kind will be authorized. Up to two (2) personal transportation vehicles will be allowed in the existing down town parking.
- (6) Shall be prohibited within 1,000 feet of any church, public or private school, daycare, park, or residential zoning district.

Said distance being measured in a straight line, without regard to intervening structures or objects, from the nearest property line where shop is operated, to the nearest property line of the premises of a church or school, daycare, park, or to the nearest boundary of an affected residential district, or residential lot.

Shop shall be prohibited within 500 feet of any historic property.

- (7) Allowed only within a beauty salon / spa (full service) providing a minimum of two (2) of the service categories listed under its definition, for a minimum total of three (3) services.

(Ordinance 240 adopted 3/15/94; Ordinance adopted 9/9/97; Ordinance 301 adopted 9/8/98; Ordinance 333 adopted 6/13/00; Ordinance 240-Museum adopted 10/14/03; Ordinance 240- B-1 Specific Use adopted 10/14/03; Ordinance 530 adopted 3/10/14; 2007 Code, ch 155, app. A; Ordinance 544 adopted 2/5/15; Ordinance 547 adopted 3/9/15; Ordinance 567, sec 2, adopted 10/12/15; Ordinance 568, sec 2, 3, adopted 10/12/15; Ordinance 17.05.08 adopted 5/8/17; Ordinance 18.10.08A, sec 2, adopted 10/8/18; Ordinance 2020.01.13A, secs. 10–11, adopted 1/13/20; Ordinance 2020.02.10A, secs. 3–4, adopted 2/10/20; Ordinance 2021.02.08A adopted 2/8/21)

HISTORY

Amended by Ord. [2021.05.11A](#) on 5/11/2021

Amended by Ord. [2021.05.25C](#) on 5/25/2021

Amended by Ord. [2021.06.08D](#) on 6/8/2021

Amended by Ord. [2021.08.10D](#) on 8/10/2021