

PLANNING & ZONING COMMISSION MEETING

Tuesday, November 01, 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: 898 3672 6641 • Passcode 256023 • or dial 1-346-248-7799

CALL TO ORDER

Pledge of Allegiance, Roll Call

CONSENT AGENDA

1. Consider approval of minutes from October 4, 2022 P&Z Board Meeting

PUBLIC HEARING

2. Public hearing regarding recommendations for amending the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005), provisions concerning the Planning and Zoning Commission's consideration, action and report on Zoning Ordinance amendments (Sec. 14.02.152(f)), and the Notes for the Schedule of Uses (at the end of Appendix A).
3. Public hearing regarding a request to *rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as* Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-2m (Single- and Two- to Four-Family Residential District and Multi-Building).
4. Public hearing regarding a request to rezone from PD (*Planned Development*) to R-1 (*Single-Family Residential District*) and obtain a *Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, MILAM CO SCH LD, HOLDEN ST COTTAGES*

INDIVIDUAL ITEMS FOR CONSIDERATION

5. Discussion, consideration and possible action regarding recommendations for amending the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005), provisions concerning the Planning and Zoning Commission's consideration, action and report on Zoning Ordinance amendments (Sec. 14.02.152(f)), and the Notes for the Schedule of Uses (at the end of Appendix A).
6. Discussion, consideration and possible action regarding a request to *rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as* Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-2m (Single- and Two- to Four-Family Residential District and Multi-Building).
7. Discussion, consideration and possible action regarding a request to rezone from PD (*Planned Development*) to R-1 (*Single-Family Residential District*) and obtain a *Specific Use Permit for Short*

WORKSHOP

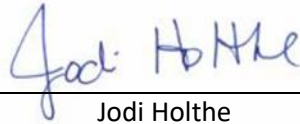
8. Review and discussion of Parking requirements in Appendix A of Schedule of Uses

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, October 28, 2022, by HH:MM PM** and remained posted for at least two hours after said meeting was convened.



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:	Tuesday, November 1, 2022		
AGENDA SUBJECT:	Consider approval of minutes from October 4, 2022 P&Z Board Meeting		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/26/22
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
October 4, 2022

1. Call to Order
 - a. The meeting was called to order to 5:30pm by Chairperson, Pam Streeter
 - b. Pledge of Allegiance
 - c. Roll Call – Chairman, Pam Streeter called roll. Board Members, Joe Boles, William Green, and Pam Streeter were in attendance. Larry Cremean & Greg Clanton were absent. Additionally, Staff members Jodi Holthe were present. A quorum was present.
2. Consent Agenda
 - a. Approval of minutes from August 18, 2022, September 6, 2022 and September 19, 2022 Planning and Zoning Board Meetings.
 - i. Motion to approve minutes was provided by Joe Boles and seconded by William Green.
 - ii. Motion Passed 3-0.
3. Public Hearing
 - a. Public Hearing was opened at 5:32pm
 - b. Request to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043; also known as Acres 7.890, Tract 21, Abst A41, A41 J A Hernandez, Tract 21, Acres 7.89 from R-1 (Single Family Residential) to P&R (Parks & Recreation District).
 - i. No Public Comments were recorded
 - c. Request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1& 2, Blk 00017, Sub F0100, Abst A41, Farr Blk 17. Lot 1&2, from R-1 to T3.
 - i. Comments from Philip Howard 104 5th St were made where they didn't mind the idea of the duplex the owners were considering, they were considered with R3 which allowed Mobile Home Units.
 - d. Public Hearing was Closed at 5:37
4. Individual Items for Consideration
 - a. Discussion, consideration, and possible action regarding Request to rezone the property located at 404 Paluxy St, Glen Rose, TX 76043; also known as Acres 7.890, Tract 21, Abst A41, A41 J A Hernandez, Tract 21, Acres 7.89 from R-1 (Single Family Residential) to P&R (Parks & Recreation District).
 - i. This request was pulled from the agenda by Rex Miller pending a plan to change zoning to Z1 instead of P&R.
 - b. Discussion, consideration, and possible action regarding Request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1& 2, Blk 00017, Sub F0100, Abst A41, Farr Blcok 17. Lot 1&2, from R-1 to T3.
 - i. After discussion, this action was denied with the intent to work with the property owner to change zoning request to R2M which achieves their goal, but does not open the property to items allowed in R3.
 1. Motion was made to deny the zoning request to R3 made by Larry Cremean and Seconded by Joe Boles.
 2. Motion passed 3-0
 - c. Discussion and possible action regarding the City of Glen Rose "Schedule of Uses" R-1, R-2, R-3, R-2M, MH, R-4, P&R, Schedule of Uses and Notes
 - i. After review of previously discussed zoning,
 1. a motion was made by Joe Boles to approve the Schedule of Uses for Residential and P&R Zones. Second was made by William Green.

2. Motion Passed 3-0

- ii. Review of the Schedule of Uses Notes & Notes were postponed to the November 1 meeting.
5. Discussion, Consideration, possible action regarding the City of Glen Rose Code Enforcement Form
- a. A discussion was had that the form was developed to make it easier for employees, city council and possibly P&Z to report issues found in their day-to-day work for submission to code enforcement officers for follow up
 - b. After discussion it was decided to allow the city employees to adopt a form of their own and not pursue enforcing the use of the developed form
 - c. Motion was made to made no further action on this form by William Green and 2nd by Joe Boles and Vote was 3-0
6. With no further business before the commission the meeting was adjourned at 6:48pm

Chairperson

Jodi Holthe,
Building & Planning Department



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, November 1, 2022		
AGENDA SUBJECT:	Public hearing regarding recommendations for amending the City of Glen Rose Zoning Ordinance Definitions (Sec. 14.02.005), provisions concerning the Planning and Zoning Commission's consideration, action and report on Zoning Ordinance amendments (Sec. 14.02.152(f)), and the Notes for the Schedule of Uses (at the end of Appendix A).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/13/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY:			
RECOMMENDED ACTION:			



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PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/13/22
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BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
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PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/3/22
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
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**DISCUSSION ON AMENDING
SECTION 14.02.152(f)
OF THE CITY'S CODE OF ORDINANCES**

Sect. 14.02.152(f)

Planning and zoning commission consideration and report. The planning and zoning commission, after conducting a public hearing on a request to change a zoning regulation or boundary request, shall report its recommendations on the zoning said request to the city council for its consideration. In its report, the planning and zoning commission may recommend favorable approval of the request or that the request be denied, with or without prejudice. Every proposal which is recommended favorably by the planning and zoning commission shall automatically be forwarded to the city council for public hearing and consideration. When the planning and zoning commission determines that the proposal should be denied, it shall report the same to the city council and the applicant and state the reason(s) for the denial to City Council and applicant. A hearing before the city council shall be set on an application recommended for denial only when an appeal is filed by the applicant with the city administrator or his or her designated administrative official, provided the appeal is requested within 15 days of the planning and zoning commission's decision. to either approve or deny the request and shall state the reason for its recommendation. Should the recommendation be to deny the request, an affirmative vote of at least three-fourths of all of the City Council members is required to overrule said recommendation.

City Attorney Lowry indicated the above Section of the City's Code of Ordinances needs to be amended to come into conformance with Chapter 211 Municipal Zoning Authority of the Texas Local Government Code (TLGC). The appeal process triggered by a Planning and Zoning Commission denial of a request to change a zoning regulation or boundary isn't included in Chapter 211. Section 211.006(f) of the TLGC does include the following option for giving more weight to a decision by the P&Z to deny a request: *The governing body by ordinance may provide that the affirmative vote of at least three-fourths of all its members is required to overrule a recommendation of the municipality's zoning commission that a proposed change to a regulation or boundary be denied.*

The proposed change to Section 14.02.153(f) of the City's Code of Ordinance, as red-lined above, removes the appeal process, but adds the requirement that a three-fourths vote of the City Council is required to overrule a P&Z recommendation to deny a change to zoning regulations or boundaries.

Definitions:

For the purpose of this Ordinance, certain words and term are hereby defined, not all Schedule of Uses are defined, but the Use Type should be self-explanatory. If a Use Type is not defined, then no deviation from the exact wording of the Type is allowed without permission by Planning & Zoning or City Council. Words used in the singular shall include the plural and the plural include the singular, the word “shall” is mandatory and not discretionary, the word “building” shall include the word “Structure”, the word “lot” shall include the word “plot”, and the term “used for” shall include the meaning “designed for” or “intended for.” Such words and terms are as follows:

1. Accessory building or use: One which: a. Is subordinate to and serves a principal building or building use; and b. Is subordinate in area, extent, or purpose to the principal building or principal use served; and c. Contributes to the comfort, convenience, and necessity of occupancy of the principal building or principal use served; and Is located on the same building lot as the principal use served.
Airport or landing field, Heliport, and aircraft hanger
Ambulance Dispatch Station
Ammonia Manufacturing
Amusement, commercial (indoor): An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to, a bowling alley or billiard parlor.
Amusement, commercial (indoor): An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line and including, but not limited to, a bowling alley or billiard parlor.
Animal Shelter
Apartment/Apartment Building: (A building that contains) room or suite of rooms indented, designed or occupied as a home, residence by a single family, individual or group of individuals living together as a single housekeeping unit
Apparel, Garment & Textile Manufacturing
Appliance Manufacturing
Arcade: A public place of business where 50% or more of the gross sales are derived from amusement machines. The term “amusement machine” shall mean every machine of any kind of character whatsoever, when the machine is capable of use or operation for amusement, other than for the purpose of vending merchandise, music, or a service such as telephone service, laundry service and the like. Included in the description of amusement machines are video games, pinball machines, miniature sports machines, and all other machines which designed for challenge, entertainment or pleasure.
Artificial Limb Manufacturing
Asphalt Batching Plant: A facility, permanent or temporary, which mixes asphalt or cement with various aggregates and water in large quantities for transport elsewhere.
Assisted Living Facility, Nursing Home, or Rest Home: A private facility that provides care for chronically ill, aged, or disabled persons who need health supervision and related care not including hospital care. Such facilities do not contain facilities for surgical care or the treatment of alcoholism, drug addiction, communicable disease, or injury.
Athletic Field or Stadium: land or a building that allows community members and organized sporting events and teams to practice and play various sports. Also allows other civic, community,

athletic, educational, cultural, and commercial activities to take place on property.

Athletic Fitness Club:

Auction House: a firm that conducts the public sale of property in which properties, animals, or items of merchandise are sold to the highest bidder.

Auditorium or Amphitheater: **An open**, partially enclosed or fully enclosed facility used or intended to be used primarily for spectator sports, entertainment events, expositions and other public gatherings.

Auto & Motorcycle Sales Lot: An open area or lot used for the display or sale of automobiles or motorcycles, where no repair work is done except minor reconditioning of the cars to be displayed and sold on the premises, and no dismantling of cars or motorcycles for sale or keeping of used car parts or junk on the premises.

Auto Inspection Station

Auto Paint and Body Shop: **an establishment** for the repair and/or painting of motor vehicle bodies but does not include facilities for the sale of fuels, lubricants, or automotive accessories, or for mechanical or electrical repairs.

Auto parts sales (indoor): Auto parts store means a retail establishment that sells new automobile parts, tires, and accessories. May also install minor parts.

Auto Repair Garage: **Automotive Repair Shop** means a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. Exceptions do apply for SIC codes 5013, 5014, and 5541. For SIC code 5013, if the business has no outside storage of any recycled oil or other hazardous substances, it is not included. For SIC code 5014, if the business does not engage in any repair work, it is not included. For SIC code 5541, if the business does not engage in any onsite repair work, it is not included.

AUTOMATED TELLER MACHINES: **Automated Teller Machines (ATM):** **machines that** dispense currency prompted by a customer's own credit or debit card that are not affixed to any gaming device and are not considered gaming devices.

Automobile, trailer, light truck, tool rental: Auto, Light Truck, Tool Rental: A facility where automobiles, light weight trucks, speciality tools can be rented for short term use upon agreement of payment terms.

Bakeries (Wholesale/Commercial): Bakeries (Wholesale/Commercial): establishment that is primarily engaged in the manufacture, for sale at wholesale or retail, of fresh or frozen bread, bread-type rolls, or dry bakery products, including biscuits, crackers, or cookies, in which the products are made using yeast leavening.

Bakery or Confectionery (Retail): **means an** establishment or any part of an establishment that manufactures or prepares bread or bread products, pies, cakes, cookies, crackers, doughnuts, or other similar products, or candy, including but not limited to chocolate confectionery or sugar confectionery

Bank or Financial Institution

Bed & Breakfast Accommodation (Residential Home): A property with an existing structure as of December 1, 1993, that is designed for and occupied as a one-family residence providing overnight accommodations to transient guests. The structure serves as the primary residence or homestead of its owner-operator with the bed and breakfast home considered to be an accessory use and not the primary use of the property. The person who owns the property must also be the operator of the establishment.

Bleach Manufacturing

Boarding (rooming) house: A dwelling with at least one common exterior entrance where separate sleeping rooms are available for rent for a period of seven consecutive days or

longer to persons for compensation, pursuant to previous arrangements, and excluding hotels or motels. The owner, agent or rental manager may or may not reside within the dwelling.
Boat Sales
boat storage
Bookbinding and publishing
bottling plant
Bowling Alley
box manufacturing
Brewery/Microbrewery: premises where beer is manufactured and includes every place therein where beer is stored or wherefrom it is issued. A Brewery is a larger manufacturer producing packaged and key products for mass distribution across a region or the nation. Typically would produce several hundred truckloads daily. A microbrewery is a smaller enterprise where product is served onsite or for a local distribution.
Brick & Tile Manufacturing
Building Materials Sales, Lumber Yard or Monument Sales: A business which stocks building materials, such as fencing, wire, bricks, cement and lumber, for use in building construction and landscaping.
Bus Stop: An open location where buses may stop for a short duration for passengers to embark or disembark from the bus
Bus Terminal: premises for the storage or parking of buses or the loading or unloading of passengers, excluding public transportation service offered by a public entity.
BUS/TRUCK PARKING OR STORAGE
Cabinet/Carpentry Shop: A building and/or premises used for the design and construction of cabinets, shelves and similar structures for subsequent sales, installation and use in homes, businesses and offices.
Cabins or two-four unit cabins
Cable TV Lines
canning operation
Car Wash: A building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.
Carnival or circus (temporary): A Circus is an event that can be held outdoors or in a large area where people perform for a crowd and may include animals as part of their act. A Carnival usually has amusement rides and various vender stalls selling a wide variety of products and entertaining shows.
Carpentry Shop
carpet manufacturing
Cemetery or Mausoleum

Chemical Storage or Manufacturing
Child Care Center or facility: A facility that provides care or supervision for children who are not related by blood, marriage or adoption to the owner or operator of the facility for less than 24 hours a day for more than 12 children under the age of 14, whether or not the facility is operated for profit or charges for the services it offers.
Child Day Care (Home): facility, sometimes referred to as a registered family home, that regularly provides care in the caretaker's own residence for not more than 6 children under the age of 14 years, excluding the caretaker's own children. When more than 6 children are kept in the home, it shall be considered as either a group day care home or child care center. Must comply with all city, state and federal laws.
Chlorine Manufacturing:
Christmas Tree Sales
Church, rectory, or other places of worship including church operated day-care facilities, and pres-schools

CIVIC AND SOCIAL ORGANIZATIONS: A society or association organized for the pursuit of some common objective by working together in a brotherly union

Cleaning plant (Laundry)
Cold Storage Plant
College, University or Professional Schools
Community Center: A building used primarily for the social or recreational activities serving the city, neighborhood or apartment complex.
Community Garden: A shared garden space managed by a public or nonprofit organization, a neighborhood association, person or group of individuals in the community, to grow plants and harvest food or ornamental crops for use by those cultivating the land and their households.
Concrete Batching Plant
Concrete Product Casting Plant
Condominium: See definition of townhouse
CONTRACTOR YARD OUTSIDE STORAGE
Convalescence Center: Any building or structure used for or customarily occupied by persons recovering from illness or suffering from infirmities of age. Must meet all state qualifications for this type of facility. This definition does not include any facility that is used for the rehabilitation of persons from drug, alcohol or similar type substance addictions.
Country Club: : An area of land containing either a golf course or tennis courts, or both, and a clubhouse and which is available to members only. Country clubs may contain adjunct facilities such as private club, dining room, swimming pool, and other similar recreational or service facilities.
Creosote Manufacturing
Day-Care (Commercial)

Distillation Plant
Distribution - General (BB)
Distribution - General Class B Wholesaler (X)
Distribution - Wholesale's (W)
Distribution Center - Large
Distribution Center - Small
Dormitories
Drug and Alcohol Rehabilitation Center
Electrical generating plant/SUBSTATIONS
Electrical Sales & Service
Employment Agency
Envelope Manufacturing
Event Center/Rental Hall
Exterminator
Fairgrounds or Rodeo
Farm Implement Sales
Farmers Market/Produce Stand
Feed Store (No animal sales)
Feed store with animal sales
Fertilizer Manufacturing
Fiberglass Manufacturing
Fire Station
Firewood Sales
Fireworks Manufacturing
Flea Market (inside)
Flea Market (outside)
Food Bank
Food Processing
Foundry
Four family dwelling
Fraternal Organizations, lodge, civic club
Freight Terminal, Motor

Freight Terminal, Train
Funeral Homes and Mortuaries
Furniture Manufacturing
Furrier
Game Hall
Garage or lot, parking (Commercial)
Garage or lot, parking (Private)
Garage or lot, parking (Public)
Gas Line (6in or larger)
Gas regulating/gate station
Glass Manufacturing
Glue Manufacturing
Go-Cart Track
Golf , miniature
Golf Course (Private)
Golf Course (Public)
Golf Driving Range
GOVERNMENT FACILITIES
Granary or Gin
GREASE TRAP & DRAIN VACUUM SERVICE
Group day care home
Group home/Community Home
Guest house or quarters
Gun Shooting Range (indoor)
Gunsmith Shop
Gypsum Manufacturing
Halfway house
Hatchery (poultry), egg farm, feed lot
Heating/AC sales & service
Heavy Equipment Sales
Heavy Machinery sales and storage
Heliport

Home Occupation (Home Based Business)
Hospital
Hotel, Motel, or Inn
Ice Cream Plant/Ice Plant/Creamery
incinerators
Independent Living Facility (Retirement Community)
Industrialized housing
Insecticide, Pesticide Processing
JUNK YARD/SALVAGE YARD
Laboratories (Medical, dental, science)
LANDSCAPING SERVICES
Lawnmower, Lawn Equipment, Small Motors Sales & Service
Light Fabrication Plant
Lithographic Shop
Livestock Auction
Local Utility line or utility distribution lines, telephone exchange (no garage or shop)
Locksmith Shop
Machine Shop
Manufactured home
Manufactured Home Park
Manufactured Homes Sales Lot, Mobil Home Sales & Display
Manufacturers - Brewers (BW)
Manufacturers - Distiller & Rectifiers (D)
Manufacturers - Winery (G)
Marble Manufacturing
Massage Establishment
MATERIAL RECYCLING CENTER
Mattress Manufacturing
Meat Processing Plant
metal casting, foundry or fabrication plant
metal stamping, dyeing, shearing or punching
Microwave Tower/Telecommunication Antenna/Telecommunication Tower and Stealth Telecommunication Tower

Mimeograph or letter shop
Mini-Warehouse
Mining, Quarrying, Dredging or Excavation
Mobil Food Vendor
MOBILE COLLECTION & REDEMPTION CENTER
Monument Works
Motor freight terminal
Movie Theater (Indoor)
Movie Theater (Outdoor)
Package Store - offsite consumption (P)
Park or Playground (Public)
Pawnshops
Personal Services - Spa, Tanning, Massage Therapy, Permanent Makeup, Beauty, & Barber Shop
Pet grooming shop
Pickle Ball/Racquet Ball/Tennis Court (private)
Pickle Ball/Racquet Ball/Tennis Court (public)
Plant Nurseries
Plastic Product Manufacturing
Playfield or stadium (Public)
Playfield or stadium (Public)
plumbing sales & service
Police Station
pool or billiard hall
portable building or shed sales lot
Post Office
Pottery Manufacturing
Poultry Processing Plant
Print Center - Commercial
PRISON, JAIL OR OTHER CORRECTIONAL INSTITUTION
Private Club (N)
Private Club Exemption (NE)
Private Club Malt & Wine Only (NB)

Private Street Development
Probation or Parole Office
Professional - title and abstract office
Professional Office - Field Office or Real Estate Sales Office
Professional Offices - General
Professional Offices - Insurance, Lawyer, Title Company, Business Office
Professional Offices - Medical, Dental, Science, Clinic
Professional Offices - Optical Clinic or Office
Psychic/Paranormal Readings
Public building (shop or yard)
Racing: Animal, Automotive, other
Radio & Television Tower
Radio or TV broadcast studio
Radio Transmitting Station
Railroad Freight Terminal
Railroad team truck
Railroad track or right-of-way
Railroad Yard
Ranch, Farm, Orchard or Truck Garden
Recreational Area (Private)
Recreational Area (Public)
Recreational vehicle
Recreational vehicle sales
recreational vehicle storage
Recycling Collection Facility
Refuse Transfer Station
Religious Camp
Rendering Plant
restaurant kiosk
restaurant or café (inside)
Restaurant or cafeteria (carry-out only)
Restaurant or cafeteria (drive-in/thru service)

Retail Dealers - On Premise (BE)
Retail - Dealers - Off Premise (BF)
Retail - Mixed Beverage (MB) on premise
RETAIL - Wine & Malt Bev Retailers (BG) On and Off Premise
Retail - Wine & Malt Bev Retailers (BQ) Off Premise
Retirement center
Rock Crushing Plant
Salvage Yard
Sanatorium
Service station or motor vehicle fuel sales
Sewage treatment plant
Sewer Lift Station
Sexually oriented business
Sheet Metal Shop
Shipping containers for residential use
Shop Large - Other (3000sqft more or chains)
Shop, Large Retail - Furniture
Shop, Large Retail - Groceries
Shop, Large Retail - Pet store, kennel, animal boarding (Outside Runs)
Shop, Small - Bait Shop
Shop, Small - Butcher
Shop, Small - Hardware (paint, plumbing and related sales)
Shop, Small - Jewelry
Shop, Small - Laundry or dry-cleaning
Shop, Small Retail - Antique, Art
Shop, Small Retail - Appliance Repair
Shop, Small Retail - Bicycle Sales & Repair
Shop, Small Retail - Dry Cleaning, Laundry and pressing
Shop, Small Retail - Florist or Plant Center
Shop, Small Retail - Framing, Art
Shop, Small Retail - Groceries
Shop, Small Retail - Handcrafted Furniture

Shop, Small Retail - Homegoods Rental Store
Shop, Small Retail - Leather Goods, Tack
Shop, Small Retail - Pet store, kennel, animal boarding (no outside runs)
Shop, Small Retail - Seamstress, Tailor
Shop, Small Retail - Sign Shop
Shop, Small Retail - Smoke, Tobacco, Vape
Shop, Small Retail - Sporting Goods
Shop, Small Retail - Thrift, Second Hand, Consignment
Shop, Small Retail - Tool & Equipment Rental
Shop, Small Retail - Video
shopping center or mall
Short Term Rental (Airbnb & VRBO)
Short Term Rental Accommodation
Single family dwelling
skating rink
Smelter Plant
snow cone stand
Stable, commercial
Stable, private
stockyards or slaughterhouse
storage, non accessory outside
Store, Large Retail - All Types
Store, Small Retail - Appliance
Store, Small Retail - Art Supply, Office Supplies, Newsstand, Books, Camera
Store, Small Retail - Audio, TV, Electronics, Computers
Store, Small Retail - Carpet, Flooring
Store, Small Retail - Clothing, Apparel, Shoes, Accessories
Store, Small Retail - Department or Discount
Store, Small Retail - Drug Store or Pharmacy
Store, Small Retail - General Store or Convenience Store
Store, Small Retail - Gift or Novelty Shop
Store, Small Retail - Hobby

Store, Small Retail - Other
Studio, Small Retail - Photography Studio, Recording Studio, Music, Art, Health, etc
Swimming pool /hot tub, tennis, etc (public)
Swimming pool /hot tub, tennis,etc (Private)
Tattoo Parlor or Body Piercing
Taxi or Shuttle Service Business Office with Parking
taxidermist
Telephone Poles & Lines
Temporary Construction Office
Textile & Apparel Manufacturing
Three family dwelling
Tire recapping
tire sales & repair
Townhouse
Trailer camp or park
Travel Agent
TRUCK DRIVING SCHOOLS
Truck Fueling Station
Truck sales, storage, or repair
Truck Stop
truck wash
Two family dwelling
UNDERGROUND BULK STORAGE
Upholstery Shop
Utility business office
Utility mains and lines
Utility shop or yard
Utility substation or regulation station
Veterinarian (no outside runs)
Veterinarian (outside runs)
veterinary hospital
VINEYARD

washeteria (self service)
Water pump station
Water storage tank
Water treatment plant
Water well
Wholesale establishments
WILDLIFE AREA
Wine Only Package Store (Q)
YOUTH CAMPS

NOTES TO SCHEDULE OF USES:

- (1) ALLOWED WITH MINI-WAREHOUSE 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. HOME OCCUPANTATIONS DO NOT ALLOW FOR CUSTOMER VISITATIONS OR 2 OR MORE EMPLOYEES WORKING FROM THE HOME.
- (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 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 AND MUST NOT BE STOREFRONT OR FIRST FLOOR (IF A SECOND FLOOR IS AVAILABLE). THIS IS FOR BUSINESS OWNERS OR BUSINESS MANAGERS RESIDENCE ONLY. NO PARKING OF RECREATIONAL VEHICLES OF ANY KIND WILL BE AUTHORIZED. UP TO TWO (2) PERSONAL TRANSPORTATION VEHICLES WILL BE ALLOWED IN THE EXISTING DOWNTOWN PARKING.
- (6) RESIDENTIAL LIVING QUARTERS ARE ALLOWED AS MIXED USE IN A DIFFERENT BUILDING IF THE PROPERTY HAS MORE THAN 3 BUILDING ON PREMISE AND IS OVER 3 ACRES IN TOTAL PLAT. THIS IS FOR BUSINESS OWNERS OR BUSINESS MANAGERS RESIDENCE ONLY. THIS RESIDENCE MAY NOT BE RENTED TO ANY PERSONS NOT AFFILIATED AS MANAGEMENT IN THE BUSINESS.
- (7) ALLOWED ONLY WITHIN A BEATY 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 ARE OFFERED.
- (8) KIOSK IS PERMITTED FOR A LIMITED TIME PERIOD NOT TO EXCEED 30 DAYS WITH PROPERTY OWNER PERMISSION. THIS IS FOR WALK UP TRAFFIC ONLY AND DRIVE THRU IS NOT PERMITTED. ALL STATE, CITY, COUNTY HEALTH, FIRE, SAFETY REGULATIONS MUST BE MET ALONG WITH ALL PERMITS REQUIRED.
- (9) ALCOHOL SALES ARE PERMITTED
 - a. The measurement of the distance between the place where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be in a direct line across intersection, or as otherwise permitted by state law.
 - b. The measurement of the distance between the place of business where alcoholic beverages are sold and the public or private school shall be:
 - i. In a direct line from the property line of the public or private school to the property line of the place of business, and in a direct line across intersections; or

- ii. If the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

- (10) Recreational Vehicle Storage is permitted in the back yard of a private single family home for an unlimited amount of time. This is for storage purposes only and may not be connected to sewer or water lines or in use for housing for any length of time while in storage. It is recommended that the RV be stored on a non-porous surface and should follow the accessory building setbacks per Ordinance _____. The Recreational Vehicle may be used in for loading and unloading or short-term parking in the driveway for no more than 72 hours.
- (11) Private Street Development may occur in community developments that request it with their preliminary and final plats and must be approved by City Council. The development must maintain reserves to provide all utility and street maintenance required, no city funds will be available for street or utility repairs. The city retains the right to provide law enforcement within the community.



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, November 1, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-2m (Single- and Two- to Four-Family Residential District and Multi-Building).		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/13/22
EXHIBITS:	1. Request for New Zoning Use Application 2. Property Notification Letter 3. Property Return Letter 4. 200' Surrounding Property map 5. Current Zoning Map 6. Future Land Use Map 7. R-1 Single-Family Residential District 8. R-2m Single- and Two-to Four-Family Residential District and Multi-Building		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 10/13/2022 – Request for New Zoning Use Application received 10/14/2022 - Notice of Public Hearing was posted in the local newspaper 10/17/2022 - 18 Property owner letters were sent representing 25 properties. 11 Letters have been confirmed as received 06 Letters unconfirmed as received 01 Letters were returned 00 Favorable response has been returned 01 Opposition responses have been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

October 17, 2022

NOTICE OF PUBLIC HEARING ON PROPERTY LOCATED AT 800 Clay St, Glen Rose, TX 76043

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on November 1, 2022 before the Planning and Zoning Commission and on November 8, 2022 before the City Council on a request by owner / Owner's Representative, Clifford Simmons, to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-2m (Single- and Two-to Four-Family Residential District and Multi-Building).

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 jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department



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

Staff use only
Date Received: 10/13/22

New Zoning Use Application

Address of property: 800 CLAY ST

Applicant's Name: Cliff Simmons Date: 10-13-22

Property Owner Information

Full Name: Clifford & Patricia Simmons

Address: _____

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: R1 Requested new zoning use: R2M

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

Intended use of property (must be specific):

Build a fourplex
Adjacent to R2 & R3 - do not want
a mobile home to be allowed on property

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:

Cliff Simmons Patricia Simmons Date: 10-13-22

NOTICE OF PUBLIC HEARING

Item 6.



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: buildingofficial@glenrosetexas.org

Re: Clifford Simmons request to rezone the property located at 800 Clay St, Glen Rose, TX 76043; also known as Acres 0.307, Lot 1 & 2, Blk 00017, Subd F0100, Abst A41, Farr, Block 17, Lot 1 & 2, from R-1 (Single-Family Residential District) to R-2m (Single- and Two- to Four-Family Residential District and Multi-Building).

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: _____

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

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

800 Clay St

R1 to R2m

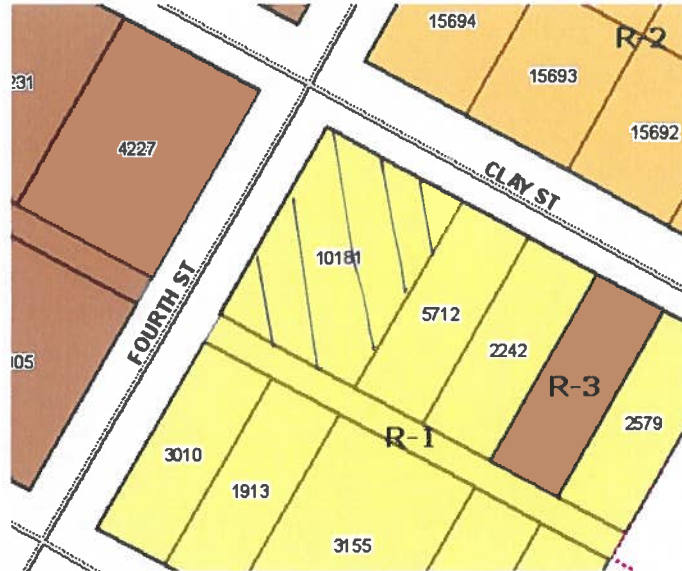
200 ft Radius



800 Clay St

Zoning Request

Current Zoning

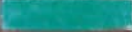
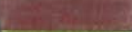


Future Zoning



Future Zoning Legend

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 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.

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

14.02.054 R-2m Single- And Two- To Four-Family Residential District And Multi-Building Residential District

- (a) Purpose. The R-2m district permits a medium-density development.
- (b) 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.
- (c) 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.
- (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 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.
- (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; however, carports and garages are encouraged.
- (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 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.
- (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 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.

(Ordinance 2020.01.13A, sec. 4, adopted 1/13/20)



CITY COUNCIL AGENDA ACTION FORM

AGENDA DATE:	Tuesday, November 1, 2022		
AGENDA SUBJECT:	Discussion, consideration and possible action regarding a request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, MILAM CO SCH LD, HOLDEN ST COTTAGES		
PREPARED BY:	Building/Planning/Code Enforcement Assistant Holthe	DATE SUBMITTED:	10/3/22
EXHIBITS:	1. Request for Zoning Change Application 2. Specific Use Permit Application-Short Term Rental 3. Property Notification Letter 4. Property Return Letter 5. 200' Surrounding Property map 6. Current Zoning Map 7. Future Land Use Map 8. PD Planned Development District 9. R-1 Single Family Residential District		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY ADMINISTRATOR APPROVAL:			
SUMMARY: 10/03/2022 – Request for Zoning Change and Specific Use Permit Applications-Short Term Rental were received 10/14/2022 - Notice of Public Hearing was posted in the local newspaper 10/17/2022 - 18 Property owner letters were sent representing 19 properties. 11 Letters have been confirmed as received 07 Letters unconfirmed as received 00 Letters were returned 00 Favorable response has been returned 06 Opposition responses have been returned			
RECOMMENDED ACTION:			
Move to approve or deny as presented.			



Building, Planning and Code Enforcement Department
201 NE Vernon Street, PO Box 1949, Glen Rose, Texas 76043
 (254) 897-2272 Fax: (254) 897-7989

NOTIFICATION

October 17, 2022

NOTICE OF PUBLIC HEARING LOCATED AT 1005 HOLDEN STREET

Public hearings will be held at 5:30 p.m. at City Hall (201 NE Vernon Street, Glen Rose, Texas) on November 1, 2022 before the Planning and Zoning Commission and on November 8, 2022 before the City Council on a request by an owners Michael & Heidi Stephens, to request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, A136 MILAM CO SCH LD, HOLDEN STREET COTTAGES.

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 jodi.holthe@glenrosetexas.org or at (254) 897-2272 ext. 109.

Sincerely,

Building, Planning, and Code Compliance Department

NOTICE OF PUBLIC HEARING

Item 7.



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: buildingofficial@glenrosetexas.org

Re: Michael Stephens request to rezone from PD (Planned Development) to R-1 (Single-Family Residential District) and obtain a Specific Use Permit for Short Term Rental for the property located at 1005 Holden Street, Lot: 00007, Tract: D7-30, Abst: A136, MILAM CO SCH LD, HOLDEN ST COTTAGES.

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: _____

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

Reasons/Comments:

Jodi Holthe,
Planning and Zoning (P&Z)

Staff use only

Date Received: 10/3/22

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

Request for Zoning Change

Address of property: 1005 Holden Street GR, TX 76043Applicant's Name: Michael & Heidi Date: 3 OCT 2022

Property Owner Information

Full Name: Michael & Heidi StephensAddress: 1005 Holden Street GR, TX 76043

Telephone No: _____ Email: _____

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

Full Name: _____

Address: _____

Telephone No: _____ Email: _____

Present zoning at site: PD New zoning requested: R-1Form of Ownership of the property: ☒ Individual ☐ Partnership ☐ Corporation

Reason for zoning change (must be specific):

Current zoning is PD. Paperwork provided by open records
Request suggest that Property should be an R-1.
Nothing in writing was ever approved as PD
from original development. At PZ Hearing, the board
suggested it should be Residential.

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: 3 OCT 2022



Building /Planning/Code Enforcement Department
201 NE Vernon Street
PO Box 1949, Glen Rose, Texas 76043
(254) 897-2272 Fax: (254) 897-7989

Item 7.

Specific Use Permit Application Short-Term Rental

Short Term Rentals located in the following Zones require the Property Owner to complete this form and submit it to City Staff for review: ☐ R-1 ☐ R-2 ☐ R-2m ☐ R-3

Property Address: 1005 Holden Street GR, TX 76043

Applicant's Name: Michael & Heidi Stakers Date: 3/10/2022

Present zoning at site: ☐ R-1 ☐ R-2 ☐ R-2m ☐ R-3 Parking Spaces Provided: _____

Property Owner Information

Full Name: _____ Email: _____

Address: _____ Telephone No: _____

Form of ownership:

☐ Individual

☐ Partnership

☐ Corporation

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

Full Name: _____ Email: _____

Address: _____ Telephone No: _____

Intended use of property

☐ B&B short term rental - Any residential dwelling in which rooms are rented to paying guests on an overnight basis with not more than one (1) meal served daily, with the entire service to be included in one (1) stated price.

☒ B&B short term rental - A guest house or small hotel offering sleeping accommodations.

☐ Non-B&B short term rental.

Additional details:

Owner's Signature: [Signature]

Date: 3/10/2022

Representative Signature: _____

Date: ____/____/____

Glen Rose: A welcoming and unique family-oriented community committed to preserving our natural beauty and historic small-town charm.

1005 Holden St

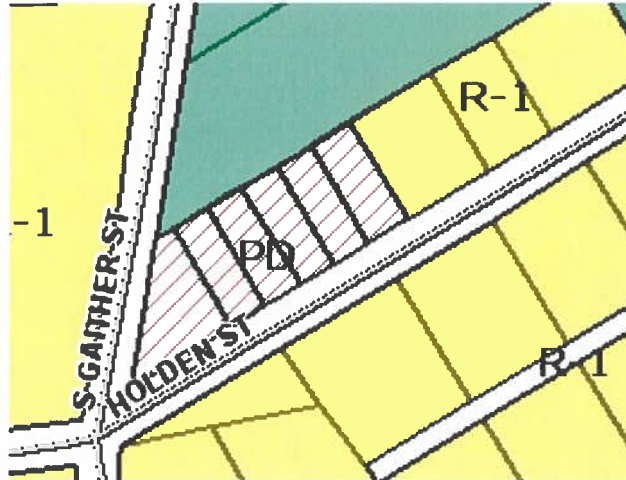
200 ft Radius



1005 Holden St

Zoning & SUP Requests

Current Zoning

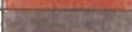
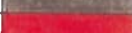
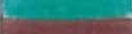


Future Zoning



Future Zoning Legend

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

14.02.051 PD Planned Development District

1. **Purpose and scope.** The PD Planned Development District is established to provide a greater flexibility in development planning and the opportunity of the application of modern planning concepts than is permitted under conventional regulations. PD districts may combine a variety of land uses and/or housing types. Mixed uses may include any combination of residential, commercial or industrial uses as long as the uses are compatible with each other and with potential and existing uses surrounding the district. PD districts may be established on parcels of land which are suitable for and of sufficient size to be planned and developed in a manner consistent with the purposes and objectives of this article. PD Districts shall be established by means of an amendment to the this Zoning Ordinance.
2. **Permitted uses.** The following uses may be permitted in a designated PD district. These uses shall not be considered to be all-inclusive.
 1. Residential uses, including detached, attached or semi-attached single-family dwellings, townhouses, condominiums, patio homes, two-family dwellings and multifamily dwellings. No manufactured homes or manufactured home parks shall be allowed;
 2. Business park;
 3. Office building;
 4. Shopping center;
 5. Hotel; motel;
 6. Medical clinic; hospital;
 7. Industrial park;
 8. Library; museum; art gallery;
 9. Community, recreation or civic center;
 10. Park; playground; golf course;
 11. Church;
 12. RV Park and campground;
 13. Public or private school; college; university;
 14. Police; fire station;
 15. Governmental building;
 16. Water pumping station; water reservoir; water tower; artesian well; sewage; lift station; septic tank;
 17. Telephone exchange;
 18. Satellite dish; and/or
 19. Radio and television transmitter;
3. In rendering a decision on an application for a PD district, the City's future land use plan and any other comprehensive plan of the city shall be taken into consideration by the planning and zoning commission and the city council.
4. **Application for PD district.** Application for a PD district or development in a PD district shall be made in the same manner as an application for any amendment to this article and shall include the following additional information:
 1. **Proposed uses.** An application for a PD district or development in a PD district shall specify and describe the category or type of use or the combination of uses proposed. The permitted uses under PD district zoning shall be specified in each PD district ordinance and shall be limited to only these uses. If the ordinance specifies permitted uses by reference to a conventional zoning district, the permitted uses shall mean those uses permitted in the referenced district.
 2. **Development requirements.**
 1. An application for a PD district or development in a PD district shall include a list of proposed development standards which may be incorporated into the PD district ordinance. Development standards shall include but not be limited to density; lot

size; setbacks; building sizes; height and exterior requirements; lot coverage; parking ratios; screening; landscaping; and any other requirements the council may deem appropriate.

3. Concept plan required.

1. An application for a PD district or development in a PD district shall include a conceptual plan showing a preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.
2. Upon submission of the application for a PD district or development in a PD district and after proper notice has been given to all affected parties and public hearings have been held, the planning and zoning commission and the city council shall review the application and may either give approval, with or without modifications, or reject it. In approving the application, the city council may impose conditions and these conditions shall be complied with before a certificate of occupancy is issued for the use of land or any structure which is part of the PD district. Ten copies of the concept plan shall be required to be submitted to the city at the time of application.

5. Site plan.

1. Approval required.

1. In establishing a PD district, a comprehensive site plan of the development is required. However, this site plan requirement may be waived by the planning and zoning commission if it determines the proposed development does not significantly alter or impact the surrounding development. This site plan shall be approved and filed as part of the PD ordinance. The approval of the development site plan may also serve as preliminary plat approval, provided that all requirements of the city's subdivision regulations are satisfied. Six copies of the development site plan will be required to be submitted to the city prior to the approval of the PD ordinance.
2. Upon approval of the development site plan and approval of the final plat, if required, application may be made for the permits and certificates necessary for construction and occupancy. Subsequent to this approval, minor changes to the site plan may be authorized by the city administrator, when the changes will not cause any of the following circumstances to occur:
 1. A change in the character of the development;
 2. An increase in the ratio of the gross floor area in structures to the area of any lot;
 3. An increase in the intensity of use;
 4. A reduction in the originally approved separations between building or setbacks;
 5. An increase in the problems of traffic circulation, safety and utilities;
 6. An increase in the external effects on adjacent property;
 7. An increase in ground coverage by structures;
 8. A reduction in the ratio of off-street parking and loading space; or
 9. A change in the locations, lighting or orientation of approved signs.

2. **Compliance with approvals of site plan.** The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the planning and zoning commission or the city council, a development site plan does not comply with the provisions of the PD ordinance and the concept plan, the planning and zoning commission or the city council may reject the site plan, in which case a new site plan may be resubmitted or application must be resubmitted to amend the PD ordinance. If

a PD ordinance does not specify development standards or has not incorporated a concept plan, the development site plan approval must specify the standards. Development requirements on this site plan may be revised under the same review, notice and approval procedures as applied to the original approval of the site plan.

3. **Site plan information.**

1. Every application for approval of a site plan under the terms of this section shall contain sufficient information delineating:
 1. The characteristics of the site, changes in those characteristics as may be proposed by the development;
 2. How the development will relate to public services and facilities; and
 3. What protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property.
2. The site plan shall show at least the following items of information:
 1. **Site/adjacent property information.** The land area included within the site; the land area of all abutting sites and zoning classification; all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned; and the north arrow, date and scale;
 2. **Building layout.**
 1. The location of each existing and each proposed structure on the site; the **general** category of use or uses to be contained therein; the number of stories, gross floor area and the location of entrances and exits to buildings; front, side and rear building setback lines; and elevation views or renderings indicating architectural design and building materials proposed; and
 2. A table showing the type of units by size, number of bedrooms and number and type for all residential dwellings, including floor plans, will also be required;
 3. **Traffic circulation and parking.** The location, dimensions and proposed construction of all streets, private drives, alleys, parking areas and drive approaches, as well as their alignment with existing thoroughfares; location and dimensions of sidewalks, off-street parking areas, fire lanes and loading zones;
 4. **Drainage and utilities.** Existing and proposed finished grade of the site, shown to contour intervals not exceeding 2 feet, proposed handling of on-site surface drainage, location of any floodway or flood prone area as shown on current FIA mapping; existing and proposed water and sanitary sewer layout; and existing and proposed fire hydrants; and
 5. **Screening, landscaping and recreational facilities.** The location, height and building materials for any proposed or required walls or fences; height, location and type of any proposed berms or living screens; proposed landscaping plan; location and size of any proposed recreational facilities such as swimming pools, tennis courts and playgrounds.

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 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.

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